

# **Design And Access Statement**

## **Extension To 447 Victoria Avenue, Blackley**

### **To Side And Rear Of Existing Florists**

#### **874-09**

#### **1. Site Location**

We are seeking planning approval for a single storey side extension, external dining space to front and rear, with a new detached community room to the rear of the building.

#### **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 with associated tables and chairs within a demarked area to the front.
2. The rear of the tearoom is to be an outdoor dining area, with tables and chairs and 5 gazebos, with fixed seating and table within.
3. To the side of the rear garden is a proposed detached garden room which will be used as a community space. To be hired out for meetings, community events, possible uses are also neighbourhood watch meetings, children's parties, PT training/exercise/yoga space.

#### **4. Floor Area Of Extension**

The footprint area of the tearoom extension is 72m<sup>2</sup>.

The footprint area of the community room is 45m<sup>2</sup>

#### **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.

The front of the extension will have the servery which can serve at the counter inside and through a bi-fold window for the dining tables and chairs at the front.

## **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 where the tables and chairs will be situated.

The hard landscaping to the rear will be predominantly porous tarmac, with some flower boxes around the boundary.

## **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 dark grey, along with the existing shop front painted dark grey, to match.

Community building is to be clad in composite planks and a flat roof. With dark grey windows and doors.

## **9. Access**

1. No current vehicle parking, apart from some unofficial off-road spaces to the front.
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 and community room are both designed to add a community spirit to the local area.

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