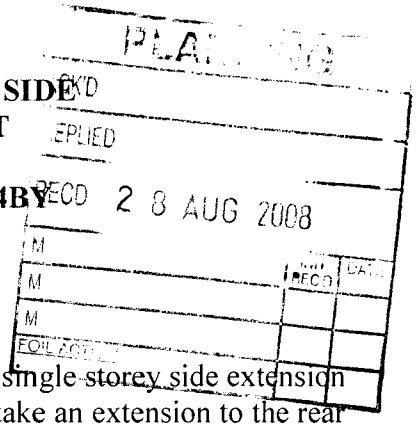
ACCESS AND DESIGN STATEMENT

IN RELATION TO

THE PLANNING APPLICATION

FOR NEW SINGLE STOREY GROUND FLOOR SIDE AND FIRST FLOOR REAR EXTENSION AT

542 WILMSLOW ROAD, WITHINGTON M20 4BY



General Overview

The applicants Skelhurst Limited are applying for permission to construct a single storey side extension to increase the ground floor retail space of the above property, and to undertake an extension to the rear first floor to increase the existing residential space.

The premises are located in a prominent position and lie adjacent to Christie Hospital. The property is accessed from Wilmslow Road and also from a private road at the rear.

The unit comprises of an end of terraced property thought to be constructed circa 1920. It is of traditional construction comprising of load bearing brick walls with a slate roof on a pitched timber frame. The first floor is of suspended timber construction and the ground floor is currently used as a Newsagent shop at ground floor level with a flat at first floor level. Access from the flat can only be gained from inside the shop. The existing staircase cuts through the shop unit. Because of this the unit has a very poor layout and has become somewhat obsolete and is in need of major improvement. To enhance the retail space it is proposed to remove the internal staircase and provide a single storey side extension. The residential space will be maintained by introducing an external staircase at the rear of the property. The proposal is not unsimilar in principal to that which has already been undertaken at 534 Wilmslow Road.

We list below the items we consider are relevant to this planning application along with our design proposals for eliminating any impact these proposals may cause.

1. **Noise**

   The present building is on the edge of a residential area and form part of a commercial terrace fronting Wilmslow Road. There is no change of use involved in this application. It is considered that the increase in size of the unit will have no impact on noise outbreak.

2. Parking

There is car parking available within the applicants ownership at the rear of the property. This land will be maintained for the purposes of vehicular car parking. There has never been, nor is there any plans to be any public parking for retail use.

General deliveries and collections will be available at the rear.

3. Hazardous Chemicals

Dangerous chemicals will not be used by any incoming user.

4. Fumes

It is not considered that the retained use of the building will generate or cause hazardous fumes to be discharged into the external atmosphere.

5. Aesthetic and Design Considerations

It is the intention of the designer to reflect local building styles whilst maintaining the character of the area. The walls of the side and rear of the extension will be formed in cavity clay faced brickwork using bricks of a colour and type to match existing and subject to the planning authority approval. The new roofs will be slate covered to blend in with the existing roof surfaces.

Both walls and roofs will be insulated to a high standard in accordance with Building Regulation requirements with the aim to reduce carbon emissions as far as possible.

New window frames will be in white PVC with sealed double glazed units incorporating a low emissivity glazing.

Although the proposed front elevation shows a shop front design, this and signage will be subject to a separate application by an incoming tenant.

6. Trees and Shrubs

Existing trees and shrubs at the rear will be maintained and if necessary replanted.

7. Access Statement

The design criteria to which this application relates will be that the building and the proposed alteration should be at least as accessible and useable for disabled and able bodied people as the existing buildings provide and certainly no worse. In this regard, the following improved measures will be introduced to accommodate the needs of those requiring access to and from the property:-

- The new shop front entrance to provide level access to enable wheelchair users to easily access the property in accordance with BRAD Document Part M.
- That all major access/egress routes will be of sufficient width to accommodate wheelchair users. Door openings and the like will meet with the full requirements of Building Regulation Approved Document Part M.
- A unisex disabled toilet will be provided at ground floor level in accordance with Building Regulation Approved Document Part M.
- Where ambient, disabled or persons carrying items to and from their vehicle an "assistance policy" will be implemented.

8. Conclusions

We have carefully considered during the design stage the relevant issues as outlined above and believe the proposals will provide a useful and positive service to local residents of the area with no negative impact on the site or surrounding areas.



R. KNOWLES
(Building Surveyor on Behalf of Skelhurst Limited)