DESIGN AND ACCESS STATEMENT

Proposal: RETROSPECTIVE FRONT PORCH

ADDRESS: 1 Minorca Avenue Manchester, M11 4RZ

Date: 09/12/2025

The Property
The building is an end terrace house. The applicant has erected a front porch 2.5m x 2.0m ($5m^2$). The size is appropriate for the dwelling as other neighbours has similar sized porches. See architectural drawings.

Materials
The external materials will match existing houses' materials.

Flood risk
This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

If you require further information or clarification, please do not hesitate to contact me.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd