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Design and Access Statement

Proposed Replacement commercial building 14a Chapel Road
Hanham Bristol

Introduction and Environment

This statement is in support of the planning application for a single storey commercial building to replace the single storey dated building on site which is currently a car repair and respray use

The existing property comprises single storey light industrial building access from Chape road and the building is located on the southern against an existing high stone boundary wall and western boundaries with part pitched and part flat roofs with access drive and parking area to the front. There is a high front boundary wall to Chapel Road and gates located on the outside of the bend so visibility is good in each direction

To the North are nos 10 and 12 Chapel road and comprise two storey residential properties with feature two storey bay windows and rendered elevations and pitched, hipped tiled roofs. There is an existing blockwork wall boundary between No 12 and the application site

To the East on the opposite side of Chapel road are two storey terraced residential properties with brick elevations and pitched, tiled and gabled roofs

To the South are nos 14 and 16 Chapel Road and comprise two storey semi detached residential properties with stone and render elevations and pitched, tiled and gabled roofs which are elevated above the application site

To the West behind the application site are a rank of single storey garages which are located at the back of the parking to new recently constructed two storey modern houses with render elevation and pitched, tiled and gable roofs

There is a wide variety of materials in the vicinity of the site including, render and brick, stone with tiled roof. Windows are predominantly white pvc u

The site is within a central location and will have easy access to public transport on Chapel Road and is within walking distance to Hanham shopping centre

There are also local schools and parks within walking distance and therefore the site can be assumed to be in a very sustainable location and within an urban area.

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Means of Access

The site fronts onto Chapel Road will be retained and will not be affected by the proposal .

The front parking area will be retained and can accommodate 6no car parking spaces and these will be able to turn on site so they can enter and exit in forward gear. The anticipated number of employees will only be 3no people so there is spare spaces for visitors

We have shown 2no bike positions and bin storage area by the front gate for ease of access

The site can be accessed by a fire appliance on Chapel Road and be within 45m of any part of the building therefore no need to enter the site

Access will comply with the building regulations in regard to disabled access

The site is well located to public transport with bus stops on Chapel Road giving good access to Bristol City Centres and is within walking distance of Hanham Centre

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The Proposal

The application is a full application for replacement single storey commercial building which will be used for the storing and maintaining of electric generators which are let out for hire. There are two access roller shutter doors and 1no personnel door.

This replaces the existing car repair and respray use and there will be lot quieter

Density

The proposal is a replacement building which is a smaller footprint than the existing

Layout

The proposed is in the form of a detached single storey building located on the southern boundary similar to the existing but is a smaller footprint and the existing. The existing stone boundary wall will be retained and will be a similar height to the existing boundary wall

There is no overbearing or overlooking issues to adjoining properties

Appearance

The proposed is to have a two storey and picks up the two storey feature bay windows and pitched hipped tiled roof.

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The proposed materials will be render and green profile sheeting with grey roller shutter doors

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Sustainability and Drainage

The site is current hard landscaped. The proposal will incorporate soakaways for storm drainage and permeable paviers to drives so the proposal will be to provide a reduction in discharge to the sewer system.

All drive will slope away from the adopted highway.

Foul drainage will consist of gravity system discharging to the existing on site drainage system which connects to the existing sewer which is located in the area parking area

Conclusion

The proposal is replacing an existing building wit has modern single storey commercial building with a smaller footprint located

The proposal will remove and existing use which is not favourable when next to residential properties being car repair and respraying

The proposed of street parking complies with your authorities standards and has spare capacity to allow for visitors

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I trust this proposal meets with your approval

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