

Design and Access Statement

CVA Site at East Cliff Business Park, Hallen, Avonmouth, Bristol

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Project Reference: 23.88(09)

Design and Access Statement

Proposed CVA (Commercial Vehicle Auction) site incorporating access road, drainage, car, truck and plant parking, steam and dry car valet bays, CCTV/PA system, external lighting and gates installation.

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Document Management

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Revisions

<u>Date</u>	<u>Rev Reference</u>	<u>Description</u>
17/10/23	First Issue	Planning Application

1.0

Introduction

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Whittaker & Watt Architects Ltd in support of the Planning Application for the Proposed Commercial Vehicle Auction Site at East Cliff Business Park, Hallen, Avonmouth, Bristol, BS10 7GD.

2.0

Site

2.0 SITE

The application site is located within the East Cliff Business Park, Hallen, Avonmouth, part of Avonmouth and Severn Area (ASEA). The site is positioned between Minors Lane and Severn Road. It lies within the District of South Gloucestershire (Planning Authority). The planning application site boundary has an area 1.68ha (1680m²).

The site has had no prior development and contains arable grassland which may have been previously farmed.

The existing topographical survey indicates that levels within the application boundary lie at approximately between 5.8-8m Ordnance Datum (OD). The highest part of the site (8.26m AoD) is located along the east boundary of the site and the lowest part of the site is located to the north where the existing pylons are situated (5.87m AoD). Most of the development site is relatively flat ranging between 7.30-7.50m AoD.

