

Ref DAS 10

10,Middleton Garden,
Middleton,
M24 4DF

Design and Access Statement

Design Change of Use to First Floor To
three bedroom apartment
May 27th . 2025

Change of use Accommodation to the First floor with of street parking ,Car Park to the rear.

New Main roof replacement Covering Slate to match existing Windows and Doors
Double glazed painted Frames finish Rear first floor extensions.

The design was conceived with the inclusion of ambient disabled people to the ground and first floor only due to the age of the property and its configuration ,

To be read in conjunction with the attached drawings see list below.

There will be a step access to the ground floor and other floors ,
as existing configuration refer to design for access (as the existing configurations) .

With a minimum 900mm door way .to the ground floor as shown on the drawings
Building works.

Internal Layout changes

The design will not affect the highways as we are using the existing site with access for ambient disabled people and step access

To the rear of the property will have a separate rear bin area for both Commercial and Domestic store area and a cycle store and Parking area.

All the works the external finishes to all match the existing finishes red brick and Slate roof Timber painted doors and windows ,facia board Soffit.

All the external and internal finishes will match adjacent design materials

Amount The development is contained within the existing curtleadge.

Layout

There will be property visible changes to the rear elevation on site but not to the frontage and extra window

(drawings MG 10 , 01,02 ,03,04,05) drawing

The property is located In the Town Center area .

There are a number of bus stop's within
50metre. short walk

Also there is designated rear car park to
the rear.

There will be an enclosed and storage bin area to the rear area to the rear this will be serviced by prior agreement with either a local authority and access will be available to the Rear on collection days only as required. Which can be accommodated within the whole development .And will include for any recycling as required there is a separate access to the rear of the property as shown.

Planning and Local residence Involvement.

None to planning at this stage but all existing neighbors have been told these alteration works comply with Design for Access 2(for work within existing properties) all these requirements.