Design & Access Statement.

257 / 259 Barlow Moor Road, Chorlton-Cum-Hardy, Manchester, M21 7GJ.

1. Type of Application.
Full - Extension to existing shop / showroom.

2. Location of proposed Development.
257 / 259 Barlow moor Road, Manchester, M21 7GJ.

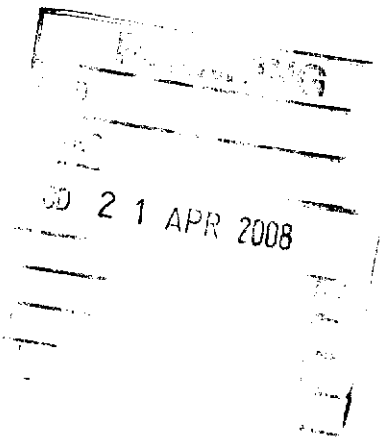
3. Description of Proposed Development.
Demolision of existing workshop and storage buildings.
Rear single storey extension to existing shop / showroom area.

4. Date of Preparation.
18 April, 2008.

5. Date of Amendments.
None.

6. Applicant.
Mr. G. Bahsoon.

7. Agent.
Mr. Martin Robinson,
10 Bramley Rd., Bramhall, Stockport, Cheshire, SK7 2DP.
Tel. 0161 – 440 8374.
Email. rmartinrobinson@hotmail.com



8. Assessing the Context of the Site.

A) Assessment.

A:1) Physical Context.
The existing shop / showroom premises (formerly a furniture shop / showroom) is within a terrace of purpose-built shops (1930 – 1940's) with self-contained flat accommodation over.

A:2) Social Context.
The shops have generally remained unchanged however several adjacent properties have been knocked through to provide larger units.

A:3) Economic Context.
It is envisaged that the current shops with accommodtion over will remain the same.

B. Involvement.

N/A

C. Evaluation.

N/A

D. Design.

The design process evolved from the Client briefing and the requirements for additional showroom space in line with similar units in the row of shops.

9. Design Principles & Concepts Applied to the Proposal.

9:1 Use.
Commercial shop / showroom unit with 2 no. self-contained flats over.

9:2 Amount.
Maximum use of space to rear.

9:3 Layout.
Not applicable.

9:4 Scale.
Maximum use of space to rear within a single storey extension.

9:5 Landscaping.
Not applicable.

9.6 Appearance.
Materials to match existing.
Roof finishes – Grey tiles to match existing.
Face brick – Red face brick to match existing.
Fenestration – windows / doors to match existing materials & proportions.

10. Approach taken to Access.

Existing shop front entrance(s) to be retained.
New rear goods & personel entrances to have ramped / level threshold access.

11. Commitment to maintaining a relevant Access Statement.

Level access (no threshold) to be maintained.
All areas within the shop / showroom to have full wheelchair access.

11. Design and Access Standards and Guidance followed to prepare the Design & Access Statement.

Internal circulation about the ground floor to be improved.