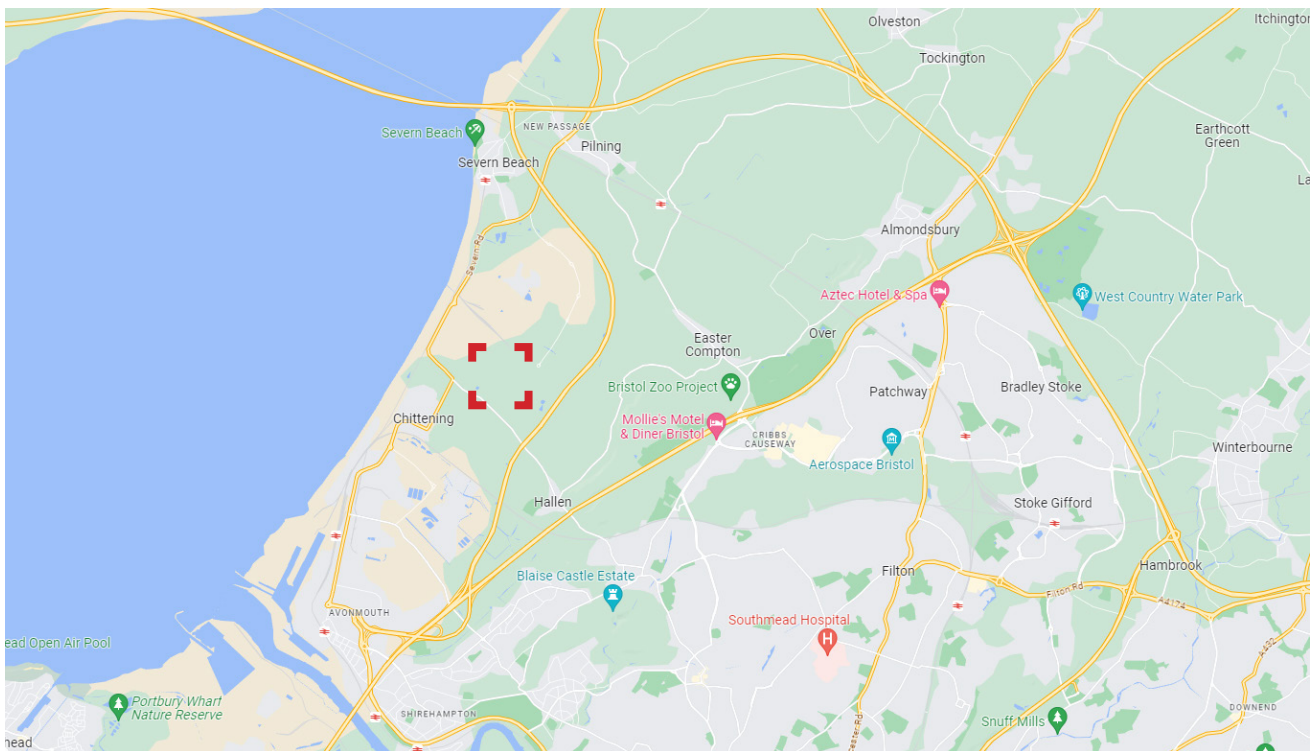


Fig 01.
Proposed site location
Refer to A1 Size Drawing included in Planning Application ref: 22.05-P03.1A

3.0

Proposal

3.0 PROPOSAL

3.1 PROPOSED DEVELOPMENT

The proposed development comprises CVA (Commercial Car Auction) storage facility which will be accessed at its south eastern boundary by new access road connected to the internal road servicing East Cliff Business Park. New access road is proposed to facilitate the development site as well as provide future access to the neighbouring area. Visibility splays of 4.5m x 60m will be provided.

The site will provide 21Nr car parking spaces, 100Nr van parking spaces and 8Nr HGV parking spaces. There will also be provision for two future small non-residential portacabins for use of site managers / operatives. The area to the north of the car parking which contains the existing electrical pylons will remain undeveloped grass land.

The site will remain generally flat and will be fully accessible.

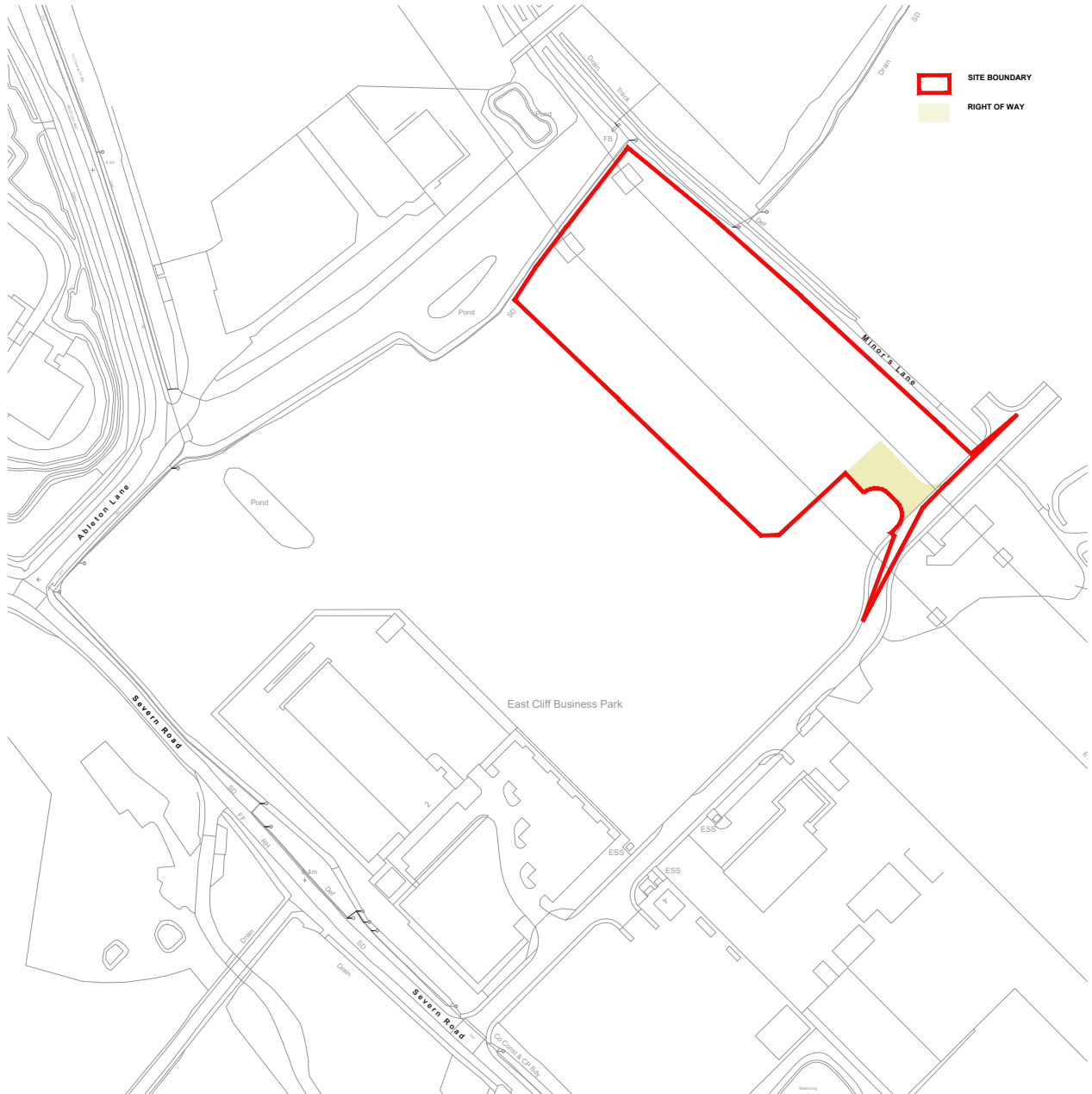
The site is proposed to be surrounded by 2.4m high palading fencing, colour black with 10m wide automatic gate at the site entrance.

