

DESIGN AND ACCESS STATEMENT

In Support of the planning Application for:

**Proposed 4 Bay Metal Storage Shed - located at rear of existing site -
East boundary of Carters MOT & Repair Centre Ltd**

40 Cilmaengwyn Rd, Pontardawe, Swansea SA8 4QL

Case Officer: Mr. Paul Colman

Applicant: Mr. Clive J. Carter

Agent & Author: Miss. Hannah Herbert-Evans

0.1 The Proposal

This Design & Access Statement accompanies a planning application for permission to locate a 4 bay metal storage shed on the east boundary of the existing Carters MOT & Repair Centre site. The proposed location of the build is at the rear of the site, away from the highway and neighboring residential boundaries. The proposed roller shutter doors will provide adequate vehicle access along the long elevation, pedestrian side doors will be located on the short elevations (north & south).

- 1.1 The application site is currently occupied with Carters MOT & Repair Centre, with surrounding hard standing used for parking of vehicles. There is a natural vegetation barrier along the east boundary effectively screening the application site from the adjacent fields/agricultural land.
- 1.2 Neighbouring buildings occupy the northern and southern boundaries with intermittent hedgerows along the perimeter of the owners land. The proposed storage shed will be located on the east boundary with the long elevation running from north to south, the 4 bay doors will face west, and opposite the façade of the existing building.
- 1.3 The site is accessed via private gateway entrances located on both the North West and South West boundaries, off Cilmaengwyn Rd. The existing accesses will remain unaltered. The addition of the metal storage shed at the rear of the site will not affect the visual aspect of the Repair Centre from the highway. The alignment of the proposed shed with the south west corner of the existing building will ensure only minimal visibility of the structure from the northwest and southwest public viewpoints. The proposed structure and aesthetic will be in keeping with that of the existing building and typical of the type of storage sheds used in automotive facilities.
- 1.4 The purpose of the metal storage shed is to provide dry storage for vehicles which would normally be located within the main yard. The building will be displacing external parking for the benefit of internal parking, in particular for high-class and classic cars which require protection from the natural elements.
- 1.5 In addition to this, in order for the business to function to a timely schedule it is imperative that the vehicles requiring remedial paint works remain dry before and after the spraying process.
- 1.6 The shed will be fitted with x 4 steel roller shutter doors for ease of access to and from the existing building where works are carried out.

2.0 Planning Policy

2.1 The planning policies relevant to the consideration of the application include National guidance from Planning Policy Wales (6th Edition February 2014). The document sets out the Welsh Assembly Government's land use planning policies and is supplemented by a series of Technical Advice Notes (TAN's). The Unitary Development Plan adopted in March 2008 has also been appraised.

2.1 The relevant policies include:

- ENV17 – Design
- GC1 – New Buildings/Structure and Changes of Use

Policy ENV17 (Design) requires developments to be of good quality design with reference to local character and not have negative impacts on occupants of any other properties. Attention is to be given to safety and security, to reduce opportunities for Crime.

Policy GC1 (New Buildings/Structure and Changes of Use) refers to the protection of land and neighboring existing residential areas. The design and orientation of the building must be considered to reduce risk of negative environmental impacts. Proposal must ensure that there are reasonable levels of privacy and amenity for occupiers of properties both adjacent to and within the site. External design considerations are of significant importance in particular with regards to parking, servicing and access.

3.0 Context and Character

3.1 The application site is predominantly flat with a gentle slope falling from north to south. The proposed metal storage shed will be located along the east boundary benefiting from a comfortable 6.5m distance from the existing building. As illustrated on the proposed site plan C[012]_PR01] the proposed building will be positioned 5.5m due south of the existing building (from the north boundary) to ensure that the existing MOT bay is clear of obstruction as large vehicles/Moto homes will require greater area for movement.

3.2 The proposed storage shed will be of level threshold to match that of the existing building. The doors will be parallel and opposite to the existing building for ease of access and egress between automotive spray works and storage. A raft foundation will support the structure. Concrete finish as existing with external tarmac hard standing (as existing).

3.3 The proposed building will be subservient to the existing building at 13.6m long by 7.3m wide by 4m high (ridge level). The x4 roller shutter doors will be 2.95m high on the front elevation facing the existing repair center.

- 3.4 The vegetation and trees along the east boundary will remain unaltered and will provide a natural backdrop for the proposed building.
- 3.5 The material of the shed will reflect the metal finish of the upper portion of the existing building. A green colour finish will help to blend the proposed shed with the green vegetation backdrop.
- 3.6 The proposal will have a minimum impact on the character of the existing Repair Centre and surrounding fabric.
- 3.7 The proposal will reflect the aesthetic of the existing fabric and local character of similar facilities seen throughout the local area.

4.0 Access and Movement

- 4.1 The application site of Carters MOT & Repair Centre is served from a 2 private accesses of Cilmaengwyn Rd, with south access used as entry and north access used as exit. There are 2 local bus stops within close proximity of the site.
- 4.2 No new vehicular access points from the highway are proposed.
- 4.3 Vehicular and Pedestrian access to the proposed metal storage shed are from the existing yard/hard standing. There will be no alterations on how the facility and surrounding yard will be used. Access and Egress to and from the site will remain unaltered. Refer to traffic movement and parking plan for further information C[012]_PR03
- 4.4 Movement will be kept within the site as currently occupied.

5.0 Community Safety

- 5.1 The proposal is within the curtilage of the existing site, thus will benefit from existing surveillance, thereby deterring crime.
- 5.2 The proposal is intended for commercial use only.
- 5.3 No public footpaths pass next to the rear of the site.

6.0 Environmental Sustainability

- 6.1 The steel structure will be manufactured locally and constructed by local contractors.
- 6.2 Where possible and economical, construction components will be sourced locally thereby minimising transportation distances in order to reduce CO2 emissions.

- 6.3 The proposal will ensure that the Carters business is operating within reasonable timescales. The undercover storage will safeguard vehicles from the natural elements, thus reducing abortive time.
- 6.4 The proposal will reduce the need for local users of the facility to travel further a-field for reasonable completion times on vehicle body/spray works, thus reducing their carbon footprint.

END