Peter Wade Consultancy

DESIGN & ACCESS AND LANDSCAPING STATEMENT

REF:- PWC/2332

PROPOSED CHANGE OF USE
GREAT HOUGHTON SERVICE STATION
ROTHERHAM ROAD
GREAT HOUGHTON, BARNSLEY S72 0DB.

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1. Description of the scheme

1.1 The planning application associated with this statement is to change an area of the forecourt of an existing petrol filling station to an area to be used as a hand car wash facility. The premises are the Great Houghton Service Station, Rotherham Road, Great Houghton, Barnsley S72 0DB.

1.2 The site has not been given any special designation and is not within a Conservation Area nor are there any listed buildings nearby.

2. Use

2.1 The existing site facilities provide services such as refuelling, water and air for tyres to car users with a small retail area inside the service station. To complement these services an area of the large forecourt is to be utilised to wash cars by hand.

3. Amount

3.1 The hand car washing is to be undertaken outdoors in a corner of the forecourt area. A small steel cabin is to house the washing equipment. The dimensions of the proposed cabin are 4.5 x 2.4 metres in plan and 2.4 metres tall. These dimensions are proportionate with other buildings on the site.

3.2 It is anticipated that the provision of the hand car wash facility shall have a neutral affect on the local social and economic communities.

4. Layout

4.1 The layout of the proposed operations is to use the South Eastern corner of the site which is not used for the normal operation of the service station. There shall be ample room along the Eastern boundary for vehicles to queue awaiting car washing.

4.2 The proposed works do not include any alterations to the site boundary.

5. Landscaping

5.1 The proposed works are within an existing sealed surface. It is not proposed to alter any other landscaping features in the development area.

6. Appearance

6.1 The cabin is to be a simple steel box to be painted in a colour to be agreed.

7. Vehicular access

7.1 The development site has excellent access facilities due to its use as a petrol filling station and has separate access and egress points. The proposed works shall not have any effect on existing traffic patterns.

8. Inclusive access

8.1 The site is relatively flat and level.

9. Other considerations

9.1 The cabin building is to be unheated and therefore not required to comply with any current legislation to conserve energy.

9.2 A flood risk assessment has been undertaken, the building is not in an area at risk of flooding. Principles of sustainable urban drainage are not to be compromised, the proposed works shall not cause flooding to other areas.

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