



JJA

March 2021

027-C1-D&A Statement

**SINGLE STOREY SIDE AND REAR EXTENSION
7 Croom Walk, Manchester, M40 7HQ**

Design & Access Statement

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1. Introduction

This design and access statement has been prepared by Jeffrey Jordan Architects in support of the single storey side and rear extension at 7 Croom Walk.

Relevant Planning History

Ref: 086658/FH/2008/N1 - Erection of single storey rear conservatory

A single storey rear conservatory has been constructed in line with the approved planning permission. It is the client's intention to remove the poorly insulated conservatory elements and replace them with a high quality roof and wall while extending the single storey extension around the side of the property, as seen on other nearby properties.

This document has been prepared in accordance with the guidance published by the Commission for Architecture and Built Environment (CABE). The purpose of this document is to explain the entire design process, from site analysis & evaluation, to design development through to final proposals. It will also explain how a number of strategic & aesthetic design decisions were arrived at & led to the final proposals as outlined in the Planning Application submission.

This statement is submitted in support of this application and should be read in conjunction with drawings and other information submitted.

2. Use

The site is located on Croom Walk which consists of 2 storey terraced residential properties. Croom Walk is in the Miles Platting Area which has seen a significant amount of residential development in recent years including extensions of similar size.

The house will remain as residential use.

3. Amount

The existing site area is 0.23 ha

The house is at the end of the terrace and therefore has a significantly larger site than the mid-terrace properties.

The GIA of the existing ground floor and first floor is 92m².

The GIA of the proposed ground floor and first floor is 125m².

4. Layout

The proposed layout will create a kitchen/dining space at the rear of the property and an additional bedroom with shower room at the side of the property.

The existing glazing (part of the conservatory) that looks onto 5 Croom Walk is to be removed and replaced with a brickwork wall that will remove any potential overlooking.

Garden space is retained in front of the extension. This together with the rear garden will be landscaped to a high standard.

5. Scale

The proposed side and rear extension is of similar size to other nearby developments on Croom Walk and Alker Road. The proposed side extension is 3.15m wide which is similar to nearby permitted side extensions that range from 3m up to 4m wide.

The proposed eaves height is the same height as the current conservatory extension.

6. Appearance

The proposed scheme will use finishes that match the existing property.

7. Access

The site can be accessed by car and foot plus, there is also nearby access to local bus services..

The proposal will comply with Part M in accordance with Building Regulations.

8. Conclusion

In conclusion the applicant is striving to produce a high quality home that fits well within the local environment.