Design and Access Statement

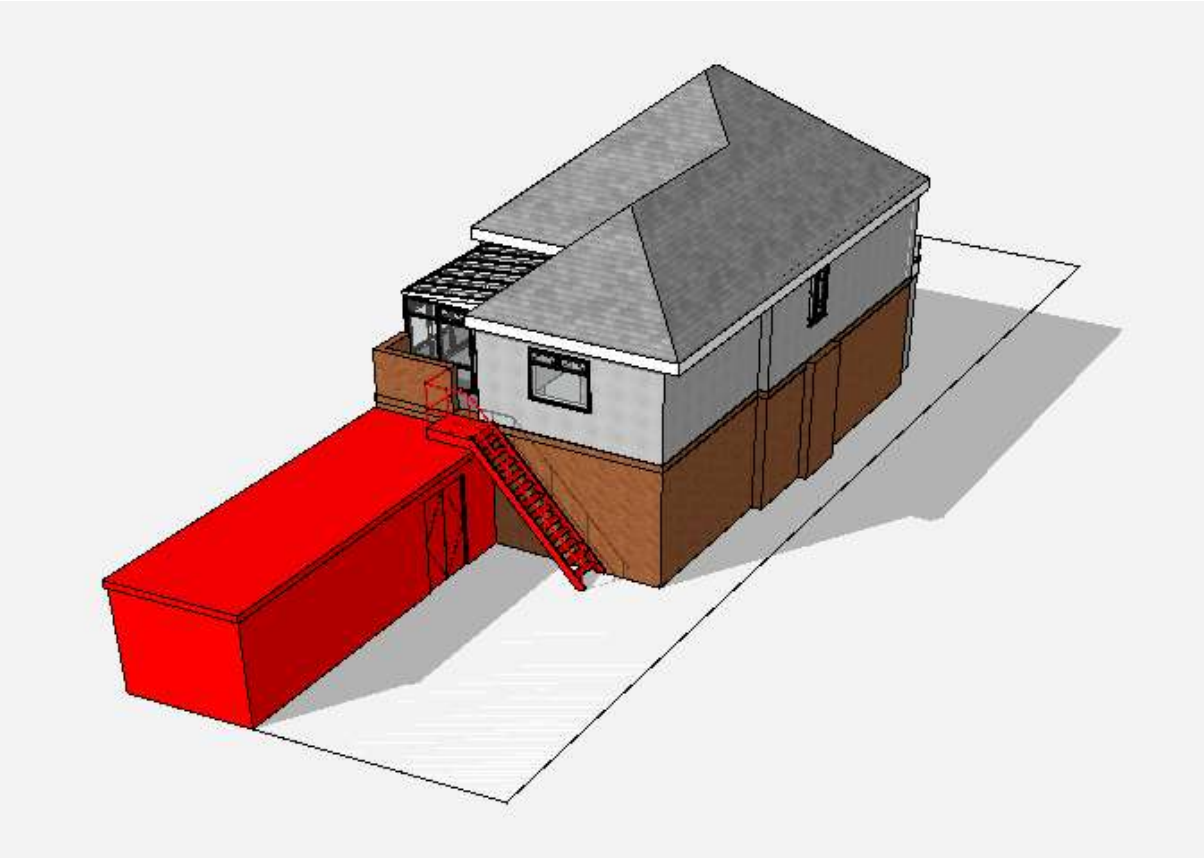
A&C Stores, 61 Froghall Road, Cheadle – Rear Extension

Use:

This application proposes a rear extension to house a store room, specifically for retail stock for the applicant's convenience store business. By forming the extension, the area currently needed for stock can be relocated and expanded. This will then enable expansion of the publicly accessible retail area within the existing footprint.

Amount:

Ideally the applicant would construct a larger extension that that currently applied for, however the proposed size of the extension strikes the right balance between meaningful expansion of the retail business and the residual amenity area for the residential dwelling above. Being essentially a 3 bedroomed apartment, the residual amenity space would be adequate.



Scale:

The height of the extension is driven again by a balance between minimising impact on the neighbour, and providing enough room for meaningful storage of stock and ability to manouvre.

Layout:

Again, the form of the extension in a linear block minimises impact on the amenity space to leave a well proportioned garden area.

Appearance:

The appearance is admittedly utilitarian, but the proposal will not be visible from the highway. The proposed materials (red brick and mineral felt) will match the existing building and local vernacular.

Landscaping:

Landscaping will be unaffected.

Access:

Access to the proposal will be similar to existing. Currently manually handled cages are wheeled along the side of the property between the delivery point (on the front forecourt) and the rear of the building. The existing external stair to the apartment will need to be slightly relocated.

