

Design and access statement

1 Farrington Ave., Withington, Manchester M20 1ER Proposed New Dwelling for my family of 3 generations

General

Site history and background:

The proposed dwelling site measures approximately 331sqm is part of a corner plot measures 538sqm of the end-terrace property with 3 gardens on Farrington Avenue. The proposed will be brick built with concrete roof tiles with similar appearance to slate roof tiles.

The existing dwelling is constructed with bricks covered with white colour render and concrete blocks painted red with slate roof tile.

Access & Car Parking

The proposal incorporates a new vehicular & pedestrians access, which will be allocated to the existing 1 Farrington Ave dwelling as shown on the Plot/s Plan located to the eastern side of the site. The existing vehicular of 1 Farrington Ave will be allocated to the proposed/new dwelling.

Fencing & Boundaries

The proposal also incorporates a 2 meter high timber fence supported with concrete posts inside the property behind the front hedge - unseen from the front of the property/Whitchurch Road - that will provide exact demarcation of the properties and privacy to both households. The ownership,

responsibility & future maintenance to the timber fence are shown on the attached Plot/s Plan; same applies to the car parking areas. Also, there will be a separate electric charging points for both parking spaces to cater for electric vehicles. 1 Farrington Ave. proposed pathway to the existing property from their car parking space will be lit automatically night time controlled with sensors using renewable energy.

Conclusion

I am of the opinion that these proposals will enhance the property/s and the surrounding environment to the benefit of three generations and thereafter & be an addition to the new housing requirements.