PLANNING, DESIGN & ACCESS STATEMENT

PROPOSED CHANGE OF USE TO VETERINARY SURGERY, UNIT 3 THORNBROOK ROAD, CHAPEL-EN-LE-FRITH, SK23 0LX

AMENDMENT TO CONSENT REF HPK/2011/0319

Planning Portal Reference PP-01870426

FOR CPM (CHESHIRE) LTD T/A VICTORIA VETERINARY CENTRE LTD

CONTEXT

This application follows consent ref HPK/2011/0319 dated 11/08/2011 and relates to amended proposals as detailed below, and on attached drawings:

3612-01 Plans & Elevations as existing.

3612-04 Plans & Elevations as proposed.

3612-05 – Block & Location plans.

AMOUNT

Existing vacant 2 storey former retail unit with first floor apartment.

ACCESS

As previously approved, the ground floor is to form an extension of the existing, adjoining established use. However, to overcome the difference in floor levels, the ground floor level and entrance door are to be raised approximately 225mm to coincide with the adjoining unit. This will avoid internal steps/ramps but as this unit will now provide the primary access, an external ramp is included.

Access to the first floor apartment has historically been provided from within the ground floor unit. It is now proposed to separate this by provision of an external rear staircase, via which access to the first floor apartment over the adjoining unit can be facilitated. (As other first floor units)

LAYOUT

As previously approved subject to minor changes as described above.

SCALE –

No change to existing.

APPEARANCE

Amendment to primary access door, with ramped access, and external rear access and stair to first floor apartment.