

Design & Access Statement
for
Rear Extension
at
10 Charlton Street
Manchester
M19 3DE.
26.09.2022.

- **INTRODUCTION**

- **DESIGN**

- Use
- Layout
- Scale
- Appearance

- **ACCESS**

INTRODUCTION

This design and access statement has been prepared as part of a Larger Home Extension Planning Application – The construction of new single storey rear extension at: -

10 Charlton Street, Manchester, M19 3DE.

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 in Drawing References:
001,002,003,004,005,006,007,008 & 009.

Scale

The proposed extension will barely be visible from the main road due to the layout of the site and position of the premises. The extension will extend 2.3 LM from the existing extension and 5.610LM in total from the rear elevation of the property this includes the existing

extension and to 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 services will not be affected by the proposed extension and all existing vehicular access points will be maintained.