

Design and Access Statement

Change of Use from Motorbike Showroom to Doggy Day Car Centre

Re. : **Application PP-13359916**

LPA Ref. : **71124**

Lady's Little Paws
Unit 1B. Jubilee Works,
Vale Street,
Radcliffe,
BL2 6QF.

1. Features on the existing site?

- ☐ Buildings – The existing property is of a modern insulated warehouse type construction, currently used as a motorbike showroom.
- ☐ Buildings Size - 18m x 10m, and is single storey.
- ☐ the building is located within an industrial estate and has no gardens but has communal carparking available.
- ☐ Boundaries – Are within enclosure of the industrial estate. See Location Plan.
- ☐ Immediately adjoining buildings and within the site are other industrial and commercial buildings / businesses.

2. Details of how access issues have been addressed

The 'access' component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to, **ensure that access is considered at the earliest stage in the development process, and to ensure that features are integrated into the design.**

The whole building is at Ground Floor with easy access for any concerns with Equality Act 2010 (which incorporates the Disability Discrimination Act 1995).

- ☐ Approaches to and around the site, including transport links are easy from the Main Bury Road.
- ☐ Car-parking, setting down points, are directly outside the building with communal carparking.
- ☐ The entrance is directly visible from the car parking area.
- ☐ Circulation throughout the building provides access to all areas. See layout plan.
- ☐ Facilities within the building including provision for Male and Female, and a Disabled W.C. is proposed to remain as existing.
- ☐ Signage is at the entrance to the industrial estate. Externally on the building is signage to direct public to the entrance. Internally there is emergency exit signage.

☐ An assessment of means of escape : As a mostly 'open plan' building, means of escape is at the entrance, and easily accessible.

3. Details of the layout of proposed development

- ☐ Relationship of buildings, routes and spaces. See Layout Plan and Location Plan
- ☐ Safety and security : Alarmed / Roller shutters / external lighting and CCTV.

4. Details of the scale/appearance of the proposed development

- ☐ Height, width, length, materials, detailed design : Same as Existing
- ☐ Relationship to surrounding development : Same as Existing
- ☐ Relevant local and national policies and guidance : Same as Existing

5. Details of the landscaping in the proposed development

- ☐ Suitability – the property is in the grounds of an existing industrial estate and does not affect any landscaping or trees.
- ☐ Sustainability – to remain as existing.

6. Details of how Heritage Assets issues have been addressed

- ☐ There are no listed buildings, conservation area, archaeology etc.
- ☐ There is no impact of the proposals on the heritage asset, including reference to national and local policies and guidance.