

DESIGN AND ACCESS STATEMENT

Proposal: SINGLE-STOREY SIDE AND REAR EXTENSION

Address: 377 Middleton Road Manchester, M24 4QZ

Date: 23/01/2022

The Property

The building is a Semi-detached home with a side garage. This application is for permission to create a bedroom, an office, and an open plan kitchen on the ground floor due to a growing family (refer to Architectural drawings submitted with this application).

Layout

The internal floor layout shall be minimally changed to integrate the new extension with the main house. Hence, there shall be an opening in the external wall to create an entrance onto the new floor layout as seen in the attached proposed designs (refer to attached drawings).

Materials

The materials to be used in the extension shall match the existing building's materials. The colours shall match the existing building. Roofing tiles shall also match the existing roofing tiles.

Effect on, and appearance of the property:

The proposals will have a negligible effect on the original features of the Property and will seek to enhance it by adding more internal space with the side extension. The existing building features including materials, colour, and appearance will be maintained at all times. All work will be undertaken to a high standard with attention to detail and with the aim to ensure original features are maintained and enhanced.

Access

All external access shall remain the same and unchanged.

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.

Landscaping

No landscaping is required.

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

I look forward to hearing from you.

Dr Kanadi Jagafa

Director

Mason and Marlowe Ltd

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