

Design and Access Statement

Proposed Extension to 45 Lavister Avenue, Burnage

Overview

The property is a semi-detached brick built two storey house dating from the latter years of the last century. The proposals involve the demolition of an existing lean-to car port structure which is in a poor state of repair. This is to be replaced with a single storey lean-to extension on the same footprint. The new accommodation will contain a ground floor bedroom and bathroom to provide more accessible living space. Materials will match the existing building and the new structure will be built to current Building Regulation standards. A recessed space has been reserved at the front of the property for bin storage.