

25.105 Design and Access Statement

For

Demolition of existing canopy and erection of a new canopy

At

Crown Oil Ltd, The Oil Centre, Bury New Rd, Heap Bridge, Heywood, Bury, BL9 7HY

1.0 Introduction

This Design and Access Statement has been produced to support a full planning application for: **demolition of existing canopy and erection of a new canopy.**

This statement should be read in conjunction with the following drawings:

- 25.105.00-1001 location plan
- 25.105.00-1002 existing site plan
- 25.105.00-1003 proposed site plan
- 25.105.00-2001 existing floor plan
- 25.105.00-2002 proposed floor plan
- 25.105.00-3001 existing elevations
- 25.105.00-3002 proposed elevations

2.0 Location

The application site is located on Bury New Road, Heap Bridge, Heywood, Bury, BL9 7HY. The site is a well-established oil distribution centre which has been operational since 1990 within an existing mixed use industrial setting.

3.0 Use

The existing building became operational in 1990 and is one of the most well-established industrial buildings within its local area. The existing building is used as both the headquarters for the Crown group as well as the head operations building for the Crown oil distribution and logistics. The building is a centre point for all surrounding Crown properties and ownership. Additionally, the site is used for oil blending and distribution for the Crown tanker fleet with the existing high bay storage and canopy utilised for onsite product storage.

This application will not be changing the use of the site it is only for the erection of a larger canopy in place of the existing ensuring full coverage between the existing office building and high bay storage unit while also increasing the canopy storage potential.

4.0 Amount

The existing canopy has a total gross external floor area of 178m².

The proposed new canopy will have a total gross external floor area of 252m².

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Due to the existing canopy being set back one bay from the southern elevation of the building despite the increase in size the overall amount increase will be consist with the furthest extents of the building. This canopy will effectively infill the space between the units.

5.0 Scale

The scale of the canopy has been a key consideration of the design. The footprint and height increases have been kept within the parameters of the existing building so that the overall height will not be any taller than the existing structures and the footprint will not extend beyond the footprints of the two buildings. With this in mind the scale of the canopy is proportional to the building despite the increase in size.

6.0 Layout

The canopy is designed as a standard steel portal frame construction with column positions to suit the existing grid system. The southern side of the canopy will be open up to the eaves height of the office building allowing for easy access for equipment and machinery as required. The canopy position will allow for covered access between both Crown Oil buildings on site.

7.0 Appearance

The appearance of the proposed canopy is intended to match what is existing. The brickwork wall that will have to be demolished as part of the demolitions will be rebuilt with matching materials. The new cladding will also be of matching type and material to the existing with flashings, gutters and trims in a similar red to match. The overall intention is for the canopy to blend in with the existing building and have a minimal impact on the existing street scene.

8.0 Access

Due to the nature of this development existing access arrangements on site will not be affected post completion.

9.0 Ecology

The application site is only for the area of the existing canopy which is entirely existing built form and hardstanding with no existing ecological features. Due to the this the scheme will be exempt from BNG due to the de minimis exemption. There are also no nearby areas of ecological concern that would be affected by the development

10.0 Flood risk and drainage

The site is within an area of low flood risk and the intention is for the existing drainage connections to be retained and utilised for the new canopy.

10.0 Summary

The proposed canopy should be approved by the local planning authority due to its minimal impact on the surrounding area, the minimal impact on the existing ownership and the improvement it will provide for Crown Oil's continued site operations.