

WOODLAND PETROL FILLING STATION
132-138 FLEETWOOD RD N, THORNTON-CLEVELEYS FY5 4BL

DESIGN & ACCESS STATEMENT





**Our vibrant team of designers are experienced
in delivering high quality and architecturally imaginative
buildings across the UK**

We are practiced in the technicalities and intricacies associated with petrol filling stations as well as the peripheral space planning and associated amenities

As a small practice we aim to deliver practical and sustainable solutions with a touch of our own unique design spirit



INTRODUCTION

PREFACE

This document has been prepared by ADS Design on behalf of Penny Petroleum to consider the setting, visibility, context, design and materials relating to this application.

DESCRIPTION OF PROPOSAL

Full Planning Application for the replacement of an existing fuel filling station, at Woodland Service Station, Fleetwood Road North, Thornton. The development includes demolition of the filling station kiosk and car wash, extension and conversion of a car repair garage to a kiosk, retention of the 4 pump islands covered by a replacement forecourt canopy, a drive thru car wash, landscape and car parking arrangements.

THE APPLICANT

Penny Petroleum

SITE ASSESSMENT

SITE LOCATION - MESO

Thornton-Cleveleys is a town situated in Lancashire, England, within the Wyre district. Located to the north of Blackpool, it is frequently regarded as an integral part of the greater Blackpool metropolitan region. With a history steeped in rural roots, the town has transformed into a vibrant and flourishing community. Its name, "Cleveleys," originates from Old English, signifying "cliff wood," a reference to its distinctive geographical characteristics.

Thornton-Cleveleys boasts a varied local economy that includes a blend of retail, service sectors, and businesses catering to tourism. It enjoys popularity among both tourists and residents, offering a range of shopping, dining, and entertainment choices.

Positioned along the coastline and near rural landscapes, Thornton-Cleveleys holds great appeal for outdoor enthusiasts and those who appreciate the beauty of nature. Furthermore, the town hosts a vibrant local community and features

numerous community centers, schools, and essential local services that cater to the requirements of its residents.

Thornton-Cleveleys enjoys excellent connectivity through both road and public transportation networks. The A585 road serves as a primary road, connecting the town to Blackpool and the broader road network. Local bus services are readily available, and the area benefits from convenient railway stations like Poulton-le-Fylde and Layton, facilitating rail travel.



SITE ASSESSMENT

SITE LOCATION - MICRO

The site is presently occupied by a petrol filling station that includes a kiosk building, 4 fuel pump islands, forecourt canopy and remnants of a drive thru car wash, as well as a car repair business. The kiosk and drive thru car wash are located to the rear of the site, behind the forecourt area, being of single storey scale, constructed of brown brick and having a flat roof form. The car repair building is similarly set back from the main road, within proximity to the side elevation of its neighbour.

The site is devoid of any landscaping being dominated by hard surfacing, which forms part of the filling station forecourt and parking area for the repair garage. The site is accessed via 2 drop kerb entrances from Fleetwood Road North, providing an in/out arrangement for the filling station and car repair business.

The site is located within a mixed commercial and residential area, with housing adjoining the site to the north, a beauty salon and housing to the west, and a hair and beauty salon to the south that forms part of a larger row of commercial properties along Fleetwood Road North.



