

131 Nell Lane – Design & Access Statement

Two Storey Rear Extension

This residential property is located at the end of a private driveway on Nell Lane, West Didsbury & is within the Albert Park Conservation Area. The proposed two storey extension is to the rear of the property & the works will not be visible from the highway.

The proposals are for a small set back flat roofed 2 storey extension which will add an en-suite to the guest bedroom at the first floor & at ground floor a much needed backdoor / cleaning-storage area for our loveable, but mucky dog!

The extension is subservient to the adjacent flat roofed block with extended eaves & being set back can easily connect into 131's existing drainage manhole, water system & heating runs. With all this in mind, a space at the end of the extension has been allocated for a ground source heat pump enclosure, so to future proof a workable connection for sustainable heating / hot water, with the collector pipes located under our lawn.

It is proposed that the extension will be in reclaimed brick, the extent of which is broken down by a timber screen at the upper level, there are no windows to the south elevation, thus avoiding any possibility of direct overlooking. The upper floor's timber screen is a direct reference to the timber fence/gate & curved seating in the garden of 131. It breaks down the extent of the brickwork & softens the elevations by being visually permeable to the reclaimed brickwork behind.

There are a number of trees that surround & screen the extension, these are to be retained, but the two closest & smallest will require trimming. The most notable tree is an acer in the centre of the back garden of 133 & this wonderful tree will be retained without any need for compromise.

The orientation & modest height of the proposal, combined with the existing high fences & screening trees (especially the acer in the garden of 133), should ensure that there is no loss of amenity for any of the neighbouring properties.