

OAKWOOD BUILDING CONSULTANCY SERVICES LTD

Building a better environment by design

DESIGN AND ACCESS STATEMENT FOR PLANNING

Name and address of proposed development site –

Anwick Car Sales, Main Road, Anwick, NG34 9SJ

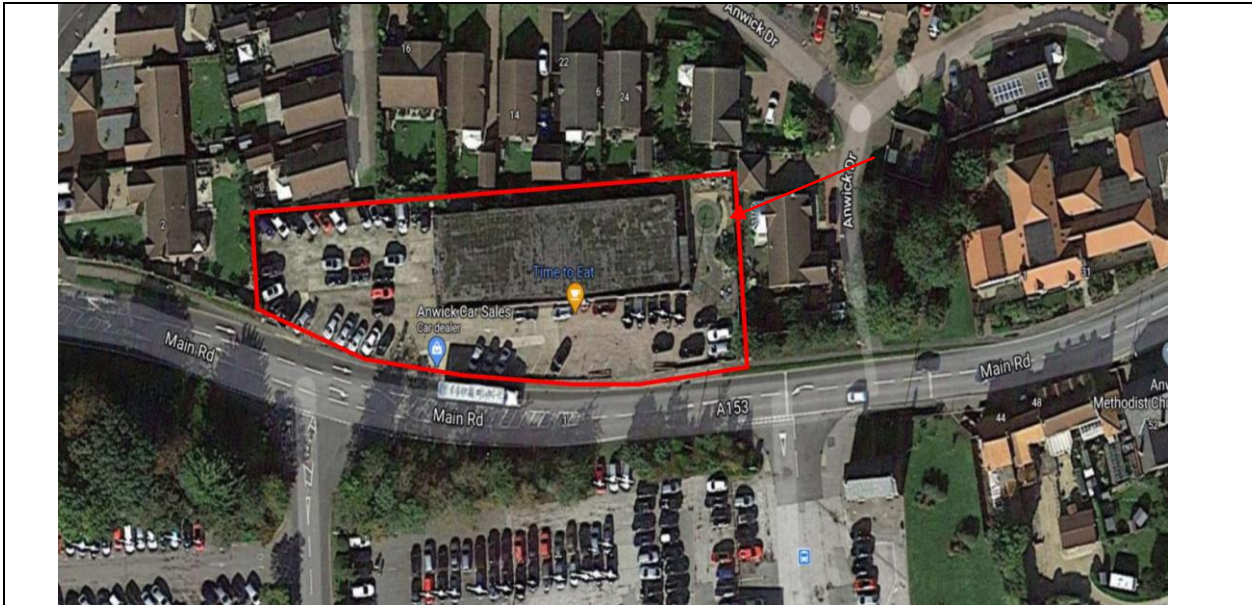


Proposed Development –

The proposal is to erect a workshop extension, with storage above and erect a canopy for a mobile sandwich bar. Replace the boundary fencing, provide new security lighting and amend the current parking arrangements on site.

Assessment of the surroundings of the proposed development –

To the North, East and West of the site is predominantly single-story domestic dwellings. To the South of the site is Main Road which runs from East to West through the village. With Moy Park, a large food production facility on the opposite side of the road. Which provides considerable amounts of employment to the surrounding areas.



Consultation -

The owner has spoken to the residents directly around the property to assess their requirements regarding boundary treatments and the proposed new security lighting. The owner also commissioned a survey from a professional lighting consultant (Luxicore Lighting, the report is included with the application). Who produced a report and designed the current lighting layout. One of the lights has since been repositioned by the owner at the request of one of the neighbours.

The applicant has also had discussions with Planning officer Simon Jakeway about the site and the works that need to be done.

Proposed Use(s) -

At present the site and building currently serves as a car sales premises, with valeting facilities and a café serving the public and customers. It came to the attention of the applicant that the previous owner of the site has received numerous complaints regarding noise and general nuisance from the neighbouring properties, following discussions with them. It has since become, apparent that there were also a number of conditions placed on the property. The applicant would now like to bring as much of the work inside the premises as possible to prevent further disturbance.

In order to bring the works within the building it would require the removal of the café area, to form more workspace. However, as the café area provided refreshments to the staff, from both the car sales and Moy park and the general public. To maintain the service and retain the current planning permission to serve food, the owner wishes the construct a canopy in front of the building, to house a mobile sandwich bar (as shown on the proposed drawings). It is felt that under the current Covid restrictions an open-air café will be safer and social distancing can be maintained.

The proposed workshop would add approximately 180m² of area to the workshop and ensure that the vast majority of works can be carried out indoors. This would vastly reduce the noise levels around the site and nuisance caused.

