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EQIL ACTION

Design & Access Statement

276/269 OLDHAM ROAD BESWICK MANCHESTER M40 7PS

The proposal is to develop 2no speculative units for B1 & B8 usage.
At present the site is part derelict & part used as a car wash in a derelict petrol fuel station which was closed approx. 7 years ago. The existing garage site has two road accesses from Oldham Road, one will be retained and another new access created to give access to the new development. The site would be enclosed in a 2metres high security metal fence with gates to be dark green in colour. The rear of the site boundary is on to derelict railway land.(railway sidings at a raised level)
A paint manufacturing plant is to the north and a repair garage to the south in very old buildings of no architectural merit. On the opposite side of Oldham Road is a Church and church hall which is surrounded by poor quality local authority housing.
The 2no Units would be brick clad with buff coloured brickwork with an eaves height of 4 metres and a plan area of 265 sq. metres per unit The roof would have a grey metal finished appearance. Metal roller shutter doors will give vehicle access to the units.
Landscaping would be provided to the Oldham Road frontage as indicated on the site plan
The units will conform to the Disable act in terms of access, door widths and disabled toilet provision as The Design for Access 2 document.
Refuse areas for containers are included & will be designed to suit the occupant's requirements when known however a provision for 6no segregated bins per unit has been allowed for after discussions with the council's waste department.