DESIGN AND ACCESS STATEMENT
IN SUPPORT OF PLANNING APPLICATION
PETROL FILLING STATION, 48 WILBRAHAM ROAD, CHORLTON, MANCHESTER
DECEMBER 2013

The Design and Access requirements of the site have evolved from an appraisal of the site's context in terms of its surroundings and in relation to the proposed Petrol Filling Station (PFS) (Use Class Sui Generis) use.

In accordance with the requirement to formally state how design and access issues have been considered, this document addresses the design principles and concepts that have been applied to the development of the site in relation to the location, use, layout, scale, appearance and landscaping.

Location

The site is located at 418A Wilbraham Road, Chorlton, Manchester, M21 0SD.

The planning application site is currently occupied by two separate uses. A Shell branded petrol filling station is located to the south of the site and is accessed/egressed directly off Wilbraham Road. In addition, a garage/car repair facility is situated to the rear of the site and has a separate access off Buckingham Road. The total existing gross floorspace of both uses is 422sq.m.

The site is bordered by residential properties to the north, to the east by Buckingham Road, to the south by Wilbraham Road and to the west by the Metrolink with a Morrisons supermarket situated beyond.

Use

The site is currently being utilised as a Shell branded petrol filling station on a 24 hour basis.

The existing site represents a somewhat outdated PFS facility (both visually and operationally) and its redevelopment is essential in order to provide an enhanced facility capable of meeting the demands of a modern PFS operator.

Layout

The redevelopment of the PFS will include 4 no. fuel pump islands, under a canopy in a linear starter gate layout, located in a broadly central location within the PFS site. A small forecourt shop is proposed to the east of the fuel pumps, which will be used primarily for fuel purchase transactions and support facilities. Ancillary to the sale of fuel, the site will accommodate air/water facilities positioned to the south east of the site. The off set (to which the fuel tankers connect, when refilling tanks) is proposed to be located to the south of the site. In addition, five designated staff parking spaces will be situated within the site.

An acoustic fence is also proposed to the north of the PFS canopy and pumps on the site as shown on submitted Proposed Site Layout (Drawing ref: 131163_PLG3). The area to the north of the acoustic fence, up to the boundary of the site, will be appropriately landscaped.

Fuel tanks will be located beneath the forecourt, as is standard with PFS operations.

Full details of the proposed site layout of the PFS are available on the submitted Proposed Site Layout Plan (Drawing ref: 131163-PLG3).

Scale

The scale of the development is considered to be wholly appropriate within its location, given the scale and the existing PFS.

The height of the canopy (4500mm underside) is typical of PFS forecourts nationwide.

The proposed forecourt shop will be 102 sq.m (gross) in size.

Appearance

The style of the sales building and site wide facilities reflect a modern PFS, with a simple, uncluttered design adopting a light and modern appearance.

The site's appearance is guided by the nature and requirements of a safe and functional PFS. The PFS design creates a clean, legible, welcoming environment, which is modern, attractive and uncluttered.

The appearance seeks to reflect the surrounding retail use whilst remaining considerate towards the wider surrounding area.

Landscaping

Given the commercial and functional nature of the development proposed, along with the context of the wider surrounding area, limited landscaping will be introduced at the site, as part of the development.

However, it is proposed that the area of land to the north of the site between the proposed acoustic fence and the existing boundary wall will be appropriately landscaped to improve the overall visual appearance of the site when viewed from the north.

Access

The access arrangements proposed as part of this application will remain broadly the same as existing and customers will access and egress the site from Wilbraham Road. However, this application proposes the realignment of the existing access/egress to accommodate the new PFS layout.

The existing access/egress, currently used by the garage and car repair facility, to the north east of the site off Buckingham Road will be removed.

Full details of the proposed access arrangements of the PFS are available on the submitted Proposed Site Layout Plan (Drawing ref: 131163-PLG3).

For operational and design reasons, the forecourt will be a level surface with level access (and ramps as necessary) provided to the shop. Services are therefore provided with an access that meets the needs of those who are less able bodied, as well as those with pushchairs. Tanker deliveries can be accommodated on site and deliveries to the shop can be accommodated in a similar fashion. The entrance to the forecourt shop fronts onto the forecourt providing clear legibility across the PFS site.

The proposed redevelopment will represent an improvement in respect of levels when set against the current levels present across the site.

The forecourt canopy will extend from the kiosk to provide coverage of the fuel pumps, thereby providing an efficient site layout. Both the canopy and fuel pumps have been located in a manner which enables traffic to slow in a safe and efficient manner throughout the site.

Conclusions

The proposed redevelopment of the site will offer a modern PFS facility which will serve the daily needs of the local community. The development scheme seeks to provide an attractive, modern PFS facility which will improve the overall site appearance. The proposed site layout and access arrangements have been designed in an efficient manner and will provide vehicular access arrangements which allow for the safe movement of customers and delivery vehicles through the site.