The new proposed workshop area has been designed to cause the minimum impact on the surrounding properties. The main section of the proposal is no higher than the existing building with a two-storey office/storage area at the front of the building away from the neighbouring properties. With windows positioned to prevent overlooking. The roof has also been sloped to prevent overwhelming the neighbouring properties. Or reducing the light

levels in the neighbour's gardens.

The applicant would also like to change the current car display arrangements, as the existing arrangement allows for significant double lane routes around the site, that exceed the width requirements for a fire engine, required by the building regulations. So, the applicant proposes a one-way system around the site for the customers, with a clearly defined entrance and exit. This will allow for the routes around the site to be reduced in size allowing more space for retail parking and making the sales area safer for the public. The applicant would also like to propose the three display zones external boundaries are marked out to prevent cars obstructing the defined vehicular routes around the site but internally the areas be free from restriction to allow changes in displays.

Landscaping –

The site had been allowed to get overgrown and into a state of disrepair (Photo 5). The site appears to have been originally surrounded by a 1.2m high fence (Photo1). This has been at some point replaced by a 1.8m high close boarded fence (Photos 2). We believe this may have been done at the time the dwellings around the site were constructed. The fence at the request of some of the local residents had been raised to prevent disturbance from the site (Photos 3&4). Due to the overgrowth (Photos 5,6 & 8) on site and lack of maintenance the timber fence had fallen into a poor state of repair in numerous locations (Photos 7,8 & 9). The applicant carried out works to treat the fence from his property (Photo 10) but as the ownership of the fence is questionable, any further works to secure the fence is not possible. With the risk of the fence possibly blowing over and the subsequent damage this would cause has decided to erect a fence at the height of the extended fence sections to ensure the neighbours privacy is maintained.

The works have been carried out and installed professionally with steel posts concreted in and grey steel panelling (photos 11 &12). It is felt these works will protect the surrounding timber fences from the wind and greatly reduce the chance of them blowing over.

Appearance –

All materials for the project would be sourced to match the existing as much as is feasibly possible.

Light and noise-

As previously mentioned, the applicant has had a professional lighting survey carried out and a report produced showing lighting levels (included with the application). They have also spoken with their neighbours and made additional adjustments at their request.

Degree of access-

The site will be accessible to all and the proposed works will be subject to Building Regulation approval

Emergency access

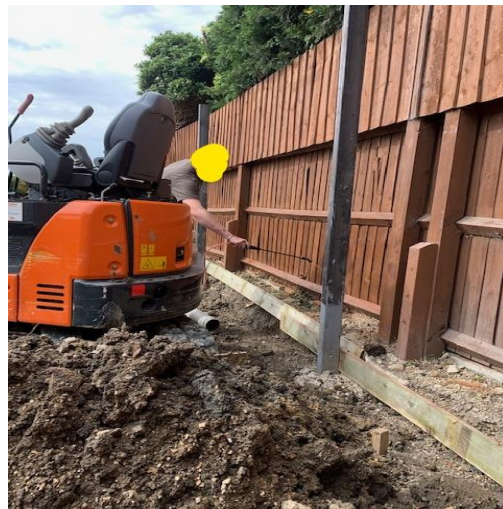
The proposal would be to initiate a one-way system on the site, but access to the whole site would remain available to the emergency services.

Conclusion-

The applicant has made every effort to repair the relationship with their neighbours and put right the issues that were caused by the previous owners. The applicant is acutely aware that the previous car sale business on the site failed. And believes the proposed modifications and improvements to the site are necessary in the current difficult times to entice business to the area. It is felt that the new fence, lighting layout and the proposed extension. Will reduce the amount of noise generated by the site and eliminate the nuisance caused to the neighbours. The extension has been designed to reduce its impact on the surrounding properties to a bare minimum. It is also hoped that the proposed works will greatly improve the premises and give opportunity for further employment in the area, not just in the construction industry. but hopefully future apprenticeships and employment opportunities for the local community.



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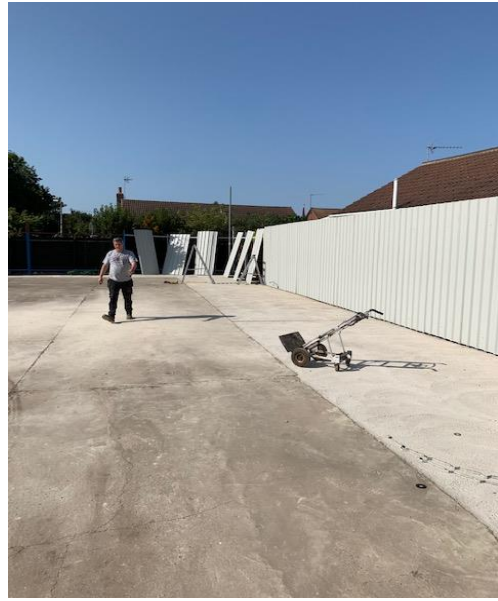
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