

**PROPOSED REDEVELOPMENT
ALBION COURT
WATERLOO ROAD
CLITHEROE**

PROPOSED WORKSHOP UNIT.

DESIGN & ACCESS STATEMENT.

USE:-

The proposed new building is to replace an existing dilapidated structure. To be used for general vehicle washing and valeting and tyre fitting, with ancillary areas for welfare storage and public access.

AMOUNT:-

The new building will occupy a foot print area of 249m².

LAYOUT:-

The new building is located on the site of an existing dilapidated building to be demolished, to the West of the Waterloo Road A671, Clitheroe. With an existing entrance access and egress from Waterloo Road. The building is single storey, with vehicular access directly from the existing yard area.

SCALE:-

The building is built on a grid of 5.35 x 4No x 10.0m, with vehicular access directly from the existing service yard area. The steel portal frame will be 4.2m to the eaves (to match the existing adjacent building) and approx. 5.2m to the ridge (10 deg. roof pitch).

LANDSCAPING:-

Existing buffer landscaping adjacent to the highway to the West boundary to remain to soften the impact of the building and define the site boundaries.

APPEARANCE:-

The steel frame structure is to be clad with colour coated profiled metal vertical cladding (Ocean Blue BS 18.C.39). profiled metal vertical cladding.
profiled metal roof deck (Ocean Blue BS 18.C.39).

ACCESS:-

The vehicular access will be via the existing estate road and existing concrete service yard (with turning area). After accessing the site, a maximum gradient of 1:20-1:40 will be achieved for parking and service area. giving a level access to the building for both able bodied and less able bodied persons. A mobility / disabled W.C is to be provided within the building.

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