DESIGN AND ACCESS STATEMENT

Proposal: FRONT PORCH WITH TOILET

ADDRESS: 16 Ballantine Street Newton Health, Manchester M40 1RT

Date: 09/12/2025

The Property
The building is terrace house. The applicant has erected a front toilet adjoined to the existing front porch. The size is appropriate for the dwelling as projects the same distance as the existing porch and is tucked in and hidden between the neighbouring property and the existing front porch. 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