

BAREL ARCHITECTURE

PROJECT

REAR EXTENSION & SHOP ALTERATIONS

AT

1 BAILEYS LANE,
L26 2XB



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INTRODUCTION



This Design and Access Statement accompanies a full planning application for the construction of a single-storey rear extension and associated alterations to the ground floor commercial unit at 1 Baileys Lane, L26 2XB.

The proposal has been carefully considered in terms of scale, layout and materials to ensure it remains appropriate to the existing building and surrounding context, while improving the functionality and internal arrangement of the commercial space. The design approach aims to enhance natural light and usability with minimal impact on the external appearance and neighbouring properties.

The following documents are submitted in support of this application:

- Existing Plans, Elevations, and Sections,
- Proposed Plans, Elevations, and Sections,
- Location Plan and Site Plan,
- Photographs of the Site.



DESIGN PROPOSALS

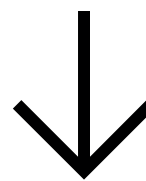
ARCHITECTURAL APPROACH

The proposal involves the construction of a single-storey rear extension to the ground floor commercial unit, extending the existing footprint to improve the internal layout and operational efficiency of the space. The extension will project from the rear of the existing building and will be integrated with the current structure.

The design adopts a simple and functional approach, utilising materials that match or complement the existing building, including brickwork and modern window systems. New side windows are proposed to improve natural light within the extended area, while the enlarged front window will enhance the street presence and internal daylight. The roof of the extension will be kept at a modest height and below the main building, ensuring that the development remains subordinate and does not appear overly dominant. Internal alterations will include the removal of non-structural partitions to create a more open and efficient commercial layout.

The proposal is intended to improve the usability and overall quality of the commercial unit, providing a brighter and more functional environment without adversely affecting the character of the building or surrounding area.

DESIGN PRINCIPLES



Use

The proposed extension will be used as part of the existing ground floor commercial unit, providing additional space for food preparation, service and general operational use. It does not introduce any change of use to the building.

Access

Access arrangements will remain unchanged. The commercial unit will continue to be accessed from the front, with internal access to the extended area. The residential unit above will retain its separate and independent entrance.

Structural

The extension will be constructed to the rear of the existing building with appropriate foundations. Internal alterations will involve the removal of non-structural partitions to improve the layout. All works will be carried out in accordance with current Building Regulations.

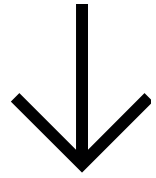
Materials

Materials will be selected to match or complement the existing building, including facing brickwork and modern window systems. New windows will be introduced to improve natural light, and the overall appearance will remain consistent with the existing property.

Form & Impact

The extension is single-storey and designed to remain subordinate to the existing building. Its scale and form ensure no significant impact on neighbouring properties or the surrounding area.

DESIGN PRINCIPLES



Sustainability

The proposal makes efficient use of the existing building and footprint, minimising unnecessary construction. Improved natural daylight and ventilation are achieved through new openings, reducing reliance on artificial lighting. Durable and low-maintenance materials will be used to ensure long-term performance.

Design Context

The design has been developed in response to the existing building and surrounding context. The extension remains modest in scale and uses materials that match or complement the existing structure, ensuring it integrates well with the property and the wider street scene.

CONCLUSION



The proposal represents a modest and appropriate extension to the existing ground floor commercial unit, improving its functionality and internal layout without altering the overall character of the building.

The design remains proportionate and subordinate, ensuring no adverse impact on the surrounding area or neighbouring properties. The existing residential unit above is unaffected and will continue to operate independently.

The application has been prepared with clear and supporting documentation, and planning approval is respectfully requested.

Yours sincerely,

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