Proposed perimeter CCTV system and lighting installation is part of the proposal. For more information please see CVA Avonmouth ZUMTOBEL Group Lighting Plan 09.10.2023.

The site will be predominantly developed using laid unbound stone aggregate onto the existing substrate. It will also incorporate areas of concrete to facilitate a wash area, lorry turning area and access into the site.

The wash area is proposed to be connected to the mains foul sewer system using double chamber washdown/silt trap separator. For more information see McCloy Consulting Drainage Layout General Arrangement (M03342-02).

The site levels are proposed to alter by raising them by 200-300mm above existing ground levels, so they range between 7.5 and 7.7m AoD and accommodate proposed stormwater drainage system which is to provide attenuation of 486m² in oversized underground pipes. For details please find McCloy Consulting Drainage Layout General Arrangement (M03342-02).



SITE LOCATION MAP
1:2500 @ A3

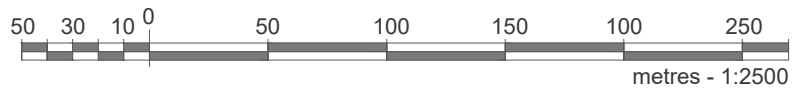


Fig 02.
Proposed site location map
Refer to A1 Size Drawing included in Planning Application ref: 23.88(09)-P01

