



LF Architecture Ltd

architectural consultants

Design and Access Statement

S. Wellens & Sons, 121 Long Street, Middleton, M24 6DL

Single storey extension to existing workshop building, and replacement roof cladding, rooflights and external modifications to back of house accommodation.



- 1. Use:** The existing use of the site is a Funeral Directors facility. There is no change of use proposed.
- 2. Amount:** The application is for a single storey side extension to an existing workshop outbuilding, with a proposed external footprint of 16m².
In addition to the workshop extension, the application seeks approval for the replacement of existing asbestos roofing sheets for the entire Northern wing of the building which contains the back of house functions.
- 3. Layout:** The proposed workshop extension is located adjacent to the Southern edge of the property boundary, towards the rear of the site. It extends the full width of the workshop by an additional 2.3 metres towards the South boundary.
Internal alterations within the Northern wing (BOH areas) are also proposed, to improve the practicality of the layout of the business.
- 4. Access:** There are no alterations to the main front facing entrances into the building. A vehicle access roller shutter door will be removed and blocked in as part of the

internal layout modifications, and new doors for rear access (West elevation) and side access (Inner South elevation) will be installed.

5. **Scale:** The proposed workshop extension is a small scale development adding a floor area of 13m² to the 913m² of existing internal floor area. The single storey form is in keeping with the existing building in terms of height and width.
6. **Landscaping:** N/A
7. **Appearance:** The proposed extension has a simple form with a shallow pitched roof following the profile of the existing building. The extension walls are to be rendered blockwork to colour match the existing. No new windows are proposed. For the replacement roof to the Northern wing, Kingspan QuadCore KS1000RW insulated profiled roof panels are proposed, in a colour Goosewing Grey.



Rear Northern wing, showing existing asbestos roofing panels.