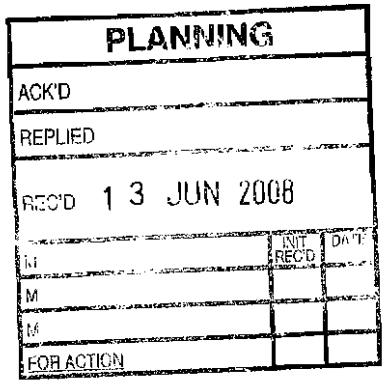
DESIGN AND ACCESS STATEMENT

FOR THE CHANGE OF USE OF LAND AND BUILDING TO HAND CAR WASH

AT VACANT SITE OF 570-572 WILMSLOW ROAD DIDSBURY MANCESTER, M20 3 2DB

12th June 2008



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Introduction

This Design and Access Statement has been prepared in accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004. As the proposal relates to a temporary consent for change of use of land this statement is limited in content. The proposal also includes the introduction of a portable building, the erection of a canopy on the site and security boundary fencing along the Wilmslow Road frontage.

Use

It is proposed to use the currently vacant site as a hand car wash for a temporary period until 31st December 2010 when it is anticipated that redevelopment of the site will take place. The installation of a 'Portacabin' type building on site will provide ancillary facilities for the proposed use, consisting of office and other staff facilities. A small metal container to provide equipment storage will also be installed.

Amount

The proposal relates to site area of approximately 670 m^2. The proposed canopy will cover an area of 10m x 8m. The proposed portable building will have a gross floor area of 24 m^2 measuring 10m x 2.4m x 2.4m high. The metal store container will be 1.8m x 1.8m x 2.4m high. The proposed car wash operation will deal with a maximum of four vehicles in an hour.

Layout

Separate site entrance and exit points from and to Wilmslow Road will be maintained at the southern and northern ends of the site respectively.2m high 'Palladin' fencing and gates will be erected along the Wilmslow Road frontage to control site access and provide security. The car washing and valeting process will be carried out under the proposed metal canopy area.

The proposed car wash area will be concrete gently sloping towards the proposed drainage channels to be connected to the foul water drain in accordance with the requirements of United Utilities.

There is ample spare capacity for on site car parking to cope with potential staff and customers cars.

No external lighting will be provided as the car wash will be closed at dusk. There is no requirement for a power generator for the operation of the proposed car wash.

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Scale

The proposed canopy will have an overall height of 3.5m providing 3m headroom. The portable building will only be 2.4m high and will be partially concealed by the 2m high 'Palladin' fence along the Wilmslow Road frontage.
In terms of the intensity of use of the site, it is anticipated that a maximum of 30 vehicles per day would make use of the car wash on a good day.

Landscaping

As the proposal is for a temporary use hard landscaping proposals are limited to the site's concrete re-surfacing and improvement to the site boundary treatment but no soft landscaping is being proposed.

Appearance

The proposed 2m high dark green powder coated welded steel mesh fence along the Wilmslow Road frontage will provide the main visual impact from the public highway and will provide partial screening to the activities and other proposed features within the site.
The proposed white steel canopy would have an overall height of 3.5m supported on 8 No dark green mild steel square section stanchions. The proposed sign would be in matching dark green lettering on the white background.
The proposed 2.4m high portable buildings will be finished in mid-grey colour and due to their location at the rear of the site would have no significant visual impact from Wilmslow Road.

Access

Separate site entrance and exit points from and to Wilmslow Road will be maintained at the southern and northern ends of the site respectively. Vehicles will be able to enter the site without hindrance that may cause an obstruction on the highway, and will not therefore conflict with the operation of the bus stop in front of the site.
Vehicles leaving the site will stop in the forecourt area with unobstructed views of pedestrians, vehicles and other road users.

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