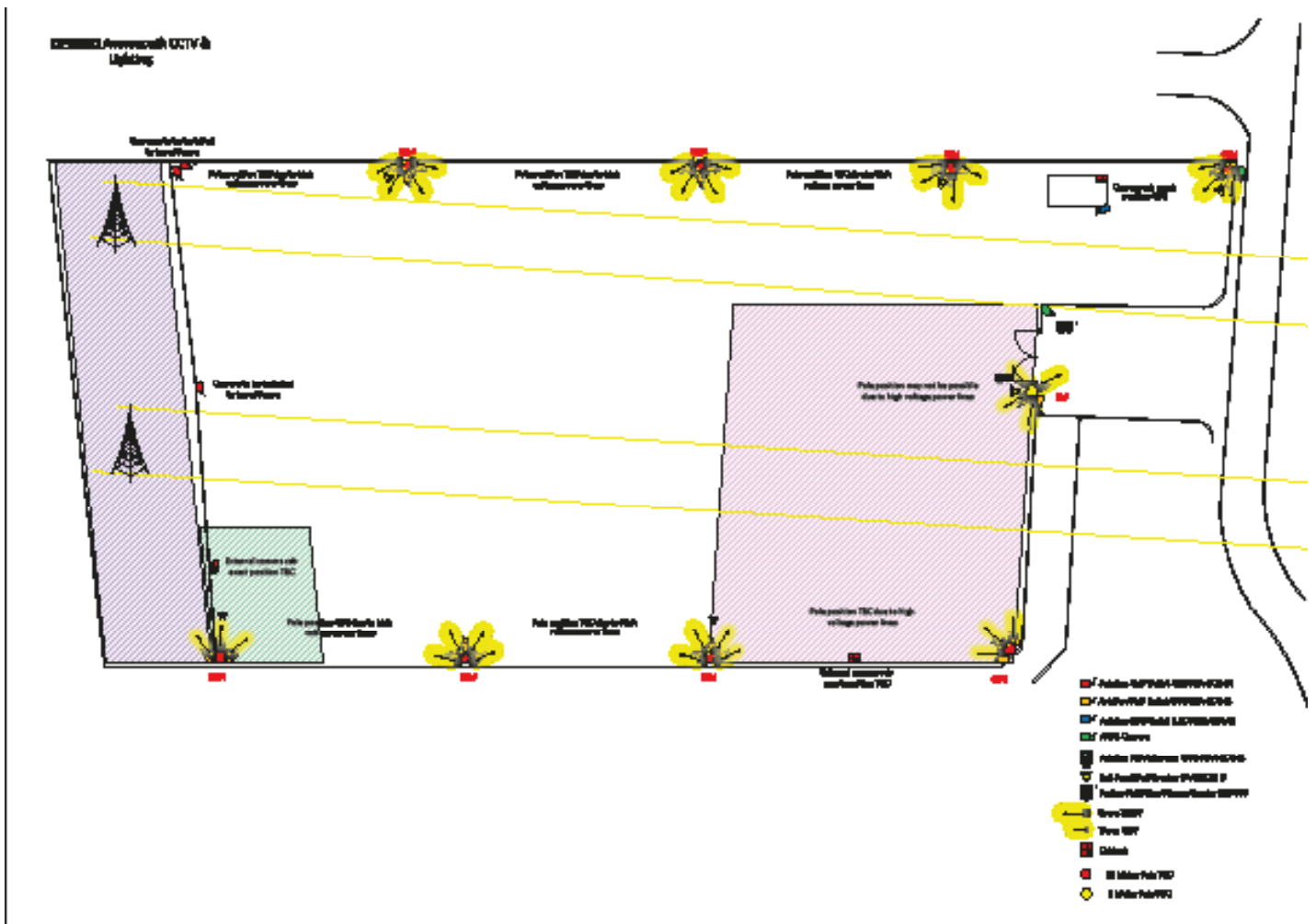


Fig 5.
Proposed CCVT Layout
Refer to A1 Size Drawing included in Planning Application ref: 23.88(09)-P03B

4.0

Summary

4.0 Summary

This Design and Access Statement has been prepared by Whittaker & Watt Architects Ltd in support of the Planning Application for the Proposed Construction of the Commercial Vehicle Auction Site at East Cliff Business Park, Hallen, Avonmouth, Bristol, BS10 7GD.

The development is for CVA (Commercial Car Auction) storage facility including access road, drainage, surfacing, fencing, CCTV and Lighting systems. The site will be accessed from the Business Park internal road. It will be generally flat and fully accessible.

The site will provide 21Nr car parking spaces, 100Nr van parking spaces and 8Nr HGV parking spaces.