SITE ASSESSMENT

SITE PHOTOGRAPHS



Photos that were taken when visiting the site - 19/07/23

SITE ASSESSMENT

SITE PHOTOGRAPHS



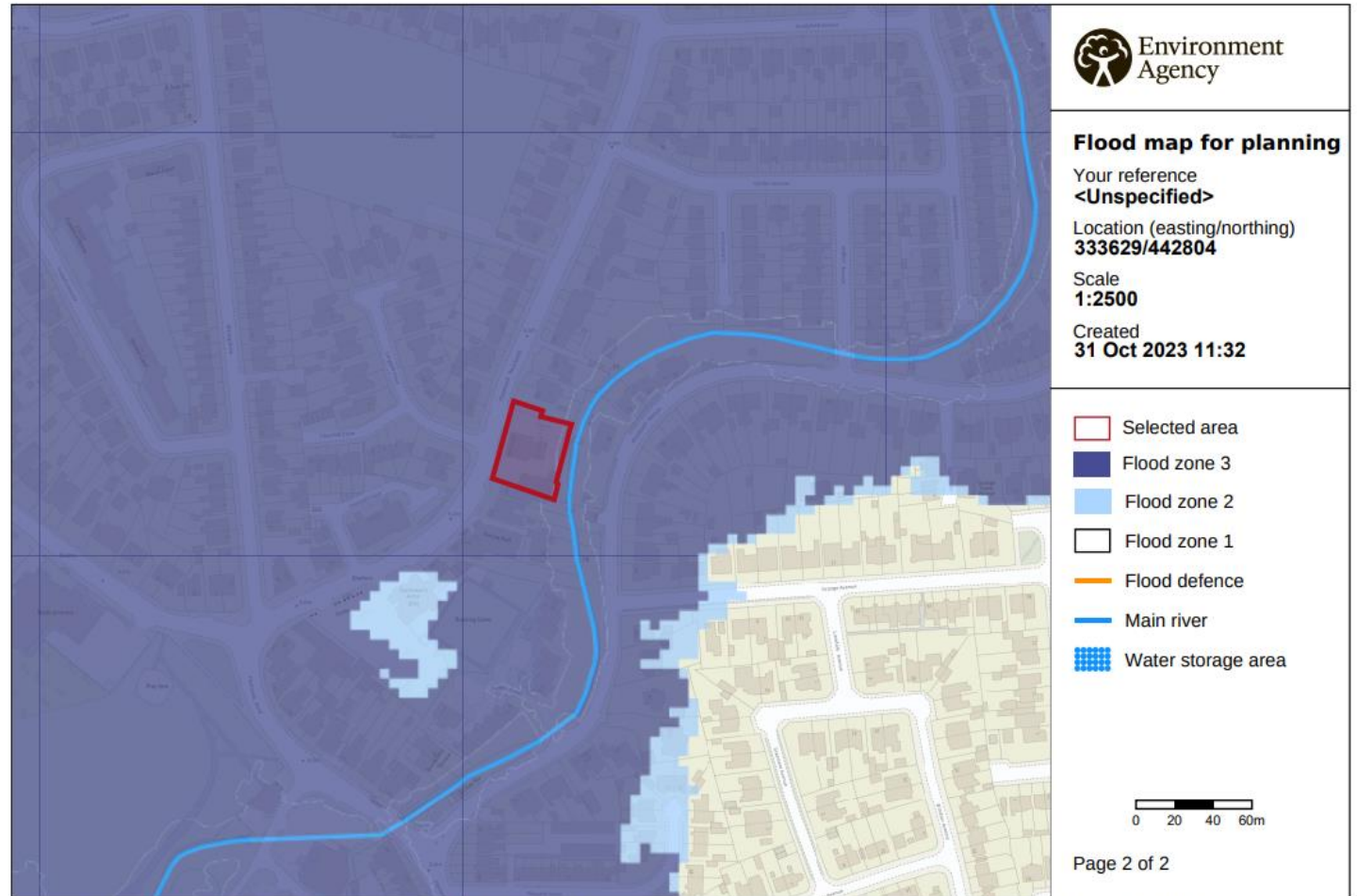
Google Earth view of the site

SITE ASSESSMENT

FLOOD RISK

The site is located in flood zone 3 – an area with a high probability of flooding. A flood risk assessment will be submitted.

Flood map for planning obtained from the Environment Agency website.



