



DESIGN AND ACCESS STATEMENT

EXISTING FORECOURT CANOPY TO BE RAISED FROM 4.0M TO 5.1M BETWEEN GROUND LEVEL AND UNDERSIDE OF CANOPY



April 2017

The overhead canopy is a strategic element of the petrol filling station.

It achieves two principal objectives. To keep customers dry when refueling and to provide sufficient illumination to enable refueling to be carried out safely and in accordance with APEA/EI Design, Construction, Modification, Maintenance and Decommissioning of Filling Stations, 3rd Edition, June 2011.

Historically canopies were lower because vehicles generally were smaller and although the principle of refueling vehicles has not changed, it is easy to see by comparison with modern stations, where changes have evolved.

Petrol Stations now serve larger vehicles particularly the delivery tankers that bring and off-load fuel into the underground storage tanks.

These vehicles have become larger in the interests of economy of scale and logistics and this equally applies to the heavy goods vehicles providing a road delivery service throughout the country.

In the 60's, 70's and 80's the industry standards for the height of the forecourt canopy ranged between 3.0m to 4.20m from ground level to the underside of the canopy (soffit). This clearance accommodated all but a very few road vehicles. The industry standard on trunk roads and motorways is now 5.4m, although the highest of the heavy goods vehicles will remain on the motorway and trunk road network.

The application submitted for Thames Valley Service Station is to raise the height of the forecourt canopy from 4.1m to 5.1m.

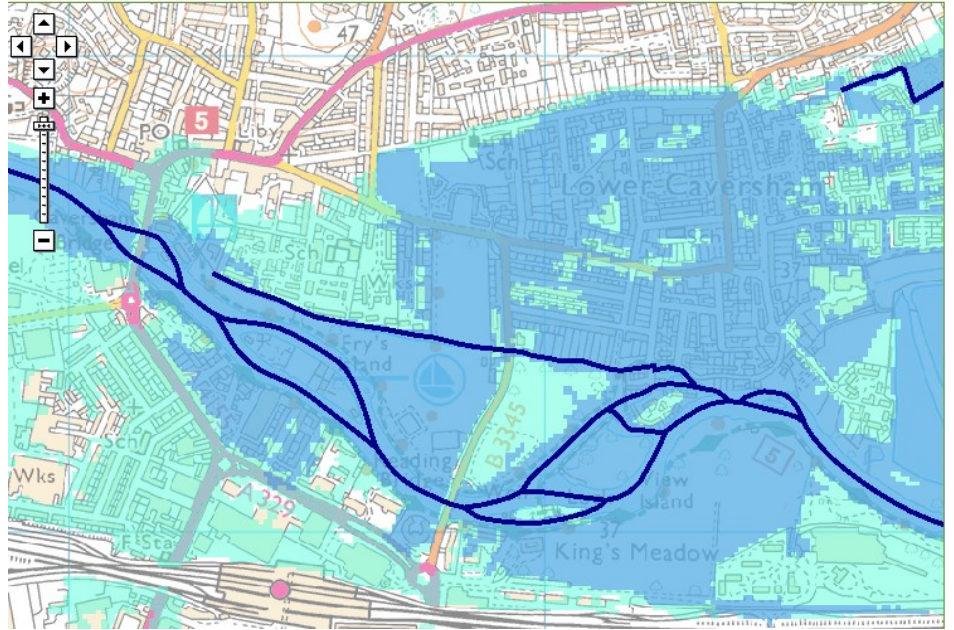
At the present height the canopy is vulnerable to impact damage and has been repaired on many occasions. The need to remove the ongoing risk of damage and subsequent loss of business by raising the height of the canopy, is the reason for this application.

It is shown to be in a Zone 3 Flood Area. Nonetheless this application would have no impact on Flood Zone matters because it is limited to raising the existing canopy super structure.

The volume of rain water discharged remains the same because the footprint of the canopy is unchanged.

There are no ground works involved, the process involves lifting the canopy top by cranes and inserting extension legs into the columns. The legs are bolted to the sides of the columns and into the steel beam above the soffit of the canopy.

An extract from the Environmental Agency Flood Plain Map has been included in this statement, co-ordinates X: 471950
Y:174395



The lights are recessed into the underside of the canopy, therefore the acrylic diffuser is flush with the underlining. The lamps in the fittings are asymmetrical with the light source directed onto the dispensing pumps beneath.

This combination avoids normal glare to be experienced from an exposed lamp that projects beneath the canopy.