

DESIGN AND ACCESS STATEMENT

Re: No 5 Parklands, Whitefield, Manchester M45 7WY

The proposed planning application submission, within a conservation area, for the extension alteration of an existing detached domestic property located at the address above.

The application relates to a proposed single storey rear extension, new roof covering to existing pool area, replacement doors and windows including cladding over and reconfigured window openings relating to the internal alterations and pool area.

Use

The existing use of the detached property is residential. The proposals seek to enhance and improve the quality of the existing building

Amount

The proposed single storey rear extension amounts to 5.4 sqm. Other works proposed seeks to upgrade elements of the existing fabric and includes; a replacement roof over the pool area, windows/cladding, minor internal layouts and various associated works.

Layout

The proposed single storey extension is located at the rear of the existing property out of the public realm. The intended new space is located close to existing kitchen facility to provide needed support accommodation.

Internal alteration relating to access to the sleeping accommodation has a minor impact on the exterior of the property. The introduction of a large window is required to provide light into the proposed new circulation area. Again this is at the rear and had no adverse impact on the main frontage of the property.

Scale

The proposed single storey extension respects the scale of the existing building and is considered subservient to the main dwelling. All other works involves upgrading existing fabric and, therefore, of minimal physical impact to the surrounding area.

Landscaping

Soft and hard landscaping are typically low maintenance with an area of lawn with specimen shrubs and trees to the rear.

The proposed alterations to the existing building and single storey extension have negligible impact on the existing garden areas and are largely to remain as existing. The exception is a raised deck at the rear of the property, intended to service the master bedroom. Its impact will be minimal as it will be less than 300mm above existing ground level.

Appearance

There is no fixed style of property to other dwellings on Parklands and indeed each house differs in appearance from the other. The proposed revisions therefore seek to maintain a domestic scale to the development with materials and proportions in keeping with the existing and neighbouring properties. Walling materials for the new extension will match the existing brickwork with a contrasting glass fibre roof to avoid interfering with the clean lines of the existing roof.

A proposed new raised seam roof is intended to replace the existing roof in its entirety to address the issue of solar gain. The cladding material was chosen to reduce the weight of the roof covering, to help tidy the appearance and contrast with the existing.

Aluminium doors and windows are proposed throughout to replace existing timber window frames, which will sharpen the appearance of the property.

Access

Parking and access arrangements to remain as existing

General

This Statement has been prepared with reference to “A guidance note on design and access for all” and “CABE” publication, “Design and Access Statement: how to write, read and use them”.

FuZED Architecture and Design
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