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PROPOSAL

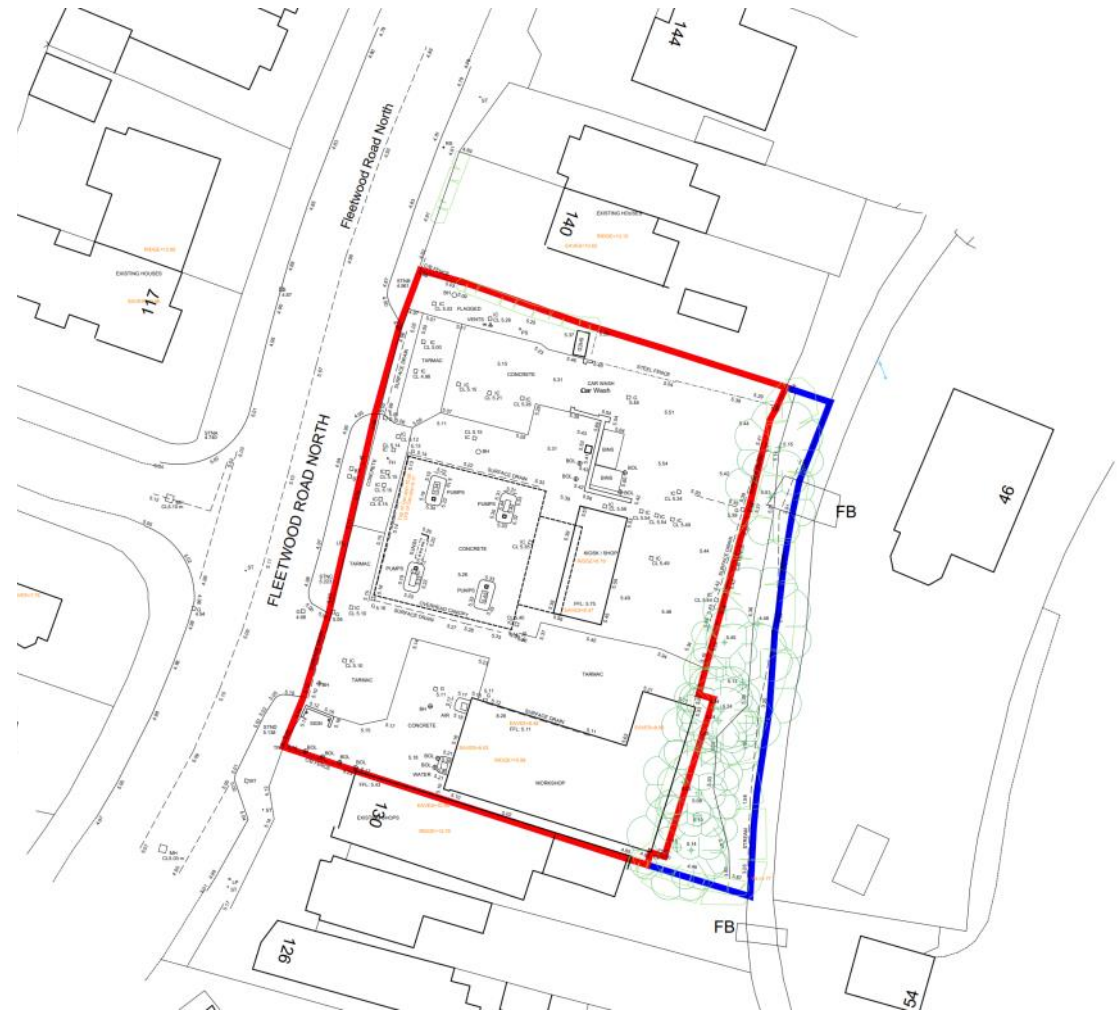
BRIEF

The applicant seeks full planning consent for the replacement of an existing fuel filling station, at Woodland Service Station, Fleetwood Road North, Thornton. The development includes demolition of the filling station kiosk and car wash, extension and conversion of a car repair garage to a kiosk, retention of the 4 pump islands covered by a replacement forecourt canopy, a drive thru car wash, landscape and car parking arrangements.

PROPOSAL

SITE AS EXISTING

The site is presently occupied by a petrol filling station that includes a kiosk building, 4 fuel pump islands, forecourt canopy and remnants of a drive thru car wash, as well as a car repair business. The kiosk and drive thru car wash are located to the rear of the site, behind the forecourt area, being of single storey scale, constructed of brown brick and having a flat roof form. The car repair building is similarly set back from the main road, within proximity to the side elevation of its neighbour.



