

Design & Access Statement
for
Erection of warehouse building
at
2 School Lane, Rochdale OL16 1QP



This statement has been prepared to support a planning application for erection of a single storey commercial building. Application site is at School Lane. It is a commercial area close to city center. The place has become fly tipping, people passing by throw rubbish there and also rubbish is dumped some time in night.

The proposal is to erect a single storey storage unit on the piece of vacant land. Building will be built using common bricks and grey metal composite roof system to match with surrounding properties. The eaves and guttering will be made from metal and painted with appropriate colour with uPVC down pipes. Ridge height approximately 5m eaves height 3.8m. Bins to be stored in side alleyway.

Two cars parking provided within the site. There is on street car parking spaces also available. The business will be will not impact on existing parking. There is plenty of on street parking with no parking restriction. We believe parking will not be a problem.

Design aim is to provide a high quality commercial/storage space with a modern look and matching with surrounding properties.

We believe that the application should be approved on the grounds that the proposed scheme will improve the area ; as the space has become fly tipping and eyesore, the new unit will not impact adversely on area or street scene but improve the look. Allowing new unit will be best use of the space, there will be a new business opportunity. We trust the proposed use would not have an adverse impact on neighbours or on the character of the area. It will improve the environment from a security point of view and will create job opportunities in vicinity and revenue for city council in form of business rates. The site is large enough to cope with this type of development with no compromise on amenity space.