

DESIGN ACCESS STATEMENT

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Unit 1-2, Brunel Industrial Estate, Cwmavon, SA12 9DE

INTRODUCTION

This Design & Access Statement has been prepared by SEAGREY Design Ltd in support of an application for the development of the site at the above address. The site currently operates as a Tyre Changing Facility along with a Vehicle Wash. There are also additional storage containers for new and used Tyres plus equipment, with the inclusion of a sheltered area for the customers of the Burger Bar consisting of a lean-to and conservatory area.

Planning Consent was previously Granted in 2023 (P2023/0200) for the Retention and regularisation of the site for permanent use for Tyre Changing Bays, Inspection Ramp, Manual Car Wash, Burger Bar and ancillary storage (Sui Generis).

EXISTING SITE DETAILS

The existing tyre fitting and car wash facilities have a throughput of some 10No. vehicles per hour at peak usage, with no more than 6No. vehicles being attended to or waiting on the site at any one time. There is parking for approximately 10-15No. cars and 3No. Light Goods vehicles with other off-street parking within the site boundaries should these numbers be exceeded. The facility will be open from 9.00am to 6.00pm Monday to Friday and from 9.00am to 4.00pm on weekends. Opening hours may differ during winter months. The site currently provides employment for 2-3 persons, there is sufficient on-site parking for staff vehicles.

BACKGROUND

Site Analysis

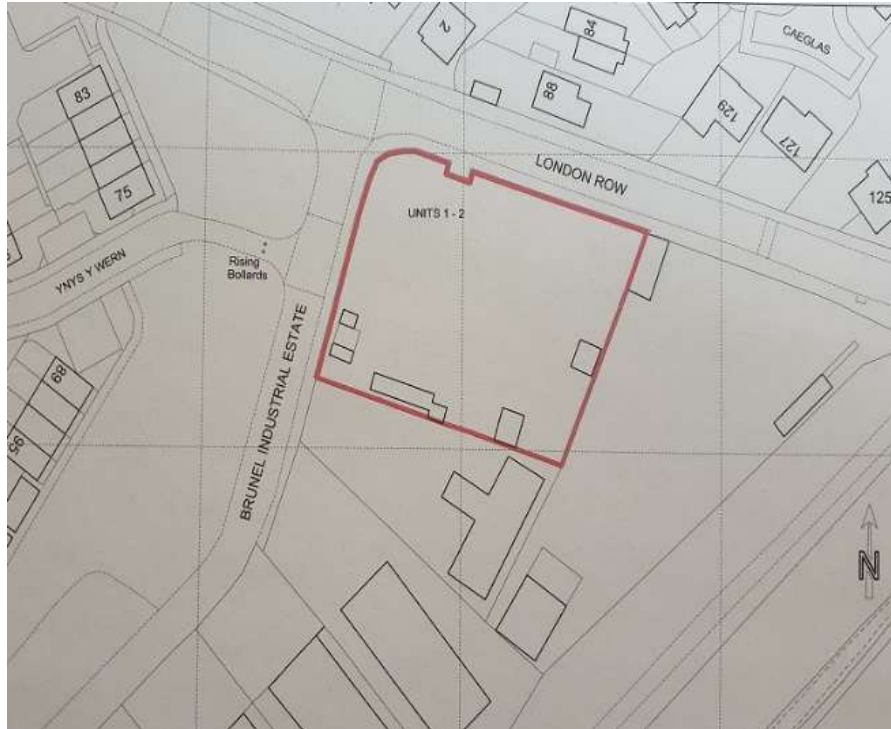
The site comprises an approximate rectangle some 0.22 hectares in area and measures approximately 52x43m and is a part of the Brunel Industrial Estate. The plot is located at the Northwest corner of the industrial estate which comprises a linear series of units backing onto the river Afan (separated from it by a public footpath) and fronting an un-named road which runs through the industrial estate.

Local Context

The site is located at the junction of the industrial estate and the residential developments that border Brunel industrial estate to the North and West, though separated from the Caeglas estate by London Row and the Ynys Y Wern estate by the access road for the industrial estate (which is a no through road). Opposite Tidy Tyres there is a road entrance to Ynys Y Wern however, installation of removable bollards restricts access. The adjacent built form is, in the main, that of a single storey building constructed from materials that clearly represent the estates industrial usage. Tidy Tyres uses several storage containers both for their equipment, and to store their new tyres and those which have been removed from vehicles.

These used tyres are then removed from site for recycling by agreed contractor Welsh Tyre Recycling Services Ltd, all the containers have been painted with a bright selection of murals to improve their appearance, in a “street art” style.

SITE POSITION ON LOCATION MAP



COMMUNITY SAFETY

The development will not have an adverse effect on community safety. The site is secured by a metal mesh fence and lockable gates, and all equipment is locked away in the storage containers overnight.

CHARACTER

The existing facility is open and generally kept clear of debris and any equipment not in use. The new and used tyres are kept in the storage containers. The used tyres are removed from site and recycled on a regular basis. All equipment is put back into storage at the end of the working day. A Hi-Lift inspection ramp is housed in its own shelter which, has a roller shutter and is locked each night. This improves and extends the service to the customers. All storage units have been colourfully painted to raise the appearance of their use when closed. The manual Car Wash has a shelter for the valet services and a couple of dedicated containers for storage of equipment and materials.

