

Design & Access Statement

40 Doctor Fold Lane, Heywood, OL10 2QE

FT Surfacing

SITE

The site and buildings are located on Doctor Fold Lane, Heywood and within the designated Green Belt. Vehicular access for the site is via Doctor Fold Lane, there is no proposed change to the access. The site contains a mixture of residential properties along with agricultural buildings and facilities. To the North and West of the site is agricultural land, to the East is residential properties and industrial units and to the South is a number of commercial units along with the M62 motorway.



PROPOSAL

The scheme is for the regularisation of an agricultural equipment store, along with the change of use of an existing residential garage to an office with associated parking area. The equipment store, office and parking area are for the use of local business and applicant FT Surfacing, who specialise in groundworks and resurfacing projects. The office, store and parking area are linked by a hardstanding access road through the site.

BUILDINGS

EQUIPMENT STORE

The equipment store is a blockwork and profiled metal clad building with roller shutter door that was constructed many years ago for use as an agricultural store. We have not been able to ascertain exactly when the unit was built other than it has been standing for several years. The store is now used by FT Surfacing as a store for equipment and materials associated with the business, it has been used by FT Surfacing since January 2023. No material changes have been made to the unit.

GARAGE CONVERSION TO OFFICE & PARKING

The residential garage was converted to an office space for FT Surfacing in November 2023. Two rooflights have been added to the roof to allow for extra natural light into the space. There are three full-time members of staff who work in the office from Monday to Friday.

In July 2023 a soft landscaped part of the site, approximate area of 110m², was resurfaced to create a hardstanding parking area, this is used by the three members of staff who work in the office, as well as for the overnight parking of vehicles used by the business.

Access to the site is via the existing entrance on Doctor Fold Lane.