

P R O S P E T T I

DESIGN AND ACCESS STATEMENT

14 ABBERTON ROAD, WEST DIDSBURY, MANCHESTER. M20 1HU

MARCH 2023

APPLICANT:

Mr. K. Sparrow

AGENT:

PROSPETTI Architecture

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Statement

This Design and Access statement and associated drawings for 14 Abberton Road form the submission documentation for applying for planning approval for a single storey rear extension.

Summary of the Documents

This application is accompanied by a number of supporting application drawings that are listed below:

- 0001_B1_01_1200_01: Existing and Proposed Site Plans
- 0001_B1_02_2000_01: Existing Plans
- 0001_B1_02_2200_01: Proposed Plans
- 0001_B1_04_2200_01: Existing and Proposed Elevations

Existing Building Description

The existing house is a two-storey semi-detached property on Abberton Road, West Didsbury. The original house dates from the 1940s and has subsequently been converted into a house in multiple occupancy (HMO) providing six bedrooms. A two-storey extension with a single storey section has been added to the rear of the property over time. The external façade of the existing building has been constructed using a mixture of smooth engineering brickwork, stock brick and render with a roof consisting of modern concrete tiles. There is also a garage to the rear of the property constructed from brick and a tiled roof which is visible from the street. The property has off road parking and the bins are located behind the metal gates to the side of the property.

Existing Building Use

The existing house in multiple occupancy has a lounge, kitchen diner, bathroom and two bedrooms to the ground floor with one of the bedrooms accessed directly from the kitchen. The first floor has four bedrooms, a WC and a bathroom.

Proposed Scheme

The scheme proposes a small single storey extension and internal reconfiguration to improve the standard of accommodation for the occupants. The scheme does not look to increase the number of bedrooms or number of occupants. The proposed scheme is to move the undesirable bedroom accessed from the kitchen to the existing living space and create a small single storey extension to the rear to provide an open plan kitchen, dining and living space.

Layout

The extension is to be located to the north side of the existing outrigger in part of the garden which is underused as it is permanently overshadowed by the house. The proposed extension is not visible from the street in this location.

The new kitchen, living, dining space has been designed to exceed the requirements set out in the Manchester 'Houses in Multiple Occupation Guidance and Amenity Standards' documentation.

Landscape, Parking and Refuse

There are no changes proposed to the current landscape or parking areas of the property.

As the number of occupants remains the same there is no proposal to increase the number of bins. The bins are to remain in the current location behind the metal gates to the side of the property.

Appearance

The extension has been designed with the original house in mind. The extension is proposed to have a pitched tiled roof to match the existing ground floor roof, blending in with the character of the house. The new bricks are also to match the existing house. The proposed extension is not visible from the street.

The existing elevations will be upgraded with new grey windows and doors to match the adjoining property; number 16 Abberton Road. New through coloured render will also be provided and brickwork will be repointed where required.



Image of 16 Abberton Road (left) and 14 Abberton Road (right)