

Design & Access Statement

For

Alterations to Existing Vehicle Prep Bay, Thorn Street, Clitheroe Lancashire BB17 2LJ

Context

The existing building is of lean-to construction comprising of rendered brick walls with a blue slate roof and steel faced doors. The building is currently used for preparing cars prior to delivery. The site also comprises a modern industrial building, steel frame and profiled steel cladding and a redundant single storey building to the rear of the yard which is render on stone with blue slate to roof.



View Form Thorn Street



View from Thorn Street



Existing Single Storey Building To Be Demolished

Proposal

The current buildings other than the modern steel frame building are now not fit for purpose. The proposal is to demolish the existing single storey building to the rear of the site, leaving the rear wall capped off with concrete copings and made safe to provide additional parking space within the site, with macadam finish hardstanding.

The existing car prep workshop adjoining Thorn Street, will be reduced in height and extended approx. 2200mm. The wall extension will be blockwork with render to match the existing. Elevations within the site will be open, the building providing a sheltered area as opposed to a lock up building as is present. A new steel frame will be erected, and the