

Leeming Car Sales, 92a Leeming Lane North, Mansfield Woodhouse, NG19 9EP

Introduction

a) Site Analysis

The building is a former vehicle sales garage and window sales outlet in the Mansfield Woodhouse region of Nottinghamshire. The Leeming Lane North is a broad arterial roadway, which has very good transportation links to the Town Centre.

Access Point

The site is situated at the corner junction of Leeming Lane North and Hawthorn Close in the Mansfield Woodhouse region. Access to the plot is via the existing dropped kerbs of both roadways, namely Leeming Lane North and Hawthorne Close, immediately adjacent to the front elevation, which faces Leeming Lane North. The building has a front forecourt between the front elevation and the public pavement, which has the capacity for approximately 6 No. vehicles. The public highways have the provision of a public pavement on both sides.

Boundaries

The boundaries of the site are along the back of the public pavement along the portion adjacent to the front and right hand side elevations, being generally open and to the right hand side with a substantial brickwork wall. Furthermore, there are 2 No. dropped kerbs near the corner junction to both Leeming Lane North and Hawthorne Close. Also, at the rear there is a further rear courtyard, enclosed by substantial brickwork walling, serviced via lockable entrance gates.

Topography

The site is generally level to the location of the building, where the proposals are shown. Leeming lane North does incline in the direction of the Town Centre, but this does not occur in the vicinity of the property.

Constraints and Opportunities

The building is occupied and utilised as a vehicle display and sales building, also with a garage repair workshop at the rear.

The building is in fair condition, however existing windows are not suitable to our client's needs and therefore require replacement. The building is not historical and therefore does not require any preservation of original features. Therefore, the proposals will improve the amenities in the area, as well as the general improvement in the character of the building.

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The improvement will be that the existing underutilized building, becoming fully occupied and serving retail to the local community. This will also improve and develop the Mansfield Woodhouse region.

b) Context Analysis

Character Appraisal

The building is in fair condition and will have, as part of the works, a number of repairs undertaken to existing features. However, the building is not historical and does not warrant the retention of any existing features.

Local Facilities

The site is situated along a busy residential roadway that leads to Mansfield Town Centre. The immediate area mostly comprises residential accommodation.

Physical, Social and Economic Issues

Given the nature of the works, issues involving physical, social and economic issues are relatively small. The new appearance of the front of the building will improve its appearance generally, thus improving the physical and social issues. Economic issues will of course improve by the occupation of the building, trading as a retail store.

Community/Neighbour Engagement

The minor alterations to the exterior of the building will give a revitalised and attractive appearance to the building. This will give the community and neighbours a new appealing retail store that will attract and engage the public.

c) Policy Context

Mansfield is a continually developing town and the occupation of the building will help to improve the appeal of the region.

d) Movement

It is not considered that the proposed works or other components will affect any of the existing travel or road networks.

In relation to pedestrian movement, this is via a public pavement and other areas that surround the building that have easy public access. The staff and deliveries entrance to the building includes the entrance door to the rear/side storerooms. Public access to the store is by way of a single automated entrance door, situated within the central area to the front elevation.

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e) **Access**

Car parking availability has been considered. There is a hardstanding car park at the front of the building which is accessible by both Leeming Lane North and Hawthorn Close. This car park has the availability for approximately 6 parked vehicles as existing. The position of parking spaces is proposed to be altered to allow for the inclusion of 1nr disabled persons space.

Also, further parking availability is allowed at the rear of the premises for staff parking only. 4 spaces are created. Furthermore, there is roadside parking available in the locality.

Pedestrian access is along the local highway pavements.

The existing floor level is sloping, but once leveled, will create the requirement for an entrance ramp structure at the main entrance doors and therefore provide easy passage from the public highway and car park to the internal areas of the store which is on a single level.

f) **Character: Amount of Development & Design Principles**

The shop frontage are of a standard design, replicating that located in many areas throughout the UK and is accepted as a necessary facility with improved security.

With regards to the air conditioning, this is screened from view in the area of the right side of the building. Refer to the proposed layout for the output dB(A) levels.

g) **Character: Layout & Scale**

The proposals are shown on the existing and proposed drawings that supplement the planning application. These drawings are shown in an accurate scale of the existing buildings.

h) **Character: Use**

The purpose of the shop frontage is to enclose the building, and provide its security. The building sales area is increased in size to accommodate current modern requirements and the purpose of the air conditioning plant is to facilitate the store heating and temperature control within the premises, which are required to ensure the use of the building as a retail store.

i) **Character: Appearance**

The site comprises a relatively modern masonry building, traditionally constructed. The proposals are to occupy the ground floor. Originally the building was a vehicle show room, however we believe that the premises has been used as retail in the past, as a window sales centre and prior to this, also a garden centre.

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In relation to the appearance of the existing and proposed elevations, refer to the associated drawings with the application, under the section above headed 'Character: Layout and Scale'.

The shop front shall be powder coated aluminium framed shop frontage, which is typically found on most shop front displays throughout the UK. The frames will accommodate the glazing to the shop front.

j) Character: Landscaping

The existing landscaping will not be altered as part of the works.

k) Community Safety

The area of the proposals is in a well-lit, open and visible area, in full view of pedestrians and road users, which in turn assists with the aiding of natural surveillance.

l) Environmental Sustainability

The design solution of the shop frontage, extension, plant, etc. is similar to existing installations nationwide, and incorporates the latest building regulations on insulation. The proposed external materials are chosen by the manufacturers of the component, and have safety and security in mind. The apparatus is also in standard unobtrusive colours to blend into the appearance of the building.