

STUDIO OL3

ARCHITECTURAL DESIGN

Retrospective Design & Access Statement

- PROPOSED ERECTION OF NEW GARAGE
- ADDED STORAGE CONTAINER

Site address:

Volksmaster,
135 York Street,
Heywood,
OL104NS,



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Oldham Broadway Business Park,

Chadderton,

Oldham,

OL9 9XA

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1. Description of Work

The proposal includes the retrospective erection of a new garage and storage container in the existing carpark of the volksmaster site. The new garage will be used as an additional space to work on cars exactly how the existing garage spaces are used. The Storage container will only be used as storage.

2. Use

The existing building use is a vehicle repair shop; the proposed use is to remain as a vehicle repair shop but with an additional garage space to bring in more business.

3. Amount of Development

- The existing four car parking spaces are to be removed to form a new garage space and storage space.

4. Layout

- The new garage is to be constructed adjacent to the existing building on the opposing side of the entrance gate.

5. Scale

Proposed Garage

- This will have a pitched roof with that will not exceed the ridge height line of the existing garage pitched roof.

Proposed Storage container

- This is a 1.9m tall container.

6. Landscaping

- There will be minimal external landscaping required which will mostly consist of making good to any disturbed surfaces that lie adjacent to the proposed building work.

7. Appearance

- The proposed garage will be clad in light grey cladding on the roof and walls. The door along with the fascias and water good will be anthracite grey. Concrete is used for the foundation and ramp to match the existing floor finish of the site.
- The proposed container is painted dark green.

8. Access

- Access to the site from the road is to remain as existing, via Adelaide St.
- Access to the primary entrances is to remain as existing.

