SGM Management & Design Ltd
Architecture Design Project & Value Management

Design & Access Statement for planning purposes

Proposed Costa Coffee, 1 – 3 Chorlton Place, Chorlton Cum Hardy, Manchester M21 9AQ.

1.1. Introduction:

1.1.1. This Design and Access Statement has been prepared in accordance with the requirements of Regulation 4C of the Town & Country Planning General Development Procedure Order 1995 and the guidance set out at Section 3 of Circular 01/2006: Guidance on Changes to the Development Control System. As set out at paragraph 77 of the Circular 01/2006, Design and Access Statements, "should be concise and their length and content should be directly proportional to the scale and the complexity of the proposals."

1.1.2. The proposal is fully illustrated on the application drawings and is described in this Design and Access Statement, which is proportionate to the scheme under consideration.

1.2. Background:

1.2.1. The landlord is amalgamating three existing retail units to form one larger unit.

1.2.2. Costa proposes to undertake a fit out of the new retail unit to form a coffee shop.

1.2.3. As part of the refit works Costa are designing and installing a new shopfront with two single leaf entrance doors and three external signs. Two existing single leaf entrance doors are to be removed and infilled with shopfront to match adjacent shopfronts. The existing double leaf entrance doors are to be removed and replaced with one single leaf entrance door.

1.3. Accessibility:

1.3.1. Costa wish to make the premises as accessible as possible, in line with local planning policy and the obligations imposed on Costa as service providers under the Disability Discrimination Act 1995.

1.4. Character:

1.4.1. The material and colour selected for the shopfront frame will provide an image in keeping with the brand and sympathetic with the upper elevation and adjacent shopfronts.

1.4.2. The shopfront frames will be aluminium powder coated grey RAL7022.

1.4.3. The materials and colour selected for the signs will provide an image in keeping with the brand and sympathetic with the upper elevation and adjacent signs.

1.4.4. The fascia signs will consist of dense white opal perspex letter faces with stainless steel rims and returns to each letter, mounted on an aluminium back ground stove enamelled Costa red.

1.4.5. The fascia signs will be illuminated by white LED illumination through the Opal Perspex front face of each letter.