



Design and Access Statement

DX Bury Site Development Proposal Geodis Building, Roach Bank Road, Bury. BL9 8RQ

Site Features

The existing DX site covers an area of 3.0 acres of which the warehouse building and offices cover an area of 35,000 sq/ft. The site is on an existing well established industrial estate in Bury with good road links.

The warehouse is a raised deck rectangular construction with offices located at one end. There is a disused loading canopy on the opposite gable end. The warehouse has a brickwork over steel portal frame construction. The yard is concrete with good drainage leading to the main sewer system.

Access

The site will be accessed by HGV, 7½ tonne, 3½ tonne vehicles and staff cars. All site access will be through the existing gates situated on Roach Bank Road. There will be no changes to the amount of vehicles accessing the site as a result of this application.

Proposed Development and Design

The proposed development is summarised as:

Extension of the existing lorry park – It is proposed to extend the existing car park by 10m into the adjacent land to the South of the site. The car park will include the installation of a retaining wall, the plans to which are enclosed in the document pack.

In addition to these works numerous site improvements will be made which include renovation of offices, internal construction of a new office suite, and repair of the site yard concrete.

The proposed development will significantly upgrade the external design of the building. It is proposed to install the Kingspan AWP series of cladding. The design works are driven by the desire to improve the overall site efficiency, reduce safety hazards with vehicle yard movements and by creating an extended car parking area we propose to reduce the risk to pedestrians moving from parking to work areas.



Existing external view of building



Google Earth view showing the location of the proposed rear car park

