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DESIGN AND ACCESS STATEMENT

PROPOSED DEMOLITION OF AN EXISTING WAREHOUSE AND A NEW EXTENSION TO FORM A LARGER TRADE COUNTER AND WAREHOUSE TOGETHER WITH NEW BOUNDARY TREATMENT.

BACKGROUND

The application site comprises of a number of existing buildings and an open storage yard. This is currently in use as a timber and building supplies merchants.

The site supplies local building, civil engineering and home improvement companies within the Broughton area.

PROPOSAL

The proposal is to remove an existing warehouse which is in poor condition and to replace this with an extension to the most recent of the buildings located on site located close to the site entrance. This building serves as the sales area and display area for the site.

The steel palisade fencing facing Chester Road is to be removed and a landscaped area formed between the extension and the back of the footway. The landscape will extend to the area between the existing building and the footway.

The access to the site is via a vehicular gate from Chester Road. This will be increased in width to assist with traffic movement and pedestrian separation.

LAYOUT

The proposal can be considered in two parts. The larger part of the extension is to be used as a warehouse to typically accommodate plasterboard, timber and board insulation. This will be located along the boundary with Airbus Industries and the Glynn Arms PH.

The portion of the extension adjoining Chester Road will form an extension to the shop / trade sales area and incorporate a display window facing Chester Road which will allow the operator to display the kitchens and bathrooms they sell.

The existing yard will remain largely untouched and will accommodate materials which will not deteriorate when stored externally.

SCALE

The proposal will be similar in scale to the existing warehouse which has an overall height of 6700 above the yard level.

LANDSCAPING

The frontage to Chester Road requires special treatment as this will become an open area allowing views into the display area through the new windows.

ACCESS

Increased access width will allow delivery and visiting vehicles to enter and leave the site more safely.

DESIGN

The elevation facing Chester Road will comprise of brickwork up to 3600 above ground level which is the eaves height of the existing shop / sales building. The display windows will have coloured alloy frames and the remaining elevation will be in profiled steel.

CONCLUSION

The proposal if granted will provide an opportunity for an existing business to modernise, improve safety and make a contribution to the local economy.

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