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Design & access statement for proposed change of use of the former car sales forecourt on Fish Dam Lane Monk Bretton, to a hand car wash & valeting facility.

1.0 Physical context

1.1 Surrounding:

The site is located on Fish Dam Lane Monk Bretton between No.16 and No. 8 . The neighbourhood generally consists of residential houses of mixed type

1.2 Site:

The site was formerly a car sales forecourt. The site will remain almost the same with the addition of a new entrance gate and dropped kerb.
There are natural features such as trees or hedges within the site but these will not be affected by the development.

2.0 Social Context:

The property development is for the conversion of the car sales forecourt site into a hand car wash & valeting facility. 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 ED5 & ED8

5.0 Involvement of community members:

The scheme has no implications for general community but the neighbours have been consulted.

6.0 Evaluation:

The adjoining residents 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 vacant site maximising the properties potential for occupancy, whilst being sympathetic to the host site & the surrounding area. The site is not in a conservation area. There are no significant changes to existing physical envelope of the host site. While it is recognised that the site would be better served with a more traditional employment type of development, in the current financial situation this unlikely to occur.

The property development is for the conversion of the car sales forecourt 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 new access gate.

7.3 Scale:
There is no change in scale terms to the existing site.

7.4 Landscaping:
There is no landscaping to be added to the site.

7.5 Appearance:
There is very little change from the existing site other than the addition of a new access gate.

7.6 Access:

Access is from the existing entrance on Fish Dam Lane.