

Proposed Planning Application for 940 Ashton New Road, Clayton

Proposed Alterations to form additional flat

Design and Access Statement

Introduction.

The site is an established hairdresser with a self contained flat for letting purposes above it at first and second floor level.

Proposal Description.

The proposal is to form an additional flat with alterations to separate entrance.

Layout & Design, Landscaping.

- The proposed building alterations and dormer will be in keeping.
- The alterations will have little impact on the building appearance
- The site will be securely fenced by it perimeter.

Access Proposals

There is on street car parking available

Community Involvement.

- The engagement of local community in the planning process is recognised by PPS1 as vitally important to the planning and the achievement of sustainable development.
- The level of community development should be directly related to factors such as the level of controversy, scale of the development and the sensitivity of the site.
- It is felt that the scale of the development and with the improvement and facilities it will offer that it will be welcomed by the local community.
- There are no such facilities available for the immediate community.
- The application will be subject to full public scrutiny and consultation during the planning process and it is felt that owing the proposal and scale of the development that this is sufficient.

Maximising Economic Opportunities.

- The proposed development will lead to the effective use of the building and

provide valuable accommodation for the area.
- It will provide a valuable business opportunity.

Resources and Pollution.

- The proposal is making effective use of the site.

Waste.

- Bin storage will be internal within the site.

Materials.

- The developer will aim to use local materials where practical.

Access and Linkages.

- The site is within the town centre perimeter and has good access to local services.

Safe Communities.

- The unit will be secure by its design.

Health and Safety.

- The contractors will adhere to health and safety guidelines.

Access 2.

Where it is not possible to fully accommodate the recommendation due to the existing nature and layout of the building it is the intention to adapt as much of the guidelines into the proposal as possible.

- The proposal involves the alteration of an existing first floor unit to extend this and form 2 units. The current access to the existing unit will be improved by the formation of an external ambulant disabled staircase.
- The units accommodation will be on 1 level where at present it is over 2 levels
- The internal layouts shall incorporate door opening widths, wall construction specifications etc as recommended where possible.
- Staircases shall be provided with handrails to both sides.
- Safety glass where required.
- No open rises to stairs.
- Switches, sockets etc shall comply with part m.

- Surfaces and finishes shall comply with design and access2.
- Other factors such as sound, lighting compliance, signage and communication shall be designed into the scheme to comply with the recommendations in the document.