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Design and Access Statement Template

1.	**Type of Application:**
	FULL PLANNING APPLICATION RE-SUBMISSION 085285/Fo/2007/N1 PRE-APP DAVID HUGHES.
2.	**Location of proposed development:**
	LAND BEHIND 800 OLDHAM ROAD & RIDINGS STREET.
3.	**Description of proposed development:**
	SIDE & REAR EXTENSION TO PROVIDE EXTRA SHOWROOM, WORKSHOP & OFFICE.
4.	**Date of Preparation:**
	DEC 07 & MAR 08
5.	**Date of any amendments:**
	DURING CONSTRUCTION IF APPLICABLE
6.	**Applicant:**
	FINE CASTINGS (MANCHESTER) LTD.
7.	**Agent:**
	D G F C. LONERGAN PTS. ARCH & PLAN CONSULT. 109, COMMON LANE CULCHETH.

8.	**Assessing the Context of the Site**

THE SITE WAS ORIGINALLY WASTE LAND TO REAR OF No 800 OLDHAM ROAD AND BEING USED FOR SKIP STORAGE TO TAKE WASTE MATERIAL IE PLASTER BELONGING TO FINE CASTINGS.

- **Involvement**

ADDITIONAL ACCOMMODATION
IE GF SHOWROOM } DUE TO EXPANSION
FF WORKSHOP } OF EXISTING
2NDF OFFICE } BUSINESS

- **Evaluation**

THE DEVELOPMENT IS POSITIONED ON OLDHAM ROAD WHICH IS THE MAIN ACCESS ROAD TO MANCHESTER & OLDHAM.

- **Design**

THE EXTENSION HAS BEEN DESIGNED TO BLEND IN WITH THE EXISTING BUILDING WHICH IS TO BE MADE GOOD (IE RENDER & PAINT ETC WHERE APPLICABLE)

9. Design principles and concepts applied to the proposal:

THE DESIGN IS FOR AN EXTENSION TO THE GF SHOWROOM PLUS DISABLED ACCESS & DISABLED TOILET ACCOMMODATION.

THE FIRST FLOOR IS TO BE USED AS AN EXTENSION TO THE EXISTING PLASTER WORKSHOP PLUS KITCHEN FACILITIES FOR STAFF USE & JOINT SKIP ACCESS.

THE SECOND FLOOR IS DESIGNED TO PROVIDE ADDITIONAL/NEW OFFICE ACCOMMODATION FOR THE ABOVE BUSINESS WITH W.C. FACILITIES.

TO STAIRCASE CONNECTING ALL FLOORS HAS BEEN DESIGNED FOR AMBULANT USE (AS PER APP DOC M) AFTER PRE-APP/REFUSAL ELEVATIONAL DESIGN RIDING STREET FRONTAGE DEEPER WINDOWS AT FIRST/SECOND FLOOR TO GIVE LOOK OF DEEP CURVED WINDOWS. DITTO SIMILAR TO EXISTING ETC.

Appearance: This is the aspect of the building that determines the visual impression it makes and includes its architecture, materials, decoration, lighting, colour and texture. Explain how texture and colour of materials will help to create an accessible environment. It should be demonstrated that early consideration has been given to the location and levels of lighting.

10. **Philosophy and approach to creating an accessible development:**

THE SCHEME HAS BEEN DESIGNED TO COMPLY WITH THE LATEST BUILDING REGS APPROVED DOC'S 2007. AND PLANNING REQUIREMENTS FOR DISABLED ACCESS & USE ETC.

11. **Key access issues of the design including the nature and impact of any constraints:**

AS STATED TO PROPOSED EXTENSION IS ON OLDHAM ROAD & RIDINGS STREET WITH EASY ACCESS FOR PRIVATE TRANSPORT (MOTORWAY LINK) AND PUBLIC TRANSPORT ON OLDHAM ROAD TO MANCHESTER & OLDHAM.

12. **Vehicular and Transport links**

AS STATED PREVIOUSLY PUBLIC TRANSPORT IS AVAILABLE ON OLDHAM ROAD & DITTO MOTORWAY ACCESS. POINTS FOR DELIVERIES/ACCESS.

13. **Commitment to maintaining a relevant Design and Access Statement:**

THIS DESIGN STATEMENT MAY BE UP-DATED WHILST THE DEVELOPMENT IS UNDER CONSTRUCTION.

14. **Design Standards and Guidance followed to prepare the Design and Access Statement:**

THE EXTENSION HAS BEEN DESIGNED TO BLEND IN WITH THE EXISTING PREMISES GABLE WALLS & ROOF COVER.