



Atelier MB
Urban Architects

Householder Planning Permission
Design and Access Statement
Single Storey Front and Rear Extension
25, Ringley Road, Whitefield, M45 7LD
Client: Mr & Mrs Goldman
Date: Aug 2023
Revision: _





Aerial view of the site

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Atelier MB in support of the Householder planning application for a front and rear extension with facade alterations.

2.0 SITE APPRAISAL

The site is located on Ringley Road, Whitefield, Manchester. Whitefield is a prominent town and was once on an ancient Roman path leading from Manchester to Ribchester. Today, Ringley Road hosts a broad range of large modern dwellings.

Planning History

The site has had some previous planning applications. These applications are listed below:

- Extension and Alterations (Application No. 49274) [approved in 2008]

3.0 USE

The existing and proposed use class is C3 Dwellinghouse. There is no change of use as part of this application.

4.0 DESIGN STATEMENT

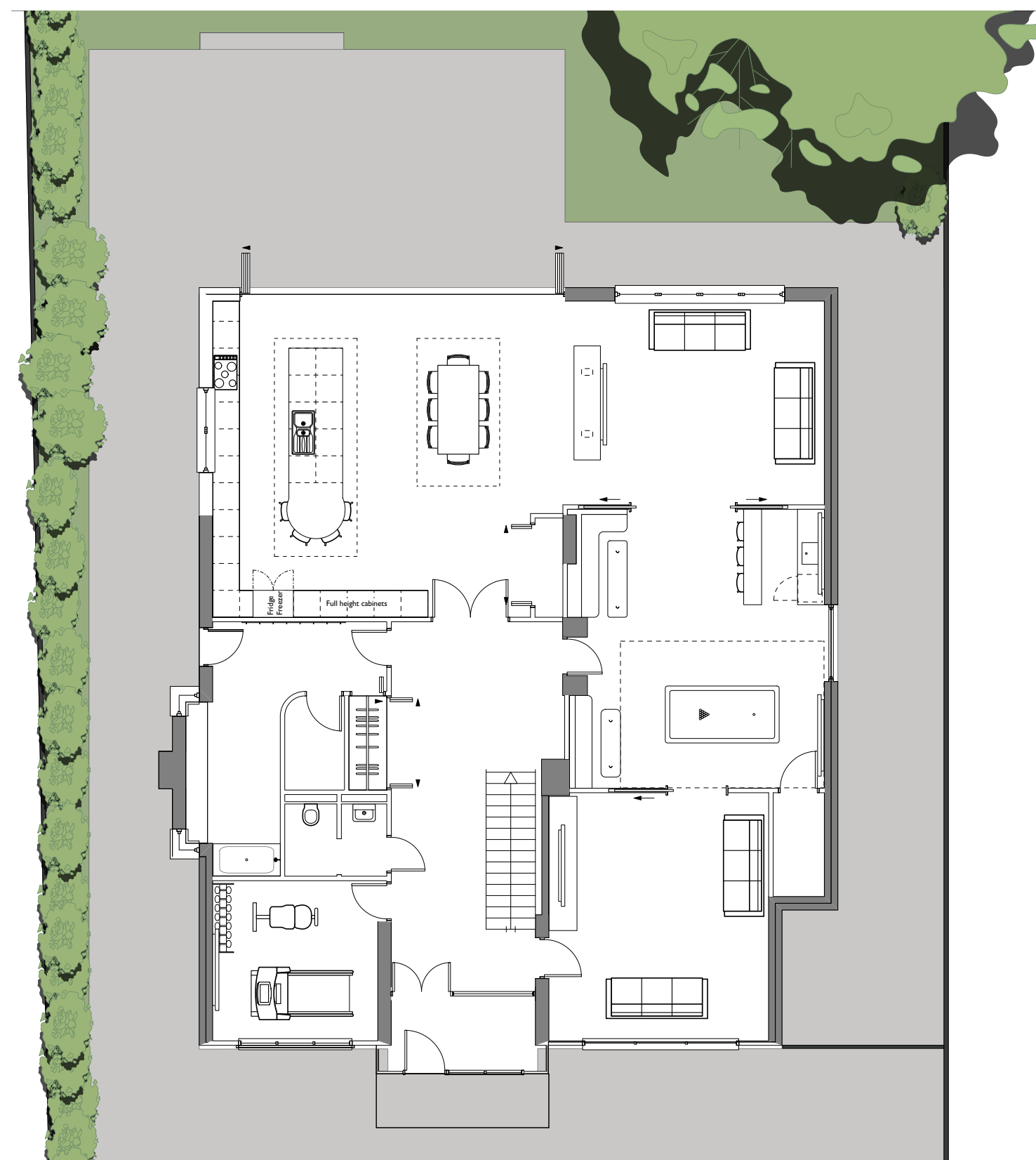
The front extension is intended to allow for the re-orientation of the stair case, whilst maintaining space for the entrance lobby.

