ADDITIONAL USE OF RETAIL WAREHOUSE CLUB (SUI GENERIS) AND DEMONSTRATION AREA TO EXISTING B2/B8 UNIT 8 ON NEW HADEN WORKS ST10 2NP

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1.0 Introduction

1.1 This Design and Access Statement has been prepared in response to the Government changes to the planning application process outlined in the Circular ***'Guidance on changes to the development control system'*** which came into effect on the 10 August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by Cabe entitled Design and Access Statements: How to Write, Read and Use Them.

1.3 This statement is in support of a planning application for an additional use of retail warehouse club(Sui generis) and demonstration area to existing B2/B8 UNIT 8 on New Haden works ST10 2NP.



Site Photo

2.0 Use

2.1 The site is an existing B2/B8 Unit 8 on New Haden works Cheadle ST10 2NP

2.2 The unit is occupied by Florist Wedding Craft supplies Ltd who operate their business out of there.

Site Photo



Site Photo



Site Photo



Location Plan



BLOCK PLAN SCALE 1:500

3.0 Amount

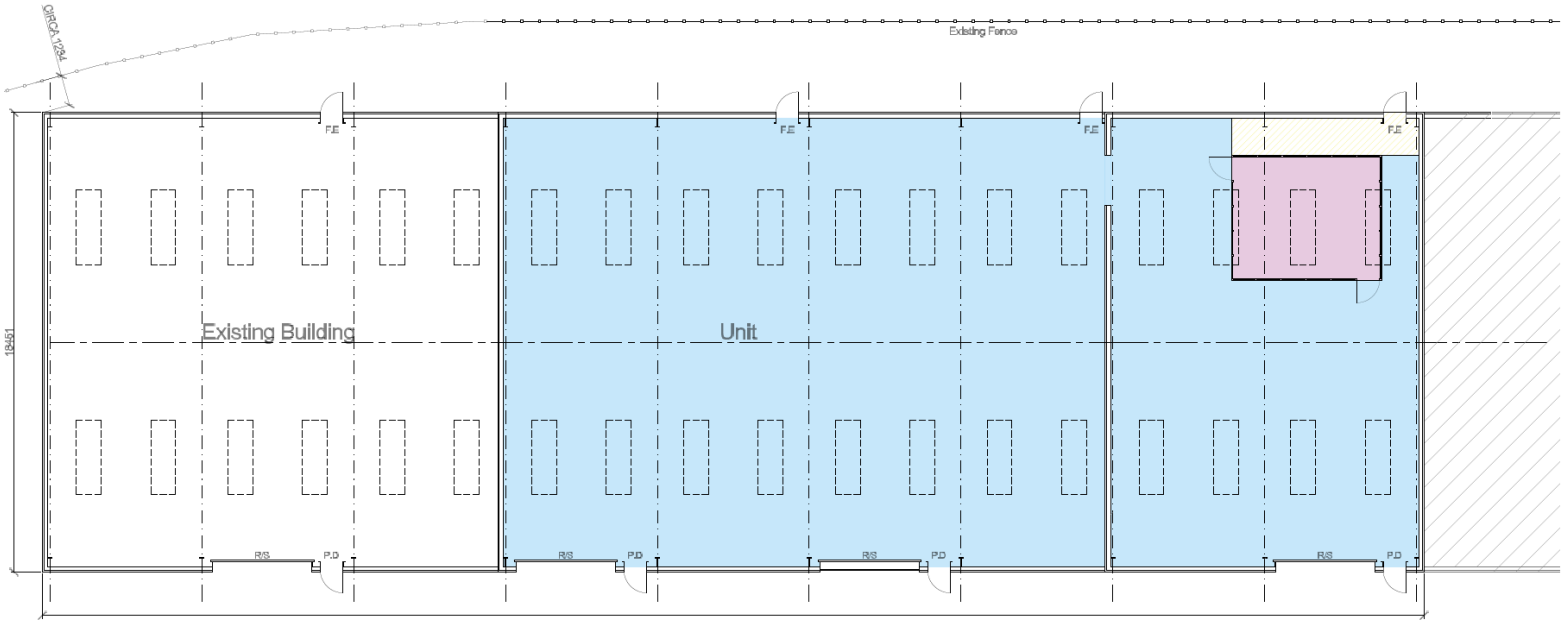
3.1 The proposal is for an additional use of retail warehouse club(Sui generis) and demonstration area to existing B2/B8 UNIT 8 on New Haden works ST10 2NP.