ENVIRONMENTAL SUSTAINABILITY

This site has been in use by Tidy Tyres since 2013. The proposal to add a new building should not result in any significant change to the environmental status quo and there are no issues of Biodiversity or natural resource protection.

MOVEMENT & ACCESS

The site fronts directly onto an un-named access road which serves the Brunel Industrial Estate and connects directly to the local and wider arterial routes of the area. The site has good vehicular access, and there is adequate off-street parking within the curtilage of the site to sustain the development.

PROPOSALS

We are submitting this application to develop the site with the addition of a Steel-framed building which will give 4No. bays for indoor Tyre Changing facilities. The building will have 6M central roller doors Front and Rear for access and exit to the Bay areas. The purpose of the building is to shelter the vehicle, customers and the staff from the elements so that work can be carried out in a relatively dry environment. The reason for the building is to enable the business to operate fully 6 days per week without any disruption due to inclement weather resulting in loss of business.

Once the new building is erected the owner will be having an artist to add Murals to the new building to enhance the look and to be in keeping with the storage units which already have murals on them.



The main advantages will be –

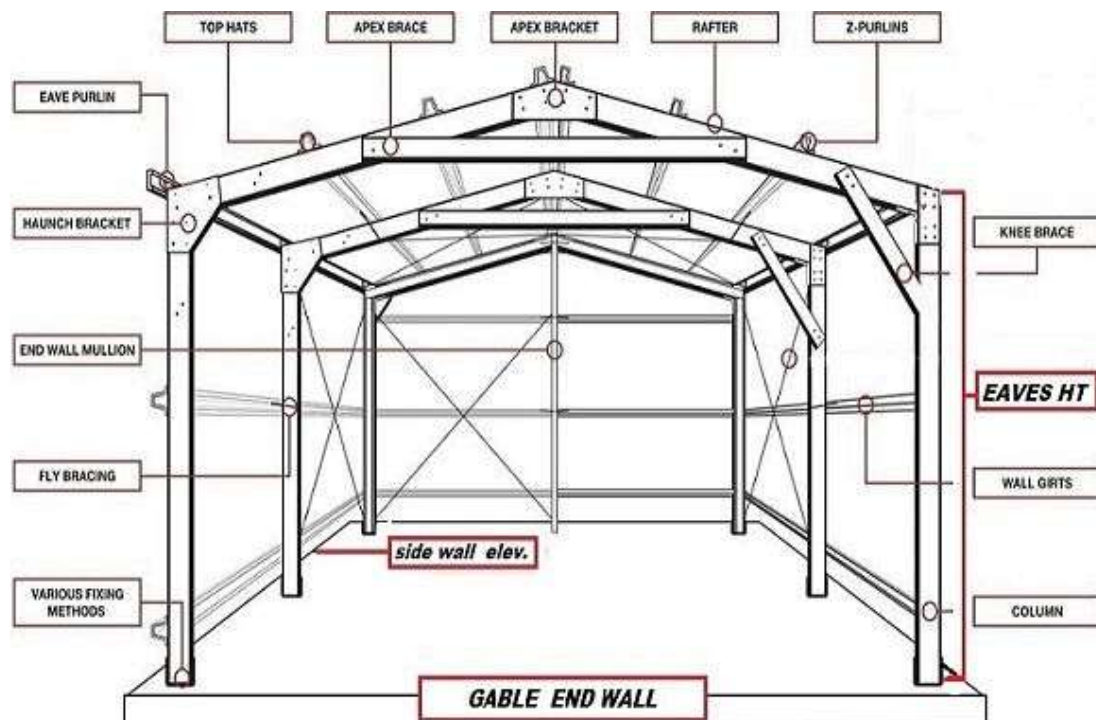
- A secure building for equipment
- More jobs – additional staff required
- Reduction in lost revenue due to weather conditions
- Increased Health & Safety when operating equipment
- Improved working conditions for staff
- Better work-flow process

VISION OF WORKING PROCESS

Once the building is constructed there will be a new working process implemented. There will be a route created for clients to follow once they have entered through the boundary gate, this will be in the form of a one-way single painted track for clients to follow, taking them to the rear of the building for access to the Tyre Changing bays. This will ensure the safety of the vehicles within the site both on access and departure. As there will be 4 positions for the tyre changing, additional staff will be required. There will be considerable investment in new equipment within, as well as the new building itself.

If this proposal is accepted, then there will be a change to the services available as there will no longer be space for the car wash & valet, which will no longer operate.

The new building will only have electricity for lighting, roller-shutter door operation and for equipment – there will be no other type of services linked within the unit – its main purpose is for shelter from the elements.



LIGHTING

The new Shelter will have internal lighting only – there are no plans to have any other lighting fitted externally.

PARKING DETAILS

There will be a small amount of parking remaining within the yard, however the new route for access to the Tyre Changing Shelter will take up a lot of the available space.

CONCLUSION

The proposed new building will provide a big advantage to this business to allow for shelter from the elements, to improve services to customers and expand the facilities available in the area. It will save the operators from becoming soaked and to avoid illness, and to take care of the vehicles under cover. This is intended to promote business in the area, and attract more customers with a better service experience.