DESIGN & ACCESS STATEMENT, PROPOSED JET WASH BAY, THE STAR GARAGE, PONTEFRACT ROAD, CUDWORTH

1.0 Existing Use

The existing use of the site is as a Petrol Filling Station. The site includes a small Kiosk and a large flat canopy roof over the site of the petrol pumps.

2.0 The Proposal

The proposal is to add a small Air / Jet Wash / Vacuum cleaning area as an ancillary use to the existing use as a Petrol Filling Station. The Jet Wash bay is to be sited to the south western corner of the site where most accessible to vehicles.

3.0 Design Principles & Concepts

The location for the Air / Jet Wash / Vacuum has been chosen as it is distant from the residential properties to the east, being shielded by the existing Kiosk.

It is proposed to provide a new hedge to the north and east boundaries, together with a 1800mm high post and panel timber fence internally to further screen the site from the adjoining properties and provide additional sound separation.

A similar fence will be provided to the southern boundary, to either side of the Kiosk and with a short return to the Pontefract Road boundary.

New planting will also be provided to the western boundary, between the two vehicular access points.

The Air, Vacuum and Jet Wash services will be housed within sound proofed boxes and with anti-vibration mountings in order to limit noise pollution.

4.0 Planting

It is proposed that the new hedge to the north and eastern boundaries will be mixed, double, staggered rows as follows:-

- Prunus Spinosa - Blackthorn 0.5 metre spacing
- Rhamnus Cathartica - Buckthorn 0.5 metre spacing
- Cratgeus Mongyna - Quickthorn 0.5 metre spacing
- Acer Campestre - Field Maple 4 – 6metre varied /c/s

The Acer Campestre will be allowed to develop into hedge trees

The new planting being provided to the western boundary between the vehicular access points will be:-

- Aucuba Japonica planted at 750mm c/cs

5.0 Vehicular / Pedestrian Access

Vehicular and pedestrian access to the site will remain as existing.

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