

DESIGN AND ACCESS STATEMENT

Proposed 3 No. commercial Units & 2 No. residential apartments

To Land at Harper Fold Lane, Radcliffe

This statement applies to the planning application which relates to the new development at the above

Proposal

The proposal consists of the following :-

- Detached building providing 3 No. commercial units and 2 No. residential apartments to the first floor

Layout

The layout of the development consists of the detached building in addition to new access from Canute street and rear parking for 7 No. vehicles. The parking provided will serve both the customers of the commercial units and apartments.

To the rear of the building are enclosed yards serving both the commercial and residential units. Cycle storage will be provided to these areas in addition to bin storage. All building residents will be responsible for the upkeep and tidiness of these areas. This will be a condition of lease / sale for future tenants etc

The apartments are a mix of 1 and 2 bedroom units which fits in well with the surrounding properties (Mainly 2 & 3 bedroom terraced)

Adequate sound and fire protection will be provided between the commercial and residential apartments. This will be a requirement for the building regulations submission. At present the final design of this is to be confirmed. For the purposes of this application a sufficient planning condition would be required

Appearance

The building will be constructed in materials similar to the existing surroundings. With a combination of render to match the adjacent building and a slate / tile roof.

Landscaping

There will be a tarmac front with marked out parking. To the enclosed garden this will be block paved with a wany lap fence and secure lockable gate