



**GAMBLE KING &
NOONE LIMITED**

DESIGN AND ACCESS STATEMENT

FOR PROPOSED LINK BETWEEN EXISTING DWELLING AND OUTBUILDING AT

72 OLD HALL LANE,

MANCHESTER.

M13 OUD.

FOR

MR. FAHIM CHOWDHURY

DATE: MARCH 2023

1.0 INTRODUCTION

The design and access statement have been prepared on behalf of our client to supplement the proposed householder planning application.

2.0 DESIGN AND ACCESS STATEMENT

Site description

The client had commenced works to construct an open canopy between the existing dwelling and outbuilding but unknowingly to him didn't know he required planning permission for this until he received a letter from Manchester Council.

The client immediately ceased construction of this and has sought professional advice.

Therefore our proposal is to remove the existing timber canopy as stated in your letter dated 20th February 2023 and submit a new planning application to construct a new part glazed link between the existing dwelling and the existing outbuilding.

3.0 DEVELOPMENT PROPOSALS AND DESIGN

Use

The proposal would allow the family to access the outbuilding more comfortably from the existing dwelling.

Amount of development

The applicant's proposal is to create an additional 30m².

Appearance

The proposed development has been planned considerably by the introduction of a flat roof which would be considered less imposing than a pitched roof in this instance.

The proposed link would not be visible from the adjoining footpath and would only be marginally visible from the footpath opposite (Birchfields Road)

The front elevation will comprise of full fixed height glazed panels.

The rear elevation will be a traditional brick and block cavity wall with facing bricks to match existing.

The materials chosen for the external appearance are to provide a high quality modern residential living.

They will generally include:

- The facing brickwork to match the existing dwelling and outbuilding.
- New uPVC colour and profiles to match existing dwelling and outbuilding.
- The roof will comprise of a timber flat roof with 2No. flat rooflights.

Scale

We envisage that the height, scale and massing of the development is wholly acceptable and fits in well with the adjacent, surrounding area and host dwelling.

4.0 SUMMARY AND CONCLUSIONS

From our assessment and design, We have considered the key items which are looked for to grant planning permission. The proposed development creates an acceptable amount of personal space for the family.

The design retains vital amenity space remains to the front of the property.

The application has been considered in terms of design, access and residential amenity whereby the development has been considered acceptable and appropriate at this location.

Based on all the information supplied above we would therefore respectfully request Manchester City Council support this proposal.