DESIGN AND ACCESS STATEMENT
APPLICATION No. 101479/FO/2013.
PROPOSED ERECTION OF SINGLE STOREY REAR EXTENSION TO FORM ADDITIONAL RETAIL SPACE AND ALTERATIONS TO FRONT FORM SEPARATE ENRANCE TO FIRST FLOOR FLAT.
AT:- POST OFFICE – 127 EGERTON ROAD SOUTH – CHORLTON CUM HARDY – MANCHESTER – M21 OXN.

All details to be read in conjunction with Proposed Plan / Drawing – as submitted.

The size, site layout, location and appearance are shown in concise detail.

The proposed single storey extension is at the rear of the end terraced property.
The ground level of the extensive rear garden is 1.8m., or thereabouts, below the adjacent public footpath to St. Werburgh's Road.

There is no vehicular access to the rear of the property and none will be necessary for the purposes of this proposal. Pedestrian access to the rear garden is via existing steps from St. Werburgh's Road boundary/public footpath.

Public access to the Post Office and Shop premises will remain as existing .Access will be unaffected by the proposal. No further vehicular traffic or parking will be generated by the proposed extension.

The proposed extension and subsequent internal alterations will provide more security to the Post Office staff and facilitate a better access to the first floor Living Accommodation.
The family of the Post Office/Shop owner live in the flat above. Present means of access to the flat is via the Store Area at the rear of the shop .This a very unsatisfactory arrangement and will be remedied by the proposal.

The proposed single storey extension will cause no detrimental affect to the rear of the property or adjacent neighbour. The proposal compliments the existing single storey extension to the St. Werburgh's elevation.

PLANNING AND BUILDING CONTROL
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The addition of a single Front Door in the existing shop frontage, to give access to the first floor flat, will be insignificant in appearance. The change will have no affect on the visual street scene.

The size, proximity, and low-level of the Rear Garden to the property provide adequate scope for the construction of the extension to be unobtrusive.

The existing End Terraced Shop is traditionally brick built and the proposed extension will utilise materials which are complimentary throughout.

The proposed rear single storey extension will not have a significant affect on the street scene on St.Werburgh's Road. The building is to be constructed at a low-level in the rear garden to the property.

Landscaping to the existing extensive rear garden will be unaltered. The building is to be constructed on existing hardstanding.

Access for disabled people is at present adequately catered for by a ramp to the existing front entrance to the Post Office/Shop. The ramp gives direct access from the paved public frontage to Egerton Road South. This facility will be unaffected by the proposals. Within the shop there will be more space and subsequently better public access generally.

The proposed rear extension and front alterations constitutes no detrimental affect on the adjacent commercial property. The new building will be visually unobtrusive and an improvement to the rear adjacent buildings.