

DESIGN AND ACCESS STATEMENT FOR THE PROPOSED POLYTUNNEL CANOPY AT SPRINGWOOD NURSERIES AND GARDEN CENTRE, SPRINGWOOD ROAD, BURNLEY, BB10 4HR

The new polytunnel canopy will be situated at the middle section of the site. The building is only 3.66m high and transparent roof and no walls. It is to be sited 1 metre in from the boundary hedge and one metre below the last canopy. There will be no impact on the adjoining residents as the new building will be sited between a high hedge on the boundary and a large green house on the other side.

The building will cover just over 3.32% of the site area and will measure approximately 24.38m x 12.80m which will give a maximum working footprint of 312 m². The straight sides of the building will be 1.83m high and the top of the curve on the roof will be 3.66m.

We are a plant-based garden centre and the purpose of the new polytunnel canopy is to display and sell plants with the large assortment of Alpines, Perennials, shrubs, bedding plants etc that we stock.

In order for the plants to look their best they require a degree of protection from our harsh climate i.e. too much rain, frost, snow and so on, but still require the plants to remain hardy. Hopefully it will also encourage customers to visit us when it is raining as there will be more undercover plant area and encourage customers to continue browsing during inclement weather.

Floor level will be the existing ground level.

The roof will be constructed from stretched polythene over a galvanized steel frame.

There are no sides required for the canopy.

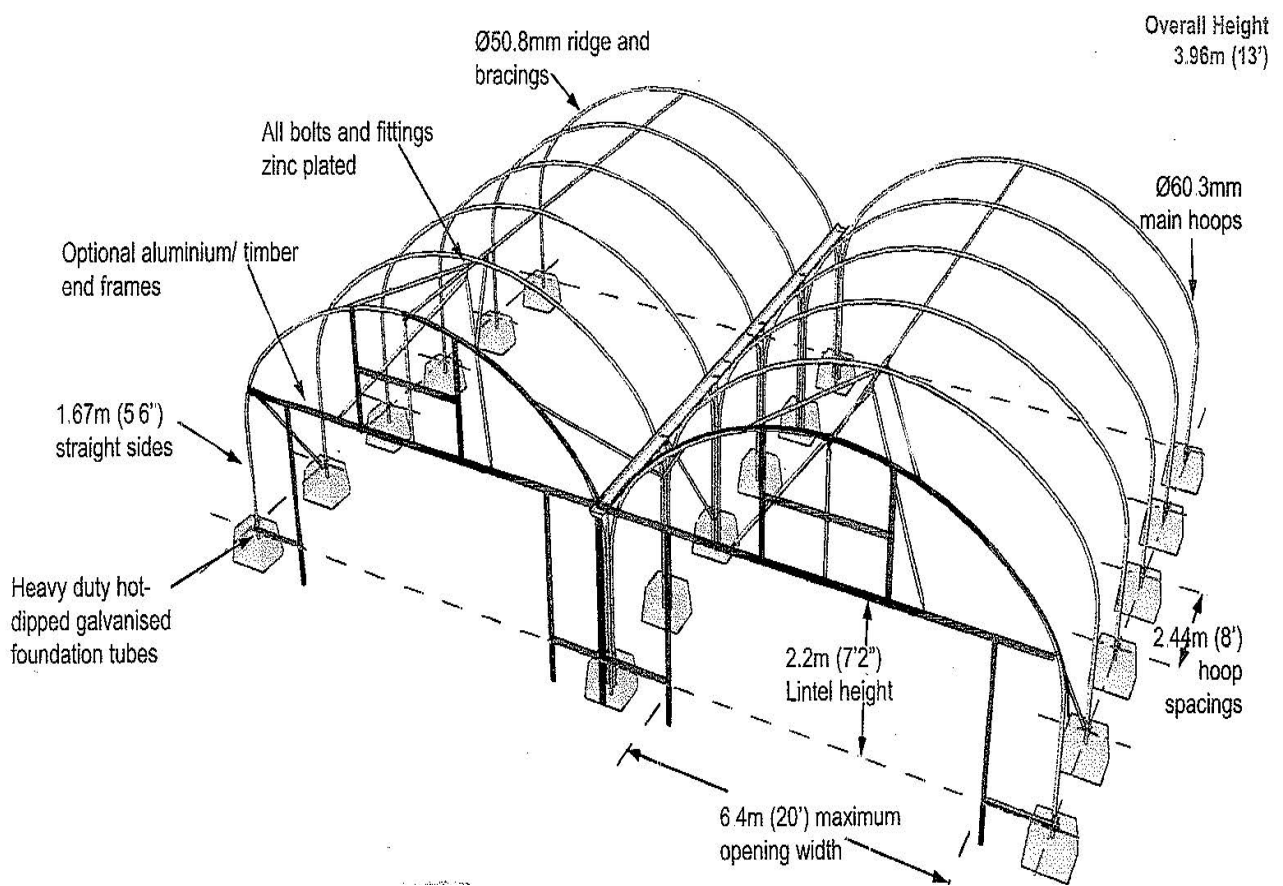
The surface of the floor will remain covered with compacted stone as existing.

The polytunnel canopy will be inspected regularly and repaired if any damage occurs to maintain a tidy appearance.

Parking arrangements, staffing levels, hours of opening will all remain the same.

The existing smooth stone path will be extended around the new building to ensure good access for staff.

Rainwater from the roof will be collected in the box gutters 271mm x 155mm deep with 100mm diameter rain water pipes; new rainwater pipes to connect to a new 150mm diameter drain connected into the large 50,000 gallon water harvesting tank sited under the green house, which is used to irrigate the site. Any overflow when full will discharge into the existing surface water drain passing through the site.



TYPICAL FRAME LAYOUT