



Design and Access Statement

Single Storey rear and side extension

22 Church Drive, Prestwich, M25 3JW





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Introduction

1.0 Purpose of this document

This Design & Access Statement has been developed in support of a full planning application for the construction of a single storey rear and side extension with a ramp access to the garden. It is proposed all elevations are to match the existing materials.

1.1 This Design and Access Statement has been prepared in line with the latest advice based on policy and supporting documentation.

1.2 This document should be read in conjunction with all other documents and drawings that form the planning application.

1.3 Relevant Site History

No current planning application has been submitted and no building works are being undertaken on-site

1.4 Relevant Planning Policies

National Guidance

National Planning Policy Framework (NPPF) – February 2019

Supplementary Planning Documents (SPD): Guidelines and Standards for Residential Development (June 2016)

H2/3 Extensions & Alterations

Context

2.0 Wider Context

- 2.1 22 Church Drive is situated in Prestwich not far from St. Mary's Park.
- 2.2 junction 17 leading onto M60 and M62 is located within a mile of Church Drive and A56 is also within 500m from Church Drive.
- 2.3 These main arteries provide easy access into Manchester, Bury, Rochdale, Huddersfield, and beyond.
- 2.4 The nearest bus route can be found on Bury New Road, 5 minutes' walk from the property.

2.5 Site Context

- 2.6 The property sits within urban setting in Prestwich. The houses on Church drive are generally Semi-detached houses with a reasonable size garden.



Map showing Church Drive, Clough Drive and Mountside Cres. The site has been outlined in Red



- 2.8 The property sits on the junction between Church Drive and Clough Drive. There are residential houses covering the south-east of the site and towards the Northwest there is a building material supplier.
- 2.9 The Adjoining house No.20 has constructed a single storey extension to the rear of the property. We have proposed a single storey rear and side extension. We will also provide a ramp down to the garden to provide safe and easy access into the garden, due to the drastic level differences on the existing house. We will also provide storage space at rear garden level underneath the ground floor extension.
- 2.10 Across Clough Drive there are several single storey rear housings and on Church drive there are many more contemporary single storey rear and side extension.
- 2.10 The single storey rear extension will align with the neighbour's extension. This is only a ground floor extension but due to the level differences a lower level will provide additional storage space to the garden level. This will be garden storage and bikes and would not be habitable or accessible via the main house.
- 2.11 We have also stepped the rear extension away from the adjoining neighbouring boundary line to ensure that there will be impact to the neighbour during the construction or after completion.

Proposed Scheme

- 3.0 The proposed Planning application is to construct a single storey rear extension which extend by 2m to the rear and by 1.7m single storey to the side (refer to drawing numbers DR.A200, DR.A201 and DR.A202). This will provide an extended kitchen and dining area on the ground floor creating more open social space with easy circulation. There is also an additional downstairs toilet.
- 3.1 The materials for the proposed design are to match the existing property.
- 3.2 The proposals are single story to the front and side elevation but due to the levels of the existing house the rear garden level is significantly lower than the front of the house. There is currently some steps down to the lower garden and a very steep ramp that is a safety risk. As you can see in the photo below the lower garden level is 1800mm below the current outdoor paved area.



- 3.3 While the extension is only providing additional floor space to the ground floor due to the nature of the site there will be additional storage formed to the area below the proposed walkway.

- 3.4 We are proposing to add a new rear access from a set of double doors from the lounge, from this level there will be 4 steps down to the lower decked area which will then form a ramp down from the building to the garden level to give easy access into the garden that is safe for our client and will provide easy access for bikes. The existing decking to the side of the house will be maintained and made good after the works.
- 3.5 The area formed under the new walkway to the rear will form additional storage space which will allow the client to remove the 2 timber sheds that currently sit at the bottom of the garden.



Proposed Visual of the proposed works that shows the new ramp access to the garden.

Layout

- 4.0 The New additions are of a scale that will not have an adverse impact on the overall layout around the dwelling. The proposals cover much less than 50% of the external space.
- 4.1 The new additions ensure that the internal layout is fit for purpose for the client. The current property has a very small kitchen with a separate lounge and dining area. The intention of the proposals is to have a bigger open plan kitchen and dining area with a separate lounge space and downstairs bathroom.
- 4.3 The rear and side extensions are sympathetic to the setting out of rear & side extensions as set out in SPD6 (extracts below)



An appropriate setback from the main elevation can reduce the impact of an extension on the character of the street scene.

Scale

- 5.0 The New additions are of a scale that will not have an adverse impact on the overall massing of the property.
- 5.1 The proposed extensions will not increase the height of the existing roof, its only a single storey extensions but extends down below the finished ground floor to the rear.
- 5.3 The existing internal floor Area at ground floor is 39.5meters²
The existing internal floor Area at first floor is 39.5 meters²
Total Existing Floor Area 79m meters²
- 5.4 The proposed internal floor Area at ground floor is 59.6meters²
The proposed internal floor Area at first floor is 39.5 meters²
Total Existing Floor Area 99.1 meters²
- 5.5 This provides an increase of usable floor area of 20.1 meters² which is an increase of 25%?

Materials

- 6.0 All materials are to match the existing materials.
Brickwork, roof tiles will all be selected to match the existing materials as much as possible.

Highways

- 7.0 The application will have no impact on the existing highways or access to the site.

Conclusion

- 8.0 The proposed planning application is seeking approval for single storey rear and side extension with additional lower level storage below the proposed extension.
- 8.1 The adjoining property has had a single storey rear extension as well as a rear conservatory. We have proposed to extend out 2 meters to the rear to keep the proposed extension in line with the adjoining property. While the walkway extends out further at the ground floor this will not be visible from the adjoining side.
- 8.2 We are proposing a partial side extension only so there will be no imposing implication of the front street scene.
- 8.3 The plan is to have a bigger kitchen and lounge space; in addition, we are adding a toilet to downstairs. There are no changes to the first floor.
- 8.4 The proposed application should have minimal impact to the adjoining neighbour. There will be very little impact to properties adjacent or to the rear.