

Design and Access Statement

CREATION OF DORMER EXTENSION

at

33 MEADOWS ROAD, HEATON CHAPEL, STOCKPORT, SK4 5DN

Introduction:

This statement has been produced to accompany a planning application.

The application site comprises a bungalow detached residential dwellinghouse on Meadows Road. Properties in vicinity are primarily residential in nature although they vary in terms of their architectural style and scale. The property does not fall within any designated conservation area and is not listed.

This document should be read in conjunction with the following drawings submitted with the application:

- Location Plan - 54210
- Existing plans and elevations drawings - 54211
- Proposed plan drawings - 54212
- Proposed Elevations – 54213
- Site plan – 54214
- 3D Visuals for proposed – 54216
- Block Plan - 54217

The works are listed below in detail, but the overall aim is to provide additional habitable space for the family. This conversion project is intended to accommodate a family's need for additional space to care for their elderly mother while providing a comfortable living environment for their own family. The conversion will transform the existing bungalow from a 2-bedroom residence into a 5-bedroom dwelling to house the current occupant, their son, his partner, and three children. This property will become the main family residence. The property was originally owned by Jessica Carr, who passed the home onto her daughter and current occupier Linda Burns. This statement demonstrates that the proposed alterations would not cause harm to the surrounding area and greatly improve upon the family's current dynamic.

Project description:

The proposed project involves the construction of a loft dormer on both sides of the property and roof extension to the rear. The goal is to achieve the extended living space to provide additional bedrooms and bathroom that will allow for the whole family to reside together in an appropriate and accessible environment for the entire family.

Form, Scale and Design:

The house is constructed of a red brick with a pitched tiled roof. There are white UPVC windows and doors. This extension will not overextend the house's current height or footprint but improve the internal layout and continue the life of this family home with a layout more suitable to modern family living. The use of traditional and sympathetic materials will tie together the existing elements of the house and create more balanced and considered elevations. This application seeks to only extend within the existing footprint of the house to have no significant impact on the neighbouring properties. The window styles will reflect the existing window styles to ensure the building is in keeping and is appropriate to the proportions of the existing house. The roof does not exceed the current height of the existing roof. There is currently a driveway for two vehicles, of which non are currently used, so there will be no requirement for additional parking on the road.

Impact of the surrounding area:

The proposed loft dormer conversion will have minimal impact on the surrounding area and will maintain the overall character and appearance of the neighbourhood. The design adheres to local planning guidelines and will be in harmony with the existing architectural style of the property and its surroundings.

Conclusion:

In conclusion, the loft dormer conversion at 33 Meadows road, Heaton Chapel, is driven by a genuine need to provide essential care and attention to an elderly family member whilst accommodating the son's growing family. The proposed conversion project has been carefully designed to ensure accessibility remains and mobility for the Mrs Burns and also to minimise it's impact on the surrounding area.

We kindly request that the Planning Department consider this Design and Access Statement in support of our application and grant permission for this project to proceed. We believe that this conversion will have a positive impact on the lives of the family involved and will provide a more inclusive living environment for all generations.

Thank you for your time and consideration.

