

Design And Access Statement
Extension To 447 Victoria Avenue, Blackley
To Side Of Existing Florists
874-09 Rev C

1. Site Location

We are seeking planning approval for a single storey side extension and parking to the rear.

2. Use Of Existing Building

The existing building is a florist, with the side area to be extended onto currently used as the florist entrance and storage of flowers and plants. The rear garden is an overgrown area with no current use.

3. Use Of Extension And Associated Garden Area

1. The proposed extension is to be a new tearoom.
2. The rear of the tearoom is to be an off road parking area using the existing drop kerb and access.

4. Floor Area Of Extension

The footprint area of the tearoom extension is 72m².

5. Layout

The layout is designed to be a new entrance area for both the florist and the tearoom, with a floral display facing you as you walk in the entrance. Turn left into the tearoom. Unisex and disabled toilet is to the rear, adjacent to the rear door.

6. Scale and Proportion

This extension has been designed to fit the existing footprint of the florist front entrance and plant / flower store.

7. Hard and Soft Landscaping

The landscaping to the front will remain as existing(tarmac), but with some flower boxes demarking the ownership of the application property, this is to stop any parking customers to the neighbouring laundrette.

The hard landscaping to the rear will be predominantly porous tarmac with parking spaces marked in white parking lines.

8. Appearance

This extension is to be a rendered finish, with a parapet type flat roof and a dark grey parapet capping, to mimic the existing parapet type roof of the man building.

Windows and doors are to be white, to match the existing shop front.

9. Access

1. 4 new off road parking spaces to the rear, for customers only. Accessed via existing drop kerb and gated access. The gates will be locked at close of business to stop residents from parking in a private car park. Parking will include 1 disabled and 1 with EV charging point
2. Pedestrian access to the front of the florist/tearoom is to be level access and the egress to the rear is also to be level access.
3. Both front and rear doors are to be minimum 1022.5mm wide with a clear opening of 900mm, for wheelchair access.

10. Bio-Diversity

There will be a mix of bat boxes, bird boxes, bee boxes, planting boxes etc, which will enhance the bio-diversity of the rear garden area. No trees are to be removed. Just overgrown weeds etc are to be removed and replaced with flower boxes.

11. Conclusion

The proposed tearoom is designed to add to the local area, giving a valuable space for residents to relax and enjoy the company of others.

The materials to be use complement the existing building and the rear area as it is to be surrounded with new fencing, will not affect any neighbours privacy.