

The proposed application entails the expansion of a workshop for ARK Colour Design studio (who are also a living wage employer), necessitated by the requirement for additional storage space to accommodate its growing stock inventory.

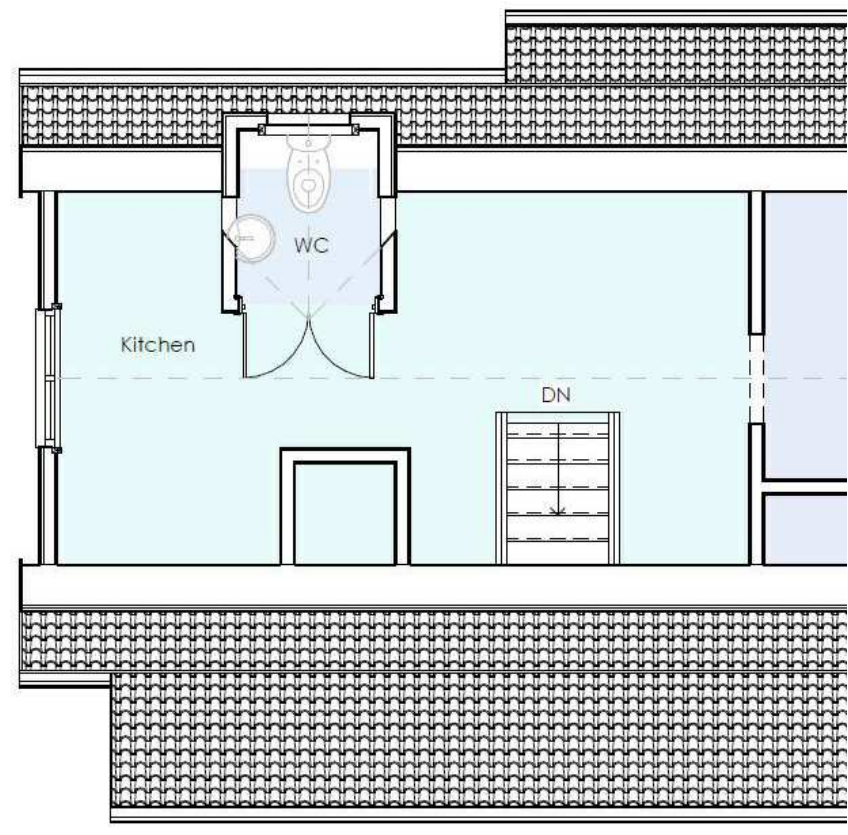
The existing concrete garage structure (with asbestos roof), deemed obsolete and inadequate for its intended purpose, will be demolished to enhance the aesthetic appeal of the site and facilitate these new functional improvements. A tree will need to be removed but this will be replaced by 3 New Trees on the Walnut Close Frontage

Key enhancements include the integration of a more practical kitchenette and WC facilities, currently situated in a cramped roof void area, thereby optimising workflow efficiency and providing better amenities for staff. Additional dormers will be constructed to augment headroom within the upstairs storage areas, ensuring optimal utilisation of space and improving working conditions.

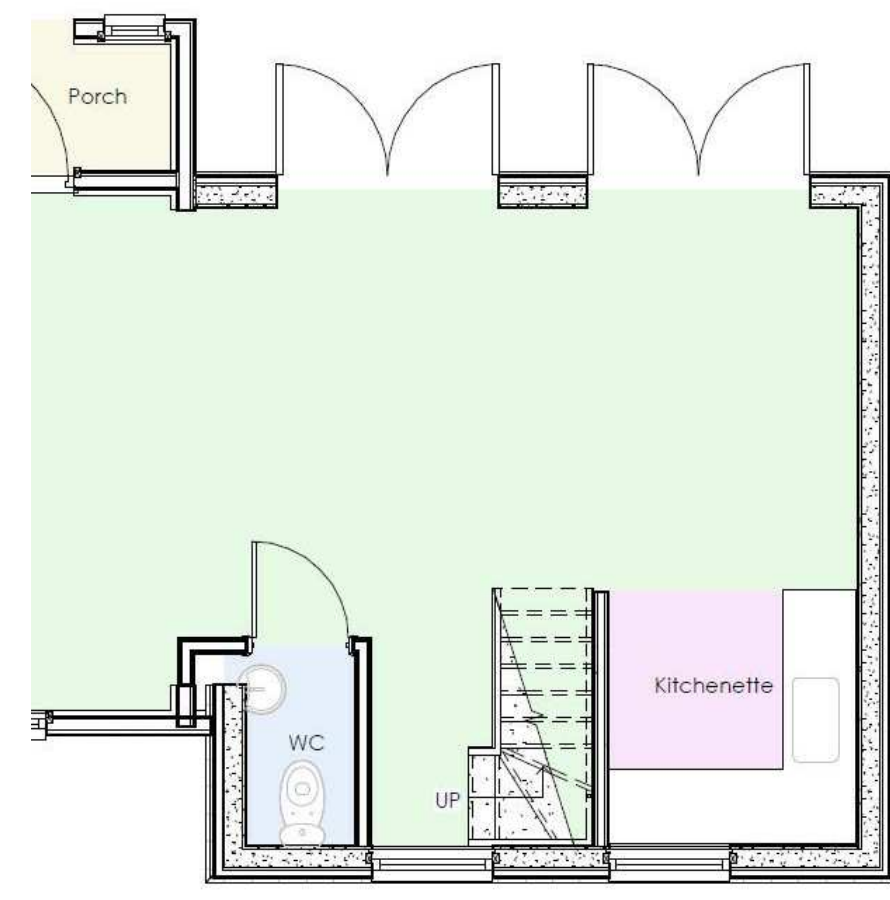
Moreover, the current parking arrangement, characterised by its awkward and cramped nature, will be addressed through the implementation of a carousel-type ingress and egress route for vehicles, leading onto Walnut Close which has minimal traffic flow. This also will benefit the neighbour as this is a shared driveway with 'The Limes'. This will also stop cars backing on to the main high street to exit the site.

In summary, the proposed extension not only addresses the immediate operational needs of the Design Studio but also endeavors to enhance site functionality, aesthetics, and traffic management, thereby contributing positively to the overall Village.

EXISTING KITCHEN AND WC



PROPOSED KITCHEN AND WC



PICTURES OF CRAMPED UPSTAIRS KITCHEN AND TOILET



EXISTING CONCRETE/ASBESTOS GARAGE AND TREE



EXISTING PARKING AREA ACCESS



EXISTING CONCRETE/ASBESTOS GARAGE & ACCESS TO WALNUT CLOSE



EXISTING PARKING AREA



Issued For:  
DRAFT

Drawing Address:  
Ark Colour Design - The Old Piano Workshop - 87 High Street Landbeach CB25 9FR

Drawing No:  
AHP ACD 05 Planning Statement

Rev: \_\_\_\_\_

Scale: \_\_\_\_\_

North

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