

Manchester Services For
Independant Living
Childrens & Families
Directorate
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Design and Access Statement:

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Proposed Extension to; **235 Barlow Moor Rd**
 Chorlton
 Manchester
 M21 7QL

INTRODUCTION

This design and access statement has been prepared as part of a Full Planning Application for the construction of new single story rear extension at; **235 Barlow Moor Rd, Chorlton, M21 7QL.**

Design

Following the recent assessment for equipment and adaptations, the extension and ramp works are considered to be necessary and appropriate. This extension and ramp have been designed for a permanent wheelchair user disabled occupant who resides at the property and full ground floor facilities would greatly assist in their daily needs and care.

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 individually by explanatory names on the plans provided.

Scale

The extension will project backwards 3.50LM to the rear elevation of the property.
The proposed extension will barely be visible from the main road due to the layout of the site and position of the premises.
The Scale sizes are advised on each plan.

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. The front and rear ramps are of modular steel construction that do not require planning consent but are appropriate to the design and to the plans, the ramp to the front will be visible from the public highway. The family have agreed that in order to create the extension, the first garage will need to be removed, by the client.

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.

Time scales

As previously discussed, our client has specific medical needs that requires urgent attention and the speed and time of this adaptation / extension in our opinion is paramount. I am asking if this case could be looked at earlier than normal or at least the time scale for approval be significantly reduced considering the above points so that we can proceed.

Yours sincerely

Neil Brickles MSc (Hons)

Technical Officer / Building Surveyor