4.0 – Design Layout

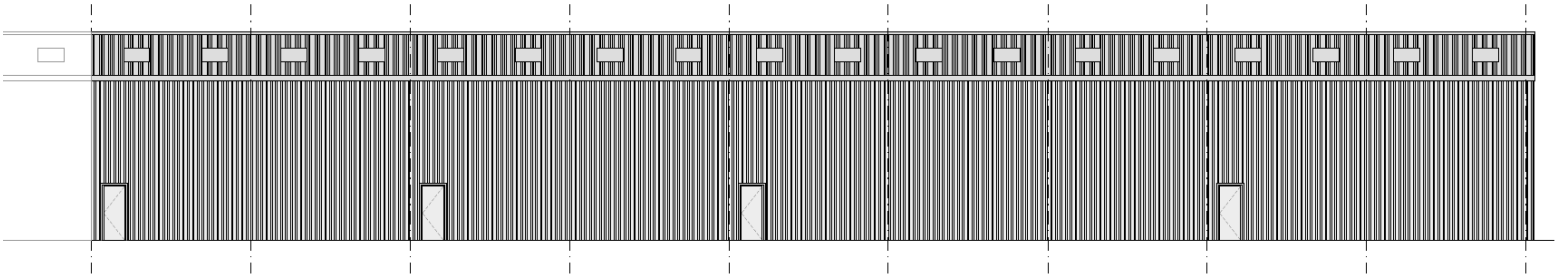
4.01 The Design does not involve any increase in floor space.

4.02 There is a new demonstration area within part of an existing unit.

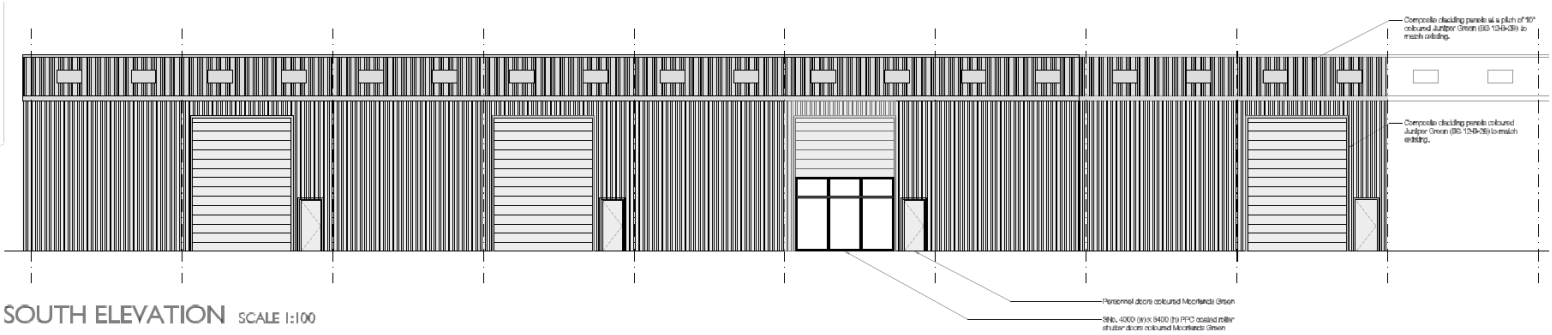
4.03 There is a new glazed screen behind an existing roller shutter door .



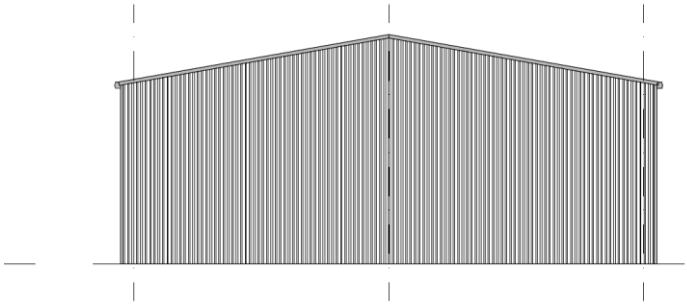
FLOOR PLAN SCALE 1:100



NORTH ELEVATION SCALE 1:100



SOUTH ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:200

5.0 Access

5.01 The pedestrian and vehicular access to the site and unit have not changed and are as per the existing.

6.00 Conclusion

Unit 8 on the New Haden Works has an existing B2/B8 use. The Sui generis use of retail warehouse club is an ancillary use of B2/B8. This additional ancillary use should therefore be seen as acceptable.