

133 Nell Lane – Design & Access Statement (F012)

Single Storey Rear Extension & Internal Re-configuration

This residential property is located down a private driveway on Nell Lane, West Didsbury & is within the Albert Park Conservation Area.

The proposed single storey extension is to the rear of the property & the works will not be visible from the highway. The bulk of the ground floor extension will accommodate the relocated dining room & allow a much needed internal re-configuration of the property.

The floor plans will be rationalised to remove 3no changes of level, add a second bathroom & remove the circulation route issues that greatly compromise the living room. Kitchen & dining will be relocated, but retain their current floor areas & the washing machine will be moved to under the stairs creating more useable kitchen space.

French windows in the dining room & a relocated back door will introduce a direct interaction via a couple of steps with the higher levelled garden. Both garden doors being east facing will mean that they will not experience the same issues that the back door currently endures directly from the prevailing weather.

There is an acer in the centre of the elevated back garden & this wonderful tree will be retained without any need for compromise.

A flat rooflight to the dining room will ensure that the dual aspect light currently enjoyed by the living room will be retained & a sliding door can block off the room if desired. The stairs will be moved & circulation routes changed to make the currently compromised living room feel a lot larger through being more user friendly.

The orientation & floor level of the proposals being lower than the garden & surrounding dwellings, combined with the 2no high fences, should ensure that there is no loss of amenity for any of the neighbouring properties.