

Design and Access Statement for a Hand Carwash and Valeting Business at Walley Street / Congleton Road, Biddulph, Stoke-on-Trent, ST8 6EA

The Application is for a hand Carwash and Valeting Business.

The site is situated on corner of Walley Street and Congleton Road with accesses to both.

The building is of part brick and part rendered colour washed block work with part flat and part pitched roof..

All the buildings will be retained for use by the business and will remain unaltered apart the alteration of the signs.

The whole site is surfaced with tarmac with a concrete section under a canopy which once covered petrol pumps.

The site was previously a car valeting and car sales establishment but has been vacant over the past couple of years or so. Before this it was a petrol station

The concrete section under the canopy is where the cars will be hand washed and rinsed using pressure hoses which do not create a high volume of airborne spray.

The valeting etc. will take place in the existing building off the main forecourt. The cars will then drive through the building exiting through the double doors on to Walley Street.

Drainage will be via channels with gratings set along the sides of the concrete facing the buildings and Walley Street. They will outfall to a silt trap connected to the main sewer on the Walley Street side of the building.

A gridded channel will also be provided in front of the building as the site slopes down from Congleton Road.

There will be no disruption to the flow of traffic by queues forming at the entrance as there is adequate parking area on the site.

Amount....No new floor space is proposed.

Layout.... There will be no alterations to the size of the buildings.

Scale The height, width and depth of the building will not be altered.

Landscaping....Not applicable to the proposal

AccessThe site will be accessed off Congleton Road through the existing access. The cars after washing, enter the building for valeting or if the valeting is not required will drive off through the existing Walley Street access.

The valetted cars will drive through the building and exit via the double door on Walley Street.

Only existing accesses will be used.

2....No planning policies relating to the accesses are relevant.

3....No consultation has taken place

4....The site is well served by all transport facilities.

5....Waste bins will be kept in the building at the rear of the property.

6....All accesses will be maintained by the owner.