

DESIGN AND ACCESS STATEMENT

PROPOSED CAR PARKING AT CLEANACRES MACHINERY LTD
HAZELTON GLOUCESTERSHIRE GL54 4DX



Aerial photograph

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1. BACKGROUND

Mr Julian Weston, owner of Cleanacres Machinery Ltd at Hazelton has a tenant Auger Torque Europe Ltd that occupy his industrial complex along the Hazelton road off the A40. Auger Torque manufacture specialist earthmoving attachments for construction and farming activities. They use the majority of the 9,200m² (0.92 ha) site with a small office building, three large workshops with a paved area for goods vehicles and staff parking. Access to the site is off the Hazelton road some 500m from a junction on the A40 linking Andoversford to Northleach.

Adjoining the site to the north is Hazelton Garage where horse boxes and other large goods/service vehicles are repaired. There is also a single house to the west and a number of small farm buildings at Hazelton Break to the west of Hazelton Garage.

The Cleanacres Machinery Ltd site is largely screened by mature tree planting on three sides with the west side open to the local access road and other occupiers. To the south of the Auger Torque complex within the overall site, is a parcel of land measuring 84m x 37m with an area of 3100m² (0.31ha). It is currently zoned as agricultural land. This land is situated along the Hazelton road with an existing vehicular access at the south east corner. It is surrounded by mature tree and shrub planting on three side and a high hedge and wall to a single storey house on the western boundary. The land parcel is approximately 0.5m lower than the Hazelton road and has an earth bund with its mature tree planting on the boundary to the Auger Torque complex.

(See Location Plan on drawing 1)

2. REASON FOR APPLICATION

This application is made to alter the use designation of the 3,100m² undeveloped land parcel from agricultural to car parking as an ancilliary use to the industrial operations on the Cleanacres Machinery Ltd site.

The reason for wishing to secure consent for this relocated car parking is that the Auger Torque operations continually require heavy goods vehicles often with trailers to circulate in the paved forecourt together with other mobile hoists to and from the workshops transporting large earthmoving and drilling components. Frequently, employee cars which also use the forecourt for their parking are damaged and the owner together with the tenant are extremely anxious to resolve the problem by providing car parking in a separate area.

The 3,100m² land parcel is immediately adjacent to the complex with its own road access and is completely screened by mature tree and shrub planting even in winter months.

3. PROPOSAL

The parking requirement is for the existing 25 cars to be located on the separate land parcel. This excludes 5 parking bays, 3 for visitors and 2 for disabled persons which are to be located adjacent to the gable end of the office building. There is NO increase in the site car parking requirement.

The proposed design for providing the 25 parking bays is shown on drawing 1 Site Plan: Car Parking Layout and Sections A.A, B.B and C.C. It incorporates the following:

- a. Vehicular entry/exit off Hazelton Road 6m wide leading to automatic security gates
- b. Parking bays laid out with central aisle away from road entry/exit to conceal view of cars
- c. Sixteen bays perpendicular to central aisle and nine bays parallel to aisle
- d. Additional space at end for reversing
- e. Total area of paved surface 1200m² (0.12 ha)
- f. Four electric charging points for cars
- g. LED 2.5m high downlights 11m apart for security lighting on an automatic timer switch
- h. Pedestrian access route at north west corner through tree/shrub screen to buildings

This site planning arrangement resolves the conflict between goods vehicles and cars by discreetly separating these activities whilst concealing car parking from view.

Michael Lowe
Architect

Date: 6 July 2021