

DESIGN & ACCESS STATEMENT

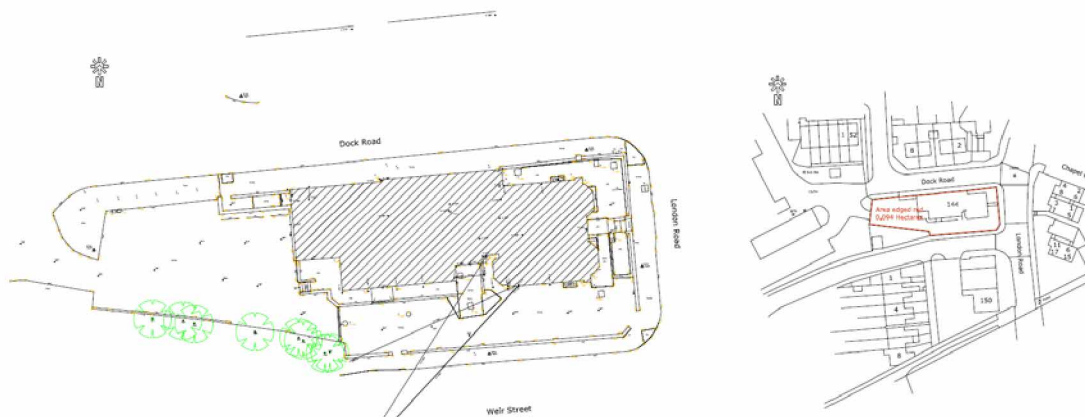
Deafness Support Network, 144 London Road, Northwich, CW9 5HH

The Site

The existing building is located on the corner of London Road, Weir Street and Dock Road (see site plan extract below)

The building is a 3 storey traditional building in Cheshire brick under a slate roof (see photographs below) onto which was added a flat roof link (application 4/29502) in the 1990's and a 2 storey rear extension (application 4/32177) in the early 2000's. The later 2 storey extension is a partial basement construction which is visible from Dock Road (see photograph 6 below)

The site currently has vehicular access off Dock Road and pedestrian access off Weir Street and London Road.



Existing Site Plan



Photograph 1 – Existing East Elevation



Photograph 2 – Existing South & West Elevations



Photograph 3 – Existing South Elevation



Photograph 4 – Existing West Elevation



Photograph 5 – Existing North Elevation



Photograph 6 – Existing North Elevation

Surroundings

The proposed site is surrounded by a mix of uses, styles and ages of buildings.

To the North are 1950/1960's semi-detached properties constructed in facing brick under a concrete interlocking tile roof (Photograph 7)

To the South is a former Co Operative building built in 1901 in red brick under a slate roof and which has since had a number of alterations (photograph 8)

To the East on the opposite of London Road is a series of apartment buildings constructed in the 1980's using red facing brick under a metal sheet clad roof (Photograph 9).



Photograph 7 – Dock Road properties



Photograph 8 – adjacent to site London Road



Photograph 9 – Opposite site on London Road

Use

The proposal is to demolish the existing three storey property rear outrigger of the original building, together with the flat roof link and to construct a 3 storey extension.

The original building incorporates a traditional layout with steep internal staircase over the 3 floors, which limits access and use of the upper floors.

The proposed extension is to provide a new entrance, stairwell and lift in order to modernise the internal layout of the building and allowing access to allow floors.

Amount

The proposal is to demolish the existing rear outrigger section of the building and the flat roof link which have a gross external floor area of 47m². It is then proposed to construct a 3 storey extension having a gross external floor area of 151m².

Layout

The layout has been largely dictated by the existing site levels and is considered to make the best use of the overall site area. It has also been set out to reduce impact on the existing surrounding properties respecting opposing window separation distances.

Scale

The scale of the proposed extension is appropriate to the size of the existing building at approximately 9.7m high which is proportionate to the existing building which has a maximum height 10.5m.



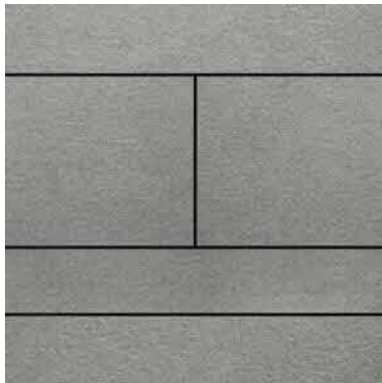
Indicative Street Scene from London Road/Weir Street junction

Landscaping

The proposal involves a new access to the audiology room avoiding the use of the existing front elevation door. This therefore allows the current ramp and concrete paving (photograph 1) to be removed and the area soft landscaped.

Appearance

The general appearance of the proposal is a traditional brick structure extending up to a 6.3m height level with the eaves of the existing building above which it is proposed to use a Equitone Lunara façade panel in grey to compliment the grey slate roof of the main building whilst providing a full second floor to allow the staircase and lift enclosure. This can be seen on the indicative street scene above and the brochure extract below.



The main Southerly glazed screen to the entrance is to be powder coated aluminium in Anthracite Grey. The remaining windows to the extension and to the existing building are to be PVCu in Anthracite Grey.

Access

The proposal is designed in accordance with the Part M of the Building Regulations allowing access via the proposed ramped approach.

Internally the lift together with wider corridors and doors will allow wheelchair access to all 3 floors.

The proximity to the 3 surrounding roads will also not limit access for emergency services.