DESIGN & ACCESS STATEMENT

Scheme Information

Scheme Name: Village Dry Cleaners

Applicant: Mr A Namvar

Date: 2nd December 2009

Proposed Use: Commercial

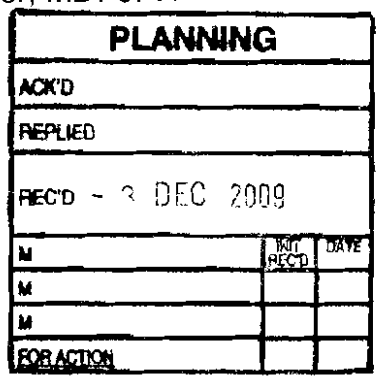
Type: Extension

Designations of Site and Surrounding Area: Not Applicable

Site Analysis

Location:

38 Manchester Road, Chorlton-cum-Hardy, Manchester, M21 9PH



Size:

The overall size of the site is approx 380m.sq

Levels:

The site is level from front to back.

Boundaries:

The boundaries to the rear yard area are 2.1m high block wall adjacent to the rear / side alleyways and 2.4m block wall boundary wall between this property and number 40.

General History:

The building was constructed as a shop unit with living accommodation to the first floor at circa 1900. The property has been subsequently extended and altered to form a ground floor commercial unit and separate first floor apartment. A metal escape staircase has been erected to the rear due to the first floor apartment as part of previous works

Planning History:

To the best of our knowledge there are no existing / extant planning permissions other than our own.

Infrastructure:

Capacity of any drains etc are not known at this time.

Access:

Access and exit from the site is via the main drive / car park to the front. However access is also required to the rear for bin storage and to the garden area.

Natural Features:

The yard is currently grassed over and the majority of the grass will remain after the extension has been erected.

Ecology:

There is no notable wildlife habitats / areas of nature conservation value on the site other that birds nesting in the trees

There is no flora or forna with protection orders relating to this site.

Land use:

The land surrounding the property is a mixture of commercial units and residential.

Height:

The building is typical of the surrounding area with a typical height of 10.5m to ridge and 7.5m to the ridge of the outrigger. The maximum height of the proposed extension is 4.48m.

Building Lines & Setbacks:

The proposed extension is to the rear of the property and as such it doesn't have to comply with any set building lines. However during the design of the extension with the help of Planning a suitable projection of the extension was agreed in principal so not to interfere with any of the properties overlooking the site.

Views:

There are no notable views from / to or through the site, however as noted above particular care has been taken not to interfere with the outlook of the overlooking properties by keeping the extension close to the rear of the existing building and designing a low pitched hipped roof.

Street Network:

The site is located on a busy B road.

<u>Development Objectives</u>

Objectives:

The objective of the proposal is to firstly expand the current business by offering new services to compete with the national dry cleaning companies and make the whole laundry process more economical and environmentally friendly by purchasing new up

to date machines. The premises need more floor area to locate the new machines, therefore the extension is required, however the extension has been curtailed to just what is required for the machinery.

Design Solutions

Layout:

The existing building was assessed and quickly it becomes evident that the existing building design supports the addition of the extension due to the amount of land to the rear of the property. However during pre-planning discussions with the planning officers it was advised that the extension should not interfere with the outlook of the overlooking properties. Therefore the design that has been submitted for planning is the minimum floor area that will practically facilitate the installation of the new machinery.

Built form:

Generally all external materials will be required to match or closely harmonise with the existing materials to maintain the overall character of the property but at the same time remaining submissive to the original building.

The general construction of the building will be brick walls and a tiled trussed rafter hipped roof.

Landscape:

The remaining area of the yard will remain grassed as at present.

Impact:

The proposals will have a minimum impact on the surrounding area. The area of land required for the proposed is currently lawn, the distances between the proposed and the existing residential properties are significant and should not cause any problems with blocking views or overlooking.

End of Design Statement