

DESIGN AND ACCESS STATEMENT

Proposal: FRONT PORCH

ADDRESS: 94 LEWIS DR, HEYWOOD OL10 3NB

Date: 12/02/2024

The Property

The building is a mid-terrace house. The applicant wants to erect front porch that will incorporate some spaces within the original building to make a hallway for coat hanging, as well as a utility and shower. This is due to increased family need for space. The existing porch of the houses is small. However, the roof of the existing porch is 4.08m long, and the porch is 0.58m.

The projection of the porch will be 1.36m. A similar porch projection on No. 141 Lewis Dr. and No. 2 Langholme Way. The proposed porch roof will be 4.38m long. The only reason why there is a 300mm difference between existing and proposed roofs is the 350mm wall width required by Building regulations. See Architectural drawings submitted with this application.

Materials

The materials to be used in the development shall bricks, upvc doors and windows and grey roof tiles to match the existing building materials

Flood risk

This property is located in Flood Zone 1, an area with a low probability of flooding. Therefore, does not require a flood risk assessment.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd

