

Design & Access Statement

36 Ringley Road . Whitefield . Manchester . M45 7LE



Application Site & Building

The property and land of 36 Ringley Road is in the full ownership of the applicant. The site is located in Whitefield, a town in the Borough of Bury, Greater Manchester. The house is located on Ringley Road, at the north side and corner of the junction with Ringley Road. There is approximately a 2200mm difference in levels between the front and rear of the site.

The houses on Ringley Road mainly consist of large individual detached dwellings, set on large plots and positioned back from the main road. 36 Ringley Road is positioned with a North to South orientation. The neighbouring property to the East shares a boundary. Neighbours to the North, South, and West are located across roads with aspects to side elevations and with no overlooking issues.

36 Ringley Road



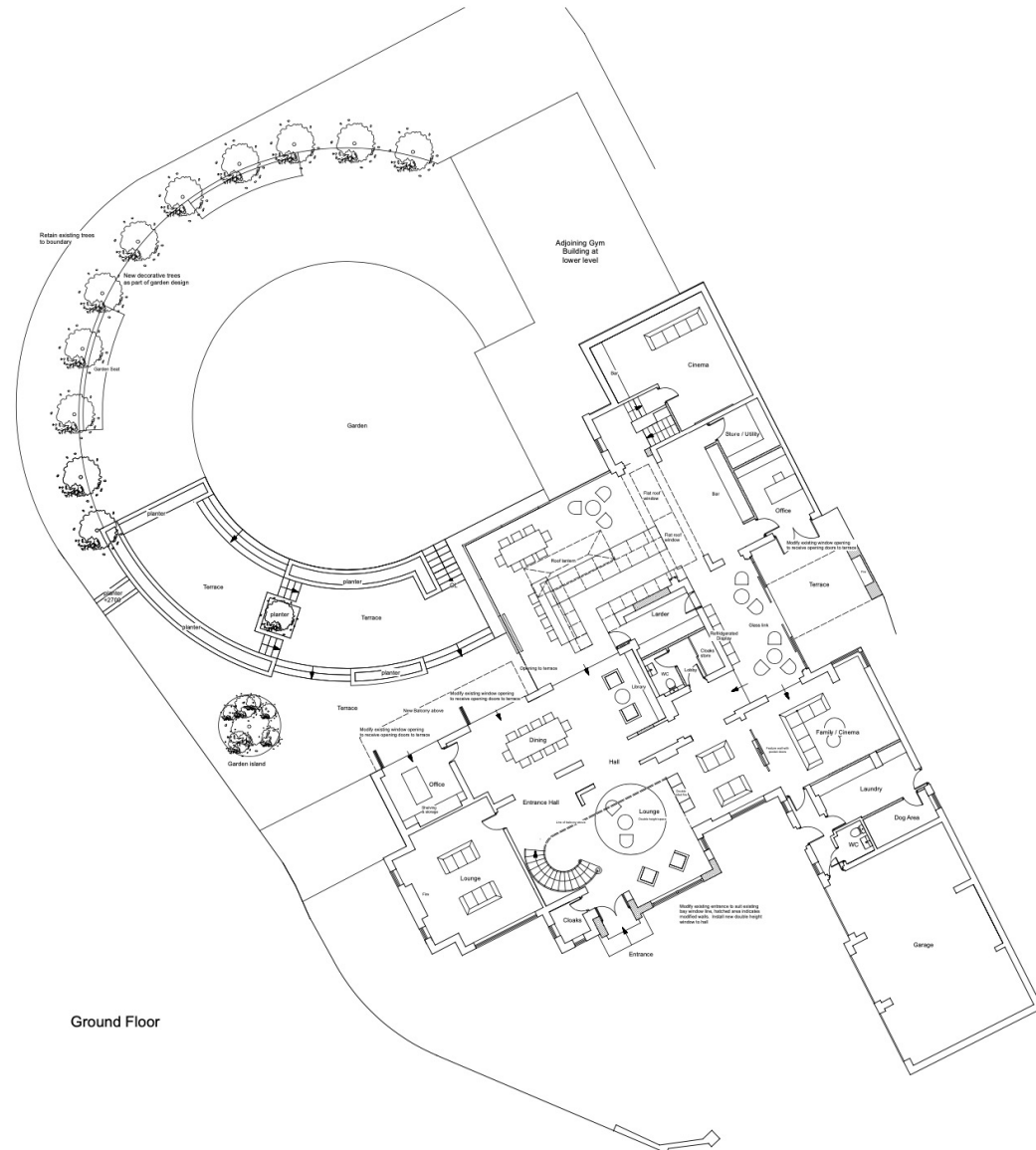
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Design Proposal

