

Design and Access Statement

For The Proposed Side Extension at 19 Langley Avenue in Prestwich, M25 3EB

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By **Equilibrium Architects Ltd**

Bank Chambers, 2A Bank Street,
Bury, BL9 0DL
Tel: 0161 797 2077

1.0 Introduction

This proposal relates to a proposed extension to a residential semi-detached property situated in a suburban area of Prestwich, Manchester, United Kingdom.

Accompanying/Supporting Information

The scheme is illustrated on the following drawings

- R-0628-01-Site Layout Plan As Existing
- R-0628-02-Rev A - Existing Plans
- R-0628-03-Rev A - Existing Elevations
- R-0628-04-Rev C - Proposed Plans
- R-0628-05-Rev B - Proposed Elevations
- R-0628-SLP – Site Location Plan



Existing Site Layout Plan, drawn at scale 1:200

2.0 The Existing Site

The site is flat and is located on the corner of Langley Avenue and Langley Grange, which makes the boundary triangular. Surrounding buildings on all sides are residential developments.

To the front of the site (East) lies an existing access drive with a space for 2 cars. The south side of the property is separated by an internal boundary wall shared by number 17 and 19 Langley Avenue. The privacy of the rear garden can be enjoyed with the evening sun on the western side of the property. To the north of the site there is boundary fence that separates a rectangular plot diagonally in 2 providing an awkward angle for a potential extension.

The site itself is not located in a green belt, nor is this in a conservation area.

The applicant has a family which is growing and requires more bedrooms and an additional games room, as well as a larger family kitchen / dining area.

3.0 Access

The property can be accessed from Bury Old Road (A665) via Langley Hall Road. There are no plans to alter existing crossover, nor the drive for the vehicle itself at the front of the site.

4.0 Layout and Design

Due to the site boundary of the corner plot a required set back of the front elevation of the proposed extension cannot be recessed by 1.5m as required within the adopted policy to 'avoid uncharacteristic terracing'. Although, within a close vicinity there are approved and built two-storey side extensions, not located on the corner plots, yet with no recess from the front elevation (No. 500 and 508 Bury Old Road, as per pictures below). The proposed scheme does however leave a building further than 2metres away from the boundary with the public highway. The proposed building is set to be 1m away from the northern boundary (corner plot) where the triangular design is introduced.



500 Bury Old Road Extension



508 Bury Old Road Extension

The architectural proposal is for the overall appearance to be in keeping with the architectural character of the area. Front and side elevations comprise the lower half of the building to be red facing brickwork and top half to be rendered in cream matching the neighbouring (No. 17 Langley Avenue) property. On the rear, the whole elevation is proposed to be red facing brickwork as per current appearance. The roof tiles on the extension are to match existing.

Roof tiles on the extension to match existing

Rebuild the top of the fire property and an extension to match neighboring property

Roof tiles to match existing, slope of the roof to be around 20°

PVCu/Alu windows to match existing

External finish to be in blackwork, colour to match existing

New PVCu double doors to maximize privacy

7m Extension

17 Ladbroke Avenue - Proposed extension

Adjacent own detached property (Plot 1/1)

First Floor Level

Ground Floor Level

The logo for Equilibrium Architects, featuring the word "equilibrium" in a lowercase, sans-serif font, with "ARCHITECTS" in a smaller, uppercase, sans-serif font below it, all contained within a light blue oval.

6.0 Landscaping

The external works are indicated on the proposals and there is a combination of soft and hard landscaping with a perimeter footpath allowing access to the rear of the property without walking through the house itself. Proposed landscaping is to reflect existing front and rear garden area.



Existing Front Garden