

Design & Access Statement  
For  
Rear Extension  
And  
Ramped Access to the Property  
At

9 Lingcrest Close  
Levenshulme  
Manchester  
M19 2WJ

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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 rear extension, and the installation of a access ramp to the LHS and Front of the property at:-

**9 Lingcrest Close, Levenshulme, Manchester, M19 2WJ.**

## 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 and ramps have been highlighted on the drawing references:

Existing Layout

Existing Elevations

Proposed Layout

Proposed Extension Layout 1:50

Proposed Front Access layout 1:50

Proposed Elevations

GIS Map.

## Specification

### Scale

The proposed rear extension will barely be visible from the main road, due to the layout of the site and the position of the premises. The extension will extend 7.7 LM from the rear elevation of the property and will be constructed with materials that are to match the existing building as near as possible.

The front access ramp will have a 1.2 mtr x 1.2 mtr landing platform with a 1.0 mtr ramp and will be barely visible from the main road.

The ramp for access from the rear of the property will have a 2.4 mtr x 1.2 mtr landing platform with a 2.4 mtr ramp terminating in the rear garden onto a 1.2 x 1.2 landing.

The ramp will not be visible from the main road, due to the layout and orientation of the property.

### 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 ramp and handrails will be finished in a black powder coated finish, to be as inconspicuous 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.