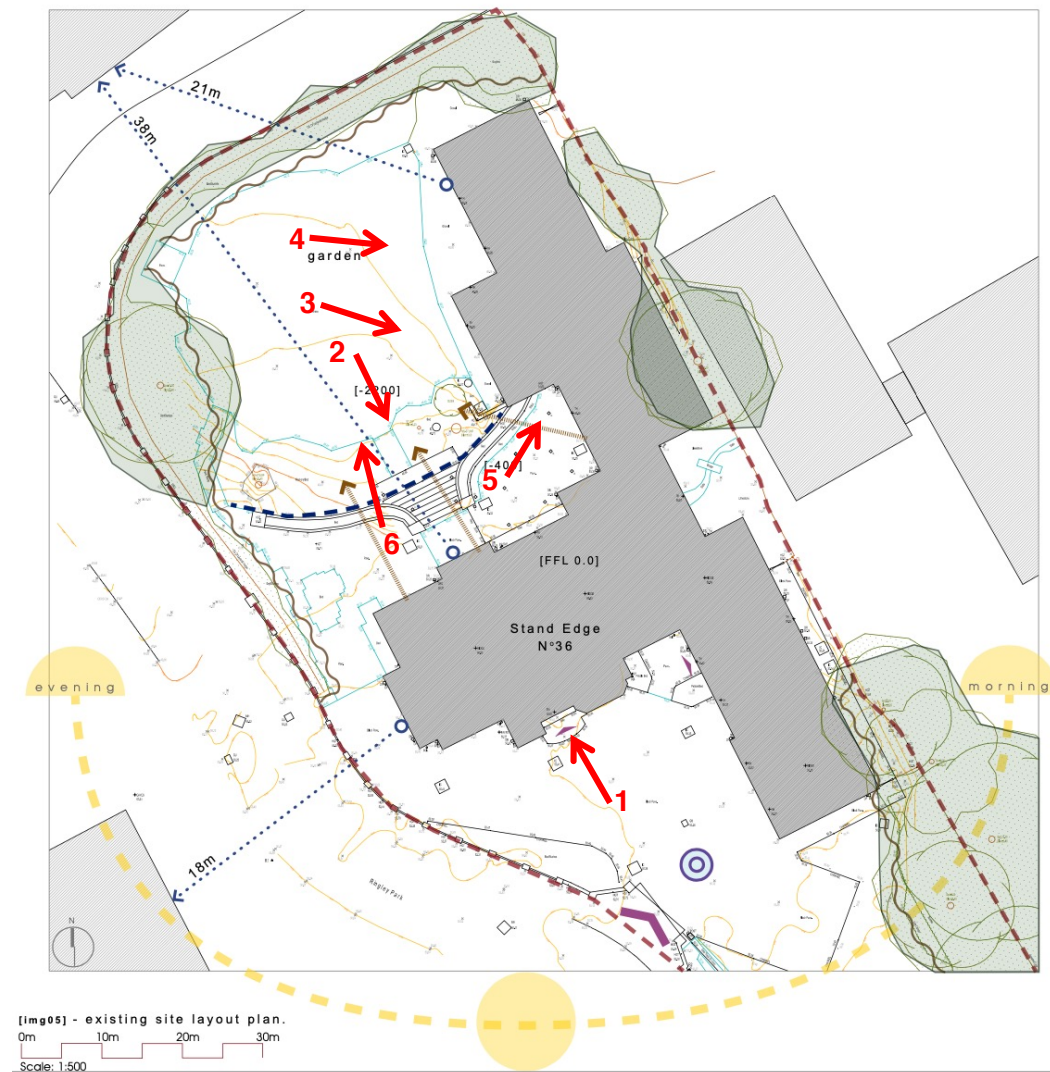
The property currently stands as a family home, which the applicant would like to renovate to suit their future family lifestyle requirements. The proposals consist of improving the front entrance area to a more imposing entrance by modifying part of the façade to meet the existing building line. In addition a new double height window replaces the existing ground and first floor window to increase the natural light into the double height hall area.

A new single storey extension to the rear façade is to house the new family kitchen area, which leads to a series of stepped terraces to gradually span the 2200mm level change between the main house and lower garden and the existing adjoining buildings to the property. The ground floor layout is to be reconfigured to suit the internal replan, with new doors and windows to suit the overall scheme.

The first floor proposals consist of a new balcony to the master bedroom on the rear elevation, with 2 no. modified windows openings to receive new doors to access the balcony.



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Site Appraisal

There is a difference in levels of approximately 2200mm between the main house and the lower garden area where an existing lower ground building adjoins the main house. As part of the proposal, the retaining terrace wall and central steps as shown on the plan, is to be reformed with a series of stepped terraces which occupy a similar space to create a journey of terraces between the main house and the lower ground floor area.

The garden is well screened by existing mature trees, shrubs and high boundary perimeter walls which are to be retained within the scheme. The orientation of the building, and gardens benefit from the afternoon and evening sun which is one of the major factors with the positioning of the extension at the rear.

KEY

- site / ownership curtilage
- distances [approx.] to adjacent dwellings
- significant / important views
- retaining wall / significant level changes
- existing site access points
- parking / turning area
- existing tree canopy
- established planting buffer / screening



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Existing Site Photographs



(1) Front of main house



(2) Rear view of main house from garden

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Existing Site Photographs



(3) Rear View – Main house and lower ground adjoining building



(4) Lower ground building, view from garden



(5) Rear View – Main house side view from terrace



(6) View of garden from main terrace at rear of main house