JRB DESIGNS Ltd.
166 CHURCHFIELD LANE,
DARTON,
BARNSLEY,
SOUTH YORKSHIRE,
S75 5EA.

Registration No. 3372719

[redacted]

Design & access statement for proposed change of use of the garage facilities at 3-4 Brampton Road to a hand car wash & valeting facility.

1.0 Physical context

1.1 Surrounding:

The site is located on Brampton Road Wombwell. The neighbourhood generally consists of residential properties being of a mixed type.

1.2 Site:

The site was formerly a car dealership which has been converted into a filling station shop & garage units to the rear of the shop which are unoccupied.

There are no natural features such as trees or hedges within the site.

2.0 Social Context:

The property development is for the conversion of the garage units & adjoining land into a hand car wash & valeting facility. It is also proposed to bring a caravan or portacabin onto the site to provide shelter for the workers. There will be no adverse impact on the existing local services.

3.0 Economic context:

The development will bring in use a disused commercial unit & provide a useful service to the local community & passing traffic.

4.0 Planning policies:

The relevant national & local policies applicable to the scheme were referred to during the design process such as the UDP policies ED4, ED5 & ED9.

5.0 Involvement of community members:

The scheme has no implications for general community & they have been consulted.

6.0 Evaluation:

The adjoining owners have no concerns about the proposed development.

7.0 Design principles:

7.1 Use:
The proposed development is justified particularly as it brings back into use an existing site falling into dereliction maximising the properties potential for occupancy, whilst being sympathetic to the host property & the surrounding area. The site is not in a conservation area. There are no significant changes to existing physical envelope of the host building.

The property development is for the conversion of the existing garage units & adjacent land into a hand car wash & valeting facility. There is no potential overlooking/overshadowing issue from the site. There will be no adverse impact on the existing local services.

7.2 Layout:
The layout of the site will generally remain the same with the addition of a caravan or portacabin to provide shelter for the workers.

7.3 Scale:
The proposed caravan or potacabin is small in scale terms to the existing building.

7.4 Landscaping:
There is no landscaping to the site.

7.5 Appearance:
There is very little change from the existing building.

7.6 Access:
Access is from the left hand side of the existing petrol station & exit is from the right.