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DESIGN and ACCESS STATEMENT

On behalf of Euro Garages Ltd

**Erection of a single-storey flat roof extension
to existing petrol filling station shop and
erection of storage container (RETROSPECTIVE)**

**At: Banbury Service Station
Oxford Road
Bodicote
Banbury
OX15 4AB**

November 2016

INTRODUCTION

Banbury Service Station situated on the north east side of Oxford Road at Bodicote, Banbury. Euro Garages have recently purchased this petrol filling station which comprised a forecourt with canopy and ancillary shop with detached car wash.

This Application is retrospective and proposes a single-storey extension added to the north east elevation of the ancillary petrol filling station shop.

At the rear of the shop (south east elevation) will be located a rectangular storage container.

The petrol filling station is a sui generis Use and the shop associated with it is an ancillary A1 Use. Petrol companies now have franchises with various 'food to go' operators and Euro Garages operate with Spar shops, Greggs, Subway and others.

The proposed extension will provide an extension to the shop together with additional office space and toilets.

The original shop building had a floor area of 82 square metres and the proposed extension has a floor area of 54 square metres. The extended shop therefore measures 136 square metres.

The rear of the shop is located a rectangular metal storage container with a floor area of 24 square metres.

USE

The single-storey extension comprises an extension to the shop, a small office and toilets.

The storage container will be used for the storage of dry goods.



AMOUNT

The shop extension measures 9m x 4m x 3.7m high with a gross floor area of 54 square metres.

The storage container measures 10m x 2.4m x 2.4m high and has a floor area of 24 square metres.

LAYOUT

The single-storey flat roof shop extension is attached to the north east elevation of the existing building. A dry goods storage container is situated at the rear of the shop adjacent to the south east elevation.

ACCESS

Access to the shop extension is via the existing shop. The container has its own access doorway. Vehicular access to the site is retained off Oxford Road.

SCALE

The shop extension measures 9m x 6m x 3.7m high, giving a floor area of 54 square metres.

The container measures 10m x 2.4m x 2.4m high and has a floor area of 24 square metres.



APPEARANCE

The single-storey shop extension is built in facing brick to match the existing shop and has a flat roof with a fascia on both sides. A storage container is metal, rectangular and painted grey.

LANDSCAPING

There is no landscaping proposed as part of this application.

