Design and Access Statement

1. Introduction

This Design and Access Statement accompanies a Householder Planning Application for the demolition of an existing conservatory and the construction of a single-storey rear and side extension at 25 Brookburn Road, Chorlton, Manchester.

The proposal has been designed to provide improved family accommodation whilst respecting the character of the host dwelling, neighbouring properties and the wider residential area.

2. Site Context

The application property is a semi-detached residential dwelling located within an established residential street characterised by a mixture of traditional houses, many of which have been altered or extended.

The site benefits from an existing side passage and a generous rear garden capable of accommodating the proposed extension without resulting in overdevelopment.

The visibility of the side extension from Brookburn Road is further reduced by the existing 2.0m high timber driveway gate and fence located along the site frontage. Consequently, only a limited portion of the extension will be visible from public viewpoints, ensuring that the proposal remains subordinate within the street scene.



Image: Front elevation as seen from Brookburn Road

3. Design Principles

The proposal has been guided by four key design principles:

Scale

The extension has been restricted to a single storey with a maximum height of approximately 3.0m.

The development therefore remains clearly subordinate to the existing two-storey dwelling and avoids any dominant visual appearance.

Form

The proposed extension adopts a simple rectangular arrangement with a contemporary flat roof design.

The flat roof assists in reducing overall bulk and minimising impacts upon neighbouring properties.

Materials

The extension will utilise materials which complement the existing dwelling including:

- Facing brickwork to match the existing dwelling as closely as practicable.
- Anthracite grey aluminium-framed glazing.
- Stone coping detailing.
- High-quality flat roof finishing.

The proposed materials will provide visual continuity with the existing property whilst creating a high-quality contemporary extension.

Residential Amenity

The extension has been designed to avoid unacceptable impacts upon neighbouring occupiers.

No side-facing windows are proposed which would result in overlooking.

The limited height and scale reduce any potential impacts associated with dominance, overshadowing or loss of outlook.

4. Access

No changes are proposed to the existing vehicular or pedestrian access arrangements.

The proposal will retain safe access to and from the dwelling.

The extension will improve the functionality and accessibility of internal living accommodation through the provision of larger and more flexible living space.