



2024-17 29 Normandy Crescent, Radcliffe, Manchester M26 3TD

Design and Access Statement

The houses on Normandy Crescent, Radcliffe were built in 1978. The housing estate comprises semi-detached homes, many of which have been extended. The houses are built from London Stock brick with profiled concrete roof tiles.

The applicants are getting older and are appreciating the need for a downstairs toilet and shower room, now and in years to come, to minimise further alterations to the house to suit changing needs.

An extension to the side of the property has been designed to be as wide as possible whilst maintaining a clear path between front and rear gardens to allow for maintenance and for bringing waste bins from the rear of the house to the front path. Due to the restriction to the width of the extension part of the shower room projects beyond the front elevation to form part of a new porch. Due to the location of the existing hall window and stairs it is not possible install a shower or WC in the space available without this forward extension.

The porch extension projects beyond the face of the front elevation to the same distance as the porch to 27 Normandy Crescent.

Numbers 27 and 29 are built well back of the established building line on Normandy Crescent. As such, the extension will have no detrimental effect to the visual amenity of the adjacent properties and will cast no shadows onto the adjacent buildings. There are no over looking issues.

There is precedent for such an extension at 8 Normandy Crescent.

The extension will be designed to sustainable design principles and will improve the thermal and air movement properties of the existing hall area.

The extension has been designed with a mono pitch roof as there are early signs of movement to the existing gable wall, where it is not tied into the main structure due to the staircase. The extension will act as a buttress to the gable wall and prevent any further movement.