

## **JRB DESIGNS**

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Design & access statement for proposed change of use of the former haulage yard at Burton Road |Cudworth to a hand car wash & valeting facility.

### 1.0 Physical context

#### 1.1 Surrounding:

The site is located on Burton Road Cudworth between the new Pontefract Road roundabout & Cudworth bridge. The neighbourhood generally consists of open fields & the new fire station opposite the roundabout.

#### 1.2 Site:

The site was formerly a large haulage yard with coal loading facilities but has been reduced in size by the new Cudworth bypass.

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 haulage yard into a hand car wash & valeting facility. It is also proposed to bring a 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 ED5 & ED8

#### 5.0 Involvement of community members:

The scheme has no implications for general community & they have not been consulted.

#### 6.0 Evaluation:

There are no adjoining residents to have 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 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.

The property development is for the conversion of the haulage yard 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 portacabin to provide shelter for the workers & a new 2m high screening fence to the Western side to prevent air borne spray contamination of the adjacent dike.

##### 7.3 Scale:

The proposed portacabin is small 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 the portacabin & 2m high screen wall .

**7.6 Access:**

Access is from the existing entrance on Burton Road.