Design & Access Statement

Project: **First floor extension to rear to create ancillary offices and staff facilities.**

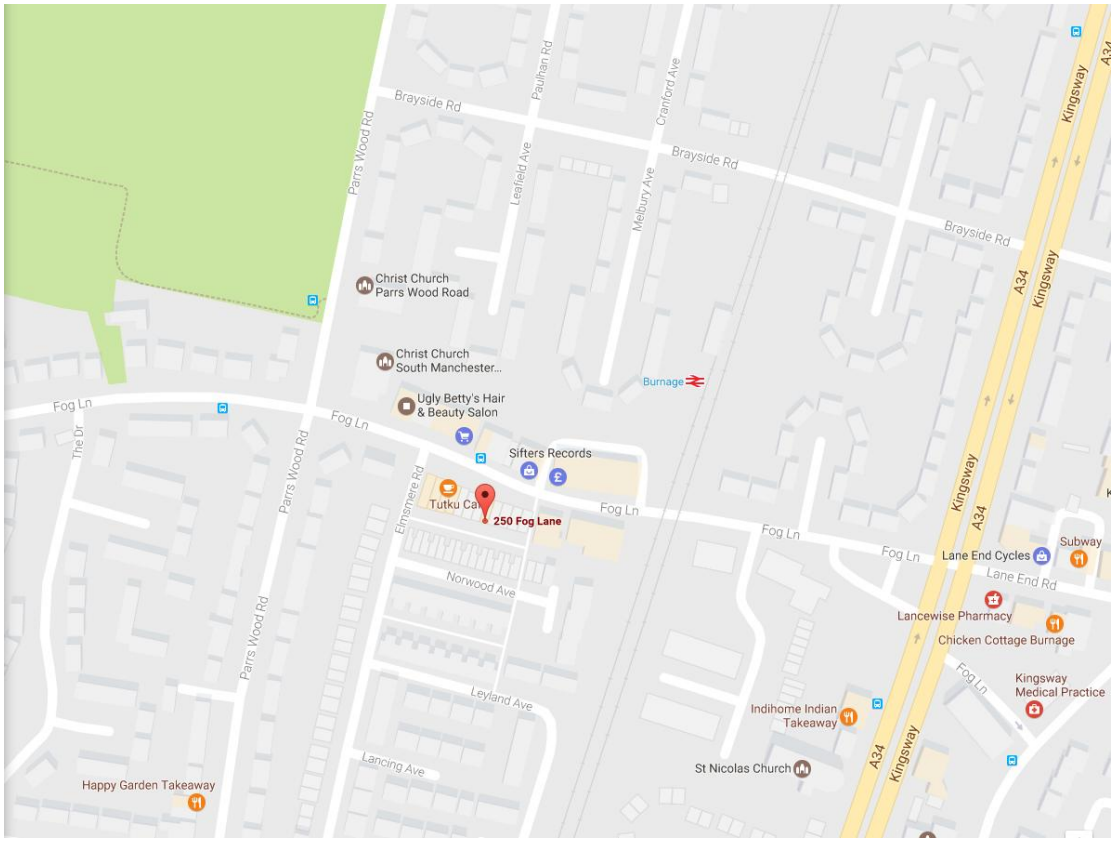
Location: **250 Fog Lane, East Didsbury. Manchester, M20 6EL**

Date: **August 2025**

Introduction

This design and access statement has been submitted in support of the planning application for a first floor extension to the rear, to create ancillary offices and staff facilities, for the first-floor warehouse, at 250 Fog Lane, Manchester.

Site Analysis



Google Maps showing the proposal site and the surround use.

The proposal site is in a parade of shops on Fog Lane, close to the intersection of Fog Lane and Kingsway. The Unit is located on the ground floor of a 2-storey building. The first floor of the building is currently used for warehouse and distribution for the retail unit on the ground floor, and the business owners 3 other commercial units around Manchester.

The retail unit is approximately 20.5 metres long and 17.3 metres deep. It has a glazed frontage on Fog Lane, which is approximately 16.3 metres long. There is a double entrance door to the unit, which is also glazed and off-set from the centre of the frontage to the left.

The glazed frontage has security shutters to its entire length, and a 7m covered area over the green grocery display - which is open from all three sides - and has externally mounted shutter housing. Above the roller shutter boxes, there is the shop signage, which is approximately 1 metre high.

The site boundary to the front of the unit runs parallel to the public footpath; part of the boundary has been demarked by 14 one-metre-high square bollards, placed along the frontage.



Streetview of the proposal site from Fog Lane.


View of rear elevation, showing the set back at the first-floor level.



View of rear elevation, showing the set back at the first-floor level.

Design Proposals

The proposal is to infill the set back at the first-floor level to the rear of the commercial building. The proposed extension will not increase the building's footprint on the proposal site. The scale of the extension will not be any higher than the existing flat roof of the building.

The proposed first floor extension will house a managers office, with a private WC; an admin office; a staff tea area and a staff WC.

The new accommodation will have natural light and ventilation by way of windows, in each of the 3 spaces created. The windows are in keeping with the scale of the existing windows that are currently to the rear set-back at the first-floor level.

The materials for the proposed extension will be a matching facing brickwork, to the rear of the building. The roof will be a flat roof with a non-bitumen based flat roof covering. The windows will be white UPVC double glazed units, with opening lights. The window to the WC will have obscure glazing.

Utilities Statement

The proposal will not increase the demand on the current utilities available on site. The new office spaces will be heated by electric heating appliances.

Servicing Strategy

The existing shop unit is serviced from the rear of the property; the proposal will not affect the servicing of the commercial unit. The additional administrative accommodation will allow the business to be run more efficiently.

Site Waste Management Plan

The proposed extension will not add any significant wate from the commercial premises, and on that basis, we do not intend to amend the waste management plan.

Accessibility

The existing commercial units already has a level access into the premises. The proposed extension will not be accessible by the customers. And the applicant does not have anybody employed who is wheelchair bound, due to the nature of the work, moving stock around, this would be not viable.

Wherever possible, the proposed extension will comply with all applicable parts of the Approved Document M and take on board the recommendations of the Equality Act 2010.