

Design and Access Statement

For

Extension and alterations

New Commercial units at

Land at Britannia Street,

Heywood. OL10 4PW.

26-8-2022

This Design and Access Statement has been prepared in support of a full planning application at Britannia Street, Heywood for the creation of 4No. commercial units with the use class of B2.

The existing site is currently used as storage for skips and tools. The proposal is to provide 4 commercial unit open plan at ground floor with an office on a first-floor mezzanine. The units will all be on a single row and will have a single access door and a large roller shutter door to the front elevation.

The units will be completed with a smooth red facing brick and blue composite roof and wall cladding similar to the units on George Street.

The front elevation of the units will face South and will be on the right-hand side as you enter the site from Britannia Street. The remaining area of the site will be finished with a concrete parking area which will include surface water drainage.

A bin store area will be provided on the site to the Southeast along with a bike store on the West fence line.

New 2.45m high palisade fencing will be provided to the whole site and will include lockable gates to the compound onto Britannia Street. All fencing will be finished in the same grey colour matching the fencing on George Street.

Access into the site would be from Georges Street, onto Britannia Street and via lockable palisade fencing and gates into the compound.

All materials used in the alterations have been chosen to match the existing commercial buildings in the area as close as possible.