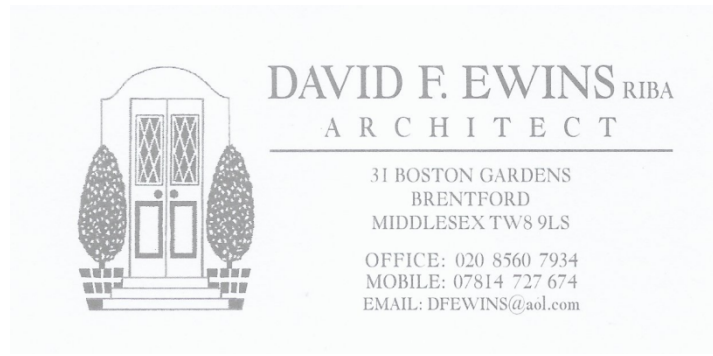




**DESIGN AND ACCESS STATEMENT
51 WOODHALL AVENUE, WHITEFIELD,
MANCHESTER, M45 7QE**



1. EXISTING PROPERTY.

The property is a detached three bedroom bungalow with three bathrooms plus front and rear garden and an attached single garage. The property probably was constructed in the 1970's

2. PROPOSED SCHEME.

The application is to demolish and rebuild the existing garage with a pitched roof as the main bungalow and construct single storey side and rear extension.

It is also intended raise the eaves level by 1.200m and to construct loft conversion to create additional bedrooms and bathrooms with dormers to both the front and rear dormers. These would extend over the existing pitched roof as well as the proposed pitched roof over the rebuilt garage.

3. DRAWINGS.

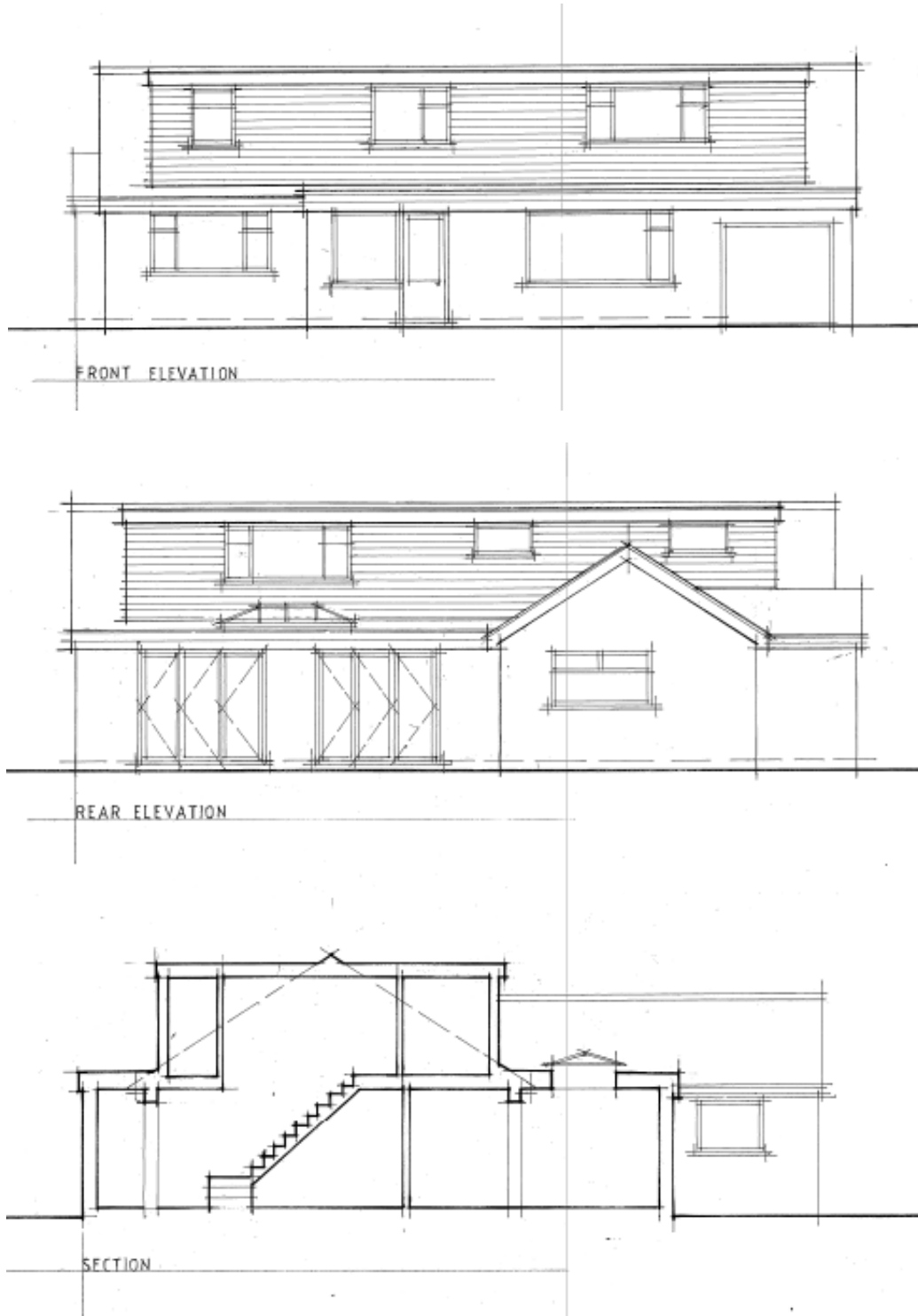
The drawings included with application are:

1732 / 05	LOCATION PLAN
1732 / 101	AS EXISTING floor plans
1732 / 102	AS EXISTING elevation and sections
1732 / 103	AS EXISTING elevations
1732 / 104	AS PROPOSED ground floor plan
1732 / 105	AS PROPOSED first floor plan
1732 / 106	AS PROPOSED front elevation and sections
1732 / 107	AS PROPOSED elevations



4. PRE-APPLICATION ADVICE.

Pre-application advice was sought from the local authority for a similar design. This included the rear and side extensions, but with a single large dormer to the front elevation and no raising of the eaves level. It also included a ground floor front extension.



The planning officer, Tom Beirne commented on the pre-app submission as follows:

“I have visited the site and would indicate that the extensions to the rear/side are generally acceptable.

The only issue I would raise is that the front dormer would appear more appropriate in design terms on the house and within the streetscape if it were to be split into two separate structures, maybe pitched roofs on each.”

It can be seen that the design of the front elevation has been adapted so that it now includes two pitched roof dormers as recommended.



5. RAISING OF EAVES.

A number of other properties in the immediate area have been raised in a similar manner to that proposed.

The example illustrated below is at 60 Parkstone Avenue.



6. DISABLED ACCESS.

The proposed works will have no effect on the disabled access to the property.