

12A Rectory Ave

Design and Access Statement

Prestwich,
Manchester,
M25 1DE

Site:

The proposed site is located on Rectory Ave, which is just off Rectory Lane, Prestwich. The existing property is a detached double storey residential dwelling with a front and rear garden and a driveway.



Site Images:



Front Elevation



Rear Elevation



Front Elevation wall outer plumbness

The existing dwelling is a detached two-bedroom house featuring a traditional design with brick walls and UPVC windows. There is front garden and driveway, while the rear garden offers a private outdoor space. Inside, the ground floor comprises a living room and a kitchen area. Upstairs, there are two bedrooms and a relatively small bathroom.

The house has suffered from historic subsidence on one side and one of the rear corners. The house was underpinned sometime in the late 1980's, with the report suggesting that the movement is long standing. However, internally the movement appears to have continued with clear uneven levelling in the floor, sloping towards to the left of the property. This defect and outer plumbness are approximately 50-60mm and is difficult to rectify, without considerations of rebuilding. Therefore, as part of the current proposal the relevening and part rebuilding of the side and rear walls and floors is considered.

Proposal:

Our proposal seeks to a double story wrap-around extension to the side and rear of the existing property. The extension aims to provide additional space to accommodate the needs of a growing family. Specifically, it will include a larger kitchen area and ground floor home office as well as an extra bedroom on the first floor. This extension project reflects a commitment to meeting the evolving needs of the family by providing enhanced living areas conducive to their lifestyle.

Impact on Amenity of Neighbouring Occupiers:

The proposed development will not harm the neighbouring properties, the depth of the first floor extension would match those on the neighbouring properties. Therefore, there will be no loss of light, outlook or privacy to the neighbouring properties.

Amount:

To construct and build a double story extension to the side and rear of the property using traditional building methods and techniques.

Scale:

The existing house6897-yy is currently approximately 37.9m², our proposal looks to increase the scale of the plot to 61m².

Please refer to the attached plans with this application for further information.

Landscaping:

There will be no change to any existing landscaping.

Appearance:

The proposed external walls will use masonry brick to match the existing dwelling. The roof will use the same roof tile as the existing dwelling to match and blend. The windows and doors will be UPVC to match the existing dwelling.

Please refer to the attached plans and elevations with this application for further information.

Access:

There will be no change to the access of the building.