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October 2018

PLANNING
DESIGN, ACCESS & TRAFFIC STATEMENT
FOR
PROPOSED WORKSHOP WITH OFFICES & SHOWROOM
AT
GISBURN AUCTION MART
GISBURN

1.0 Site Location

Gisburn Auction Mart is located to the north side of the A59 in the village of Gisburn with Mill Lane to the east of the site and a petrol filling station to the west.

2.0 Use

The main activity on the site is the Cattle Market where auctions are carried out currently on Mondays, Thursdays and alternate Saturdays.

A number of small timber and recently blockwork agricultural retail shop units occupy a small area of site adjacent to the existing workshop building.

A Cafe and office building are attached to the main Animal Building.

3.0 Amount of Development

There is demand for a new building which will be leased by the Auction Mart for agricultural purposes. The building will comprise of a workshop, showroom and offices.

4.0 Layout, Scale and Appearance

The proposed new building will be sited to the western boundary of the site between the adjacent petrol filling Station and Croft Bungalow which is the home of the site caretaker / foreman.

The building will be constructed within an existing stoned up compound / yard area and will have a footprint of 26m x 20m.

On the ground floor will be a workshop, showroom, sales office and toilets. On the first floor will be four offices as indicated on the proposal drawing.

The existing site has a slight cross fall and is set lower than the road level, petrol filling station and Croft bungalow. It is proposed to site the building along the front building line of the petrol filling station with the floor level being approximately 1.5m below road level. We anticipated an eaves height of 5.5m at scheme stage but have subsequently increased this to 6.5m and reduced the roof pitch to 6° following obtaining a level survey.

The building will be clad in plastisol coated profiled sheeting goosewing grey with Merlin grey trims and translucent rooflights. The windows will be in merlin grey powder coated aluminium and a low level wall will be constructed in artificial stone.

Contrasting cladding was considered at scheme stage to the walls at high level to break up any massing, however, due to the floor level of the new building in relation to surrounding ground levels and the height of the existing hedge along the back of the footway, it is felt that this is un-necessary.

5.0 Access

The site access off the A59 is unchanged. This access leads to all the areas of the site via concrete aprons and gravel areas.

The new building is sited within an existing compound / yard area which will have a new concrete apron to the front providing level access into the building.

New double gates will be provided within the existing palisade fencing

6.0 Traffic

Traffic movement to and from the site is more prevalent on the auction days, Mondays, Thursdays and alternate Saturdays.

The existing car park can accommodate approximately 167 cars and approximately 80 lorries / vehicles with trailers.

It is anticipated that the new building will be visited on auction days by the people attending the auction. On other days the traffic movement will be considerably less and the existing car parking arrangements will be more than adequate. The only additional car parking spaces created will be five within the compound / yard to the new building allowing the rest of the yard area for storage of the prospective clients trailers and machinery.

Delivery vans during operational hours of approximately 4-5 are anticipated daily with a lorry delivery on Wednesdays.

7.0 Crime Prevention

The new building will have security locks and safety glazing.

It is anticipated that a security alarm will be fitted and the presence of the resident caretaker / foreman provides additional security.

8.0 Climate Change

No renewable energy sources are proposed, however the proposals will have solar heat gains and cooling by openable doors and windows.

9.0 Landscaping

No soft landscaping is proposed.