The rear extension will allow for a more generous kitchen and living area, whilst also facilitating a more coherent internal layout.

The external alterations to the facade aim to make the dwelling appear more domestic and welcoming.



Proposed Site Plan



Proposed Ground Floor Plan



Aerial view of Ringley Road

Drainage

Foul drainage will be connected to the existing mains drainage system. Surface water downpipes will be connected to the existing surface water system.

Transport and Access

The site is located close to Bury New Road, which provides a direct route to Bury and Manchester City Centre. The site is also within a 2 minute walk of a bus stop, which benefits from regular bus services. It also within easy cycling distance of the town centre.

The site includes ample space for secure parking. The proposals do not increase the amount of traffic accessing the site.

Waste Management

Bins are provided by Bury Council, who regularly collect both recyclable and non-recyclable waste.

5.0 SCALE AND APPEARANCE

The proposed front and rear extensions are single storey. The proposal does not affect the overall highest point of the building.

Materials

The front elevation is currently clad in white render. The proposed materials are grey render and grey brick with dark grey stone dressings. The proposed windows on the front elevation are to be white aluminium frame.

6.0 ACCESS AND LANDSCAPING

The site is accessed by vehicles and pedestrians off of Ringley Road. The proposal does not involve altering the access to the site.



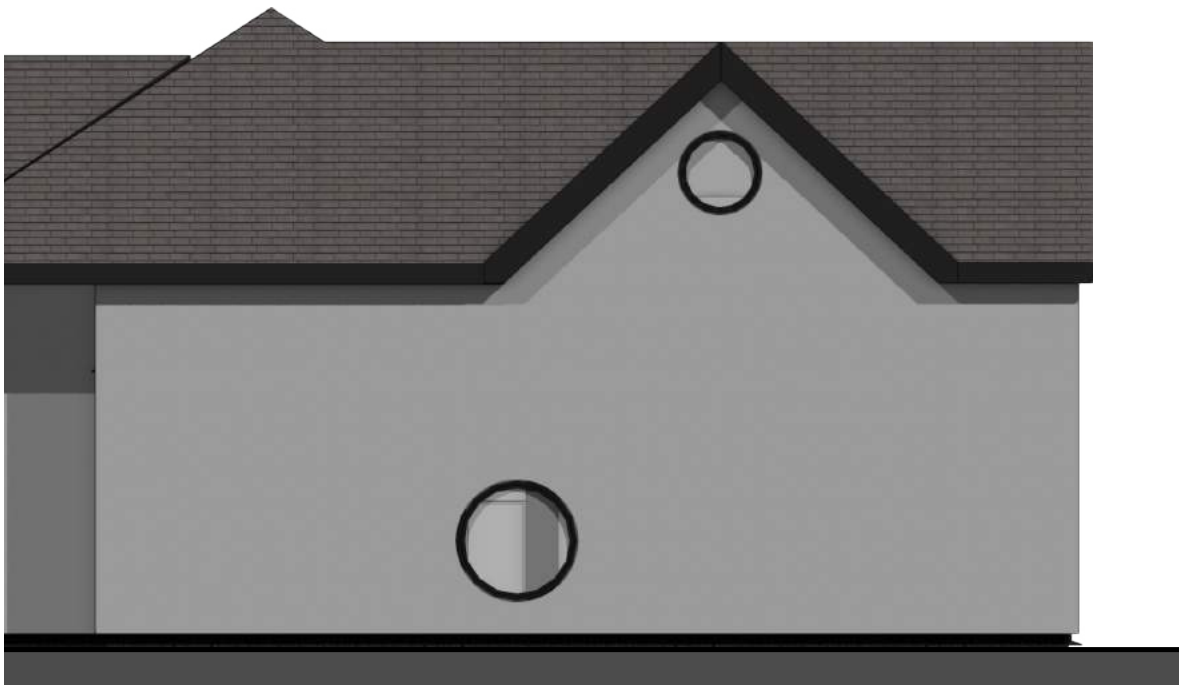
Proposed Rear Elevation



Proposed Side Elevation



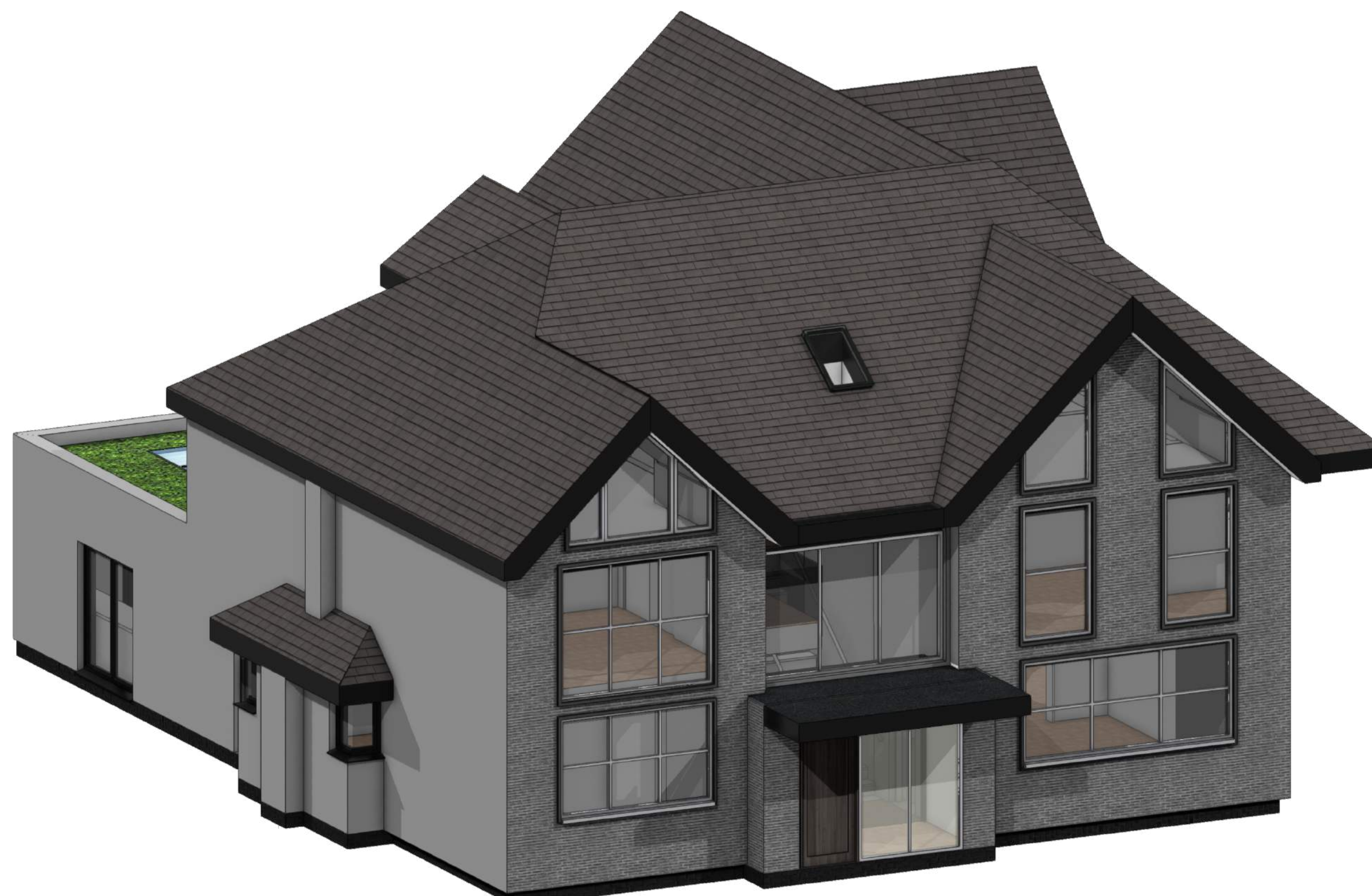
Proposed Rear Elevation



Proposed Side Elevation

7.0 SUMMARY

In summary, this proposal represents a modest expansion of the existing dwelling to create a more usable and coherent internal layout, whilst also altering the external facade to create a more welcoming and domestic-looking property.





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