Site as Existing - 2067-5

PROPOSAL

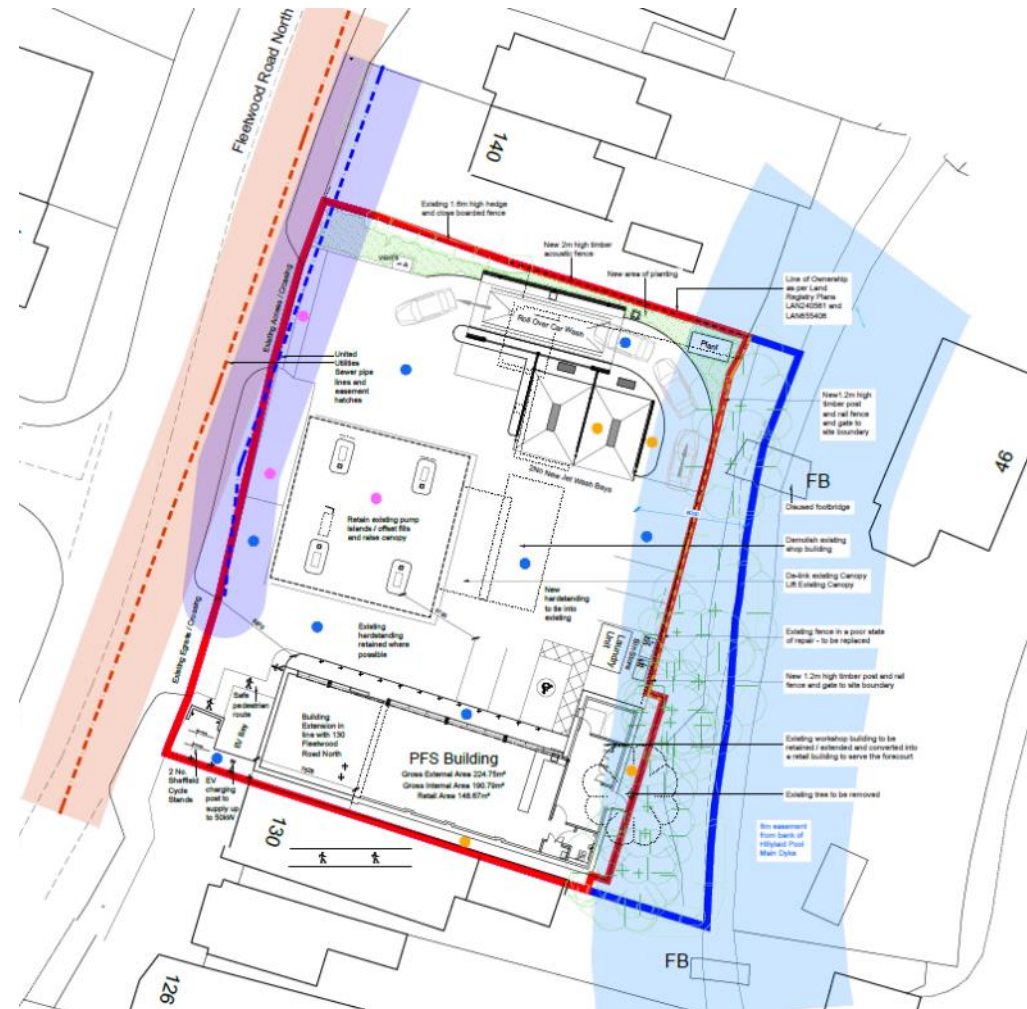
PROPOSED SITE PLAN

The application seeks full planning consent a replacement filling station which will include extension and alteration of the car repair building to an ancillary kiosk, drive thru car wash, 15 car parking spaces (including 1 disabled, 1 electric charging bay and 8 pump island spaces), cycle parking and 2 no. jet wash bays.

All buildings, other than the car repair business, will be demolished, with the location of the existing pump islands and canopy retained within its central location adjacent to Fleetwood Road North. The car repair business, located to the southeastern corner of the site, will be extended, and converted to form the new kiosk for the filling station, having an L-shaped footprint (224.75sqm) and side facing aspect to Fleetwood Road North that aligns with the frontage of the neighbouring property. The existing building will be overlaid by dark grey horizontal ship lad boards, as will the extension, with a glazed shop front to its northern elevation opposing the forecourt area.

The drive thru car wash will be located adjacent to the northern boundary in the approximate location of the former facility. The vehicular access points will remain as existing, and a safe pedestrian route from the existing footpath network to the front door of the premises is provided. Landscaping will be introduced along the northern margin of the application site.

Planning Drawing - 2067-6f



PROPOSAL

PROPOSED PFS BUILDING

The design concept is based around an 'honest construction' using a limited palette of high quality materials .

