

Design & Access Statement
For A
Wrap Round Bedroom / Bathroom
Extension

At

4 Melland Road
Gorton
Manchester
M18 7SR

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INTRODUCTION

This design and access statement has been prepared as part of a Full Planning Application.

The construction of a new single storey wrap round bedroom / bathroom extension at:-

4 Melland Road, Gorton, Manchester, M18 7SR

DESIGN

Use

The property is not located within a conservation area.

The location plan highlights the boundary of the site. Scale 1:1250

Layout

The location and design of the extension has been highlighted on the drawing references:

Existing Ground Floor and Perimeter Layout

Existing 1st Floor Layout

Existing Elevations

Proposed Layout

Proposed Elevations

Specification

GIS Map.

Scale

The proposed wrap around bedroom / bathroom extension will be partially visible from the road. The extension will extend 4.1 LM from the rear elevation of the property but with the wrap round element the overall length of the extension will be 6.7 LM and will be constructed with materials that are to match the existing building as near as possible.

Appearance

The extension is to be constructed with materials that will blend in and match the existing property in respect to size and colour as near as possible.

ACCESS

All access is as existing.

Access for the purpose of emergency serviced will not be affected by the works, with all vehicle access points maintained.