
321 – 325 Uttoxeter Rd
Stoke on Trent ST11 9QA

DESIGN AND ACCESS STATEMENT

**PROPOSAL: CREATION OF TWO ADDITIONAL COMMERCIAL
UNITS & LANDSCAPING** Issue date: 01-12-2025 / issue no: P1

J79 STUDIO



1.0 INTRODUCTION

This Planning Statement has been prepared in support of a Planning Application submitted to the Staffordshire Moorlands council, The development description is as follows:

Creations of two additional commercial units within the existing building, with additional bins and bike stores, planting, and EV chargers.

2.0 INTRODUCTION



Fig 1: aerial view of the proposed site (red boundary)

The property is located within the village of Blythe Bridge to the south of the city. The property comprises a substantial, detached retail premises with a large car

The property comprises a substantial detached building arranged over the ground floor only with brick elevations beneath a flat roof structure. The property has formerly been occupied by both Co-Op and more recently as a Premier but is currently trading as Blythe Bridge Local. It is situated on a generous site area with a car park for approximately 26 vehicles which also accommodates In-Post lockers and a Wash. ME Launderette. Internally the property comprises a large, open plan sales area.

To the rear of the sales area is a good-sized stock room, off which are three walk-in chillers, manager's office, kitchen, WC with a shower unit and access to a small secure yard and outbuilding. park which is occupied as a convenience supermarket.

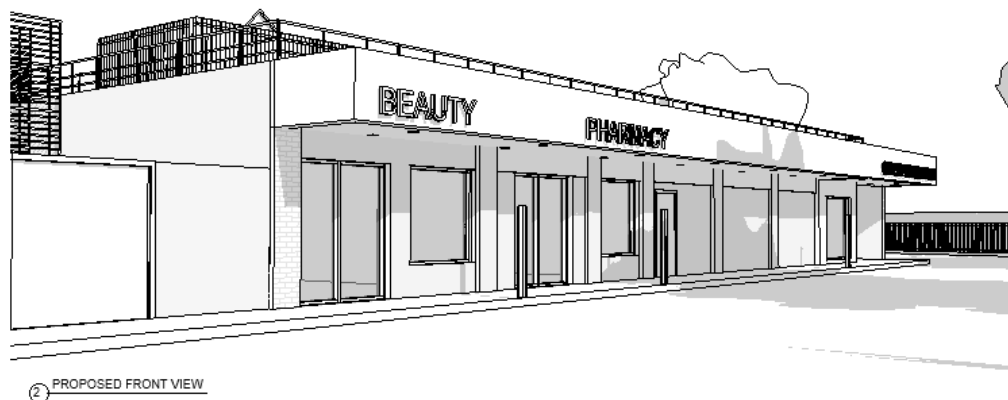
of Stoke-on-Trent. The application site comprises a commercial storey building, with car park around the building. The building itself has a fairly neutral impact on the street scene, set behind the houses facing onto Uttoxeter Road.

Main issues to consider in terms of details will include

- Noise relative to close adjacent neighbours / hours of opening and delivery timings
- Air quality impacts from traffic / vehicles again bearing in mind close adjacent neighbours
- Lighting impacts - bearing in mind close adjacent neighbours
- the above of course all need to be considered with regard to the current site baseline use
- Street scene impacts of any signage / security fencing / boundary treatments etc – signage will be subject to advertisement consent
- Visual appearance of the building / new doors and shop windows/canopies etc including specific design details of doors and windows. **Response: The new full-height shop front glazing will provide active frontage to the existing blank wall.**



Existing Front elevation



Proposed Front elevation

- Parking provision relative to floor space – please see guidelines in the Local Plan at appendix 2 p.186 . **Response: Class A1 / Shops: 1 space per 20 sqm. Class A2 / Financial and professional service: 1 space per 30 sqm. The total retail floor area is 390 SQM, which equates to 19.5 parking spaces. Currently there are 26 spaces.**
- Site security by design. **Response: The proposal will comply with Crime Prevention Through Environmental Design (CPTED). New timber fencing adjacent to Wesley Street to establish the secure perimeter. Secure internal metal shutter to shop front. Security lighting to the bin and bike area & rear alley behind the store.**
- Fencing and boundary treatments generally. **Response: New timber fencing adjacent to Wesley Street to establish the secure perimeter.**

3.0 PRINCIPLE OF DEVELOPMENT

The proposed development would provide two additional commercial units, which would give diversity of business in the local area.

4.0 TRANSPORT / BIKE STORE

Cycle store have been provided for commercial units

12.1 Amenity – Daylight / Sunlight

Design consideration has been given to minimising the impact on the daylight level of the adjacent properties. The design is supported by Daylight report.

13.0 AIR QUALITY

The Air Quality Assessment includes relocating the rear exhaust vents and conditioning units, as these may cause odour or air quality nuisances to future occupants. All flats will be fitted with wall-mounted MVHR in line with the acoustic report. With air quality filter fitted. All intake of fresh air to be taken from rear the building.

14.0 NOISE

It is doubtful that any private balconies or gardens in the nearby area are not exposed to daytime noise levels in excess of 55dB. As noted in BS8233, the exceedances noted should not preclude development in an inner-city environment.

15.0 HIGHWAY

Fig 16: Refer to transport report by Redwood Partnership

Developments is providing cycle parking in accordance with the minimum standards. Cycle parking is designed and laid out in accordance with the guidance.

19.0 DISABLED ACCESS

Compliance with the above should be demonstrated through the submission of an Accessibility Statement, with accompanying drawings where necessary, to demonstrate compliance with the relevant building regulations standards. All commercial units will have level threshold and disabled parking outside the units.

20.0 ECOLOGY AND TREES

Moreover, the council will seek to protect existing tree and landscape features and enhance open spaces by creating new areas of vegetation cover (including linking fragmented areas) for the benefit of wildlife. A green roof and hedging have been included in the proposal

21.0 SUSTAINABLE WASTE MANAGEMENT

A dedicated Refuse and Recycling bin store has been allocated in the scheme, which demonstrates how a refuse collection vehicle would be able to service the site safely and conveniently, adhering to the council's adopted guidance and the actions required by residents (and waste operatives on collection days). The tracked vehicle movements diagram has been included in the transport statement.

23.0 FLOODING AND DRAINAGE

The application site lies outside of Flood Risk Zone and does not lie within a critical drainage area.

24.0 WATER EFFICIENCY

The water consumption of the development will not exceeding 105 litres per day per dwelling in line with water efficiency calculator for new dwelling from the Department of Communities and local Government.

25.0 Green Guide of Specification of the Building Material

At least three key elements of the building work (external brick, windows, roof) are to achieve a rating of A+ to D in the BRE the Green Guide of specification. Minimum 80% of timber and timber products are to be sourced from accredited FSC or programme of endorsement of Forestry Certification scheme

26.0 Surface water Drainage strategy



500 litre Slimline
potable tank 17...

Refer to drawing A110. The consultant of Secured by Design is with
Duncan.Fisher@staffordshire.police.uk



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