The building takes inspiration from the existing industrial looking building on the site, with regular large openings and large windows. The building is proposed to be clad in a facing cladding, which again takes its cue from the local vernacular.

The car repair business, located to the south east-

ern corner of the site, will be extended and converted to form the new kiosk for the filling station, having an L-shaped footprint (224.75sqm) and side facing aspect to Fleetwood Road North that aligns with the frontage of the neighbouring property.

The existing building will be overclad by dark grey horizontal shiplap boards, as will the extension, with a glazed shop front to its northern elevation opposing the forecourt area.



PROPOSAL



Visual Looking South-East

PROPOSAL



Visual Looking North East

PROPOSAL



Visual Looking South-East

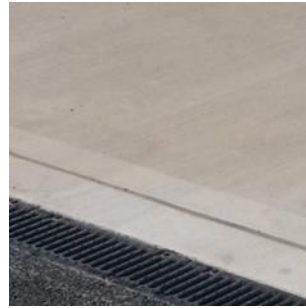
Close Up View of the PFS Building

PROPOSAL

EXTERNAL MATERIALS PALETTE



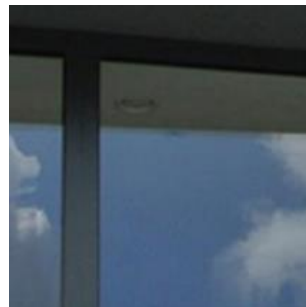
Vehicle Areas
Black Bitmac



Petrol Forecourt
Concrete



Building
Grey Horizontal Shiplap Boards



Building
Powder Coated Aluminium Frame to Window and
Doors

PROPOSAL

ENVIRONMENTAL STATEMENT

The scheme will result in significant regeneration benefit of a brownfield site through the removal of existing poor quality buildings and replacement with a high quality development, that will enhance the visual quality of the site and surroundings.

Residents and passing motorists can already take advantage of this well-established site's beneficial fuel, vehicle wash, and top-up retail amenities. EV car charging is suggested as an addition to the site's amenities in order to future-proof the location, encourage environmentally friendly travel, and lessen air pollution from engines.

This futuristic vision aligns with the government's "Road to 2035," which promises that all new automobiles and vans will be 100% zero emission starting on that date. We therefore consider that this application represents sustainable and environmentally friendly development and should be approved.

USE

The sale of convenience goods would remain ancillary to the main activity of fuel retail. The shop product range includes (but is not limited to) cigarettes, newspapers,

magazines, snacks, sandwiches, dairy products, cold drinks, selected groceries and associated car accessories.

The proposed petrol filling station facility represents a significant investment in the site which will ensure the long-term operational future of the facility by meeting the requirements of customers and modern petrol filling station operators.

ACCESS

The Equality Act 2010 provides the legal framework that aims to protect disabled people from discrimination.

The new building design will be fully accessible to disabled customers and enable them to make full use of the facilities and goods offered at the site. A DDA parking bay has been indicated in front of the shop building. The pedestrian access into the site is to be level. The shop building itself has a level access and DDA toilet facilities.

VEHICULAR ACCESS

Vehicular access to the proposal will be via the existing entry and exit points from Fleetwood Road.

Based on the operators experience of other roadside ser-

vices, the amount of parking proposed is considered sufficient to meet the demands of this small petrol station. The layout has carefully considered manoeuvrability requirements to ensure access is feasible for the largest of vehicles.

SCALE

The application site measures 1360.2m² / 0.34 acres.

The current workshop, located to the south eastern corner of the site, will be extended and converted to form the new kiosk for the filling station, having an L-shaped footprint and side facing aspect to Fleetwood Road North that aligns with the frontage of the neighbouring property.

Current PFS building footprint: 37.97m²

Workshop building footprint: 167.12m²

Car Wash footprint: 37.5m²

New PFS building footprint: 224.75m²

New Car Wash footprint: 53.5m²



CONCLUSION

This proposed planning application accords with the statutory development plan adopted by Wyre Council, demonstrating support for the development of this existing fuel filling station.

The proposed development aims to bring jobs, amenity and access which will represent a positive contribution to the local area.

On balance we consider that the development would not give rise to any unacceptable consequences for the environment, community or other public interests.