



Design, Access & Heritage Statement

Project No: M24-3519
Agent: CK Architectural.
Applicant: Debi Halsey
Site Address: 19 Towncroft Avenue,
Middleton, M24 5DA

Introduction.

This statement has been produced by CK Architectural in conjunction and in support of a planning application to erect a new 2 storey side extension.

Middleton is a town in the Metropolitan Borough of Rochdale, Greater Manchester, England, on the River Irk 5 miles (8.0 km) southwest of Rochdale and 5 miles (8.0 km) northeast of Manchester city centre. Middleton had a population of 42,972 at the 2011 Census. It lies on the northern edge of Manchester, with Blackley to the south and Moston to the south east.

Historically part of Lancashire, Middleton's name comes from it being the centre of several circumjacent settlements. It was an ecclesiastical parish of the hundred of Salford, ruled by aristocratic families. The Church of St Leonard is a Grade I listed building. The Flodden Window in the church's sanctuary is thought to be the oldest war memorial in the United Kingdom, memorialising the archers of Middleton who fought at the Battle of Flodden in 1513. In 1770, Middleton was a village of twenty houses, but in the 18th and 19th centuries it grew into a thriving and populous seat of textile manufacture and it was granted borough status in 1886.

Ref:

https://en.wikipedia.org/wiki/Middleton,_Greater_Manchester#:~:text=The%20name%20Middleton%20first%20appears,flannel%20and%20woollen%20cloth%20production.

Client Brief.

CKA were briefed by the client to prepare plans to show the new proposed 2 storey side extension that will be of materials to match existing and in keeping with the surrounding properties.

- M24-3519-PLN-A-001 - Existing Floor Plans & Elevations
- M24-3519-PLN-A-002 - Proposed Floor Plans & Elevations

Existing site.

The site is currently used as a dwelling house for my clients.

Planning History.

N/A

Consultation.

No Pre Application consultation has been undertaken.

Scope of Works.

The works comprise

- To remove the existing garage at the side of the property.
- Replace with a two storey side extension to accommodate my client's needs.

Design.

The aim of the proposal is to create a 2 storey side extension to match materials as existing and set back from the front elevation.

Access

From the front of the property.

Transport.

Adequate off-street parking for 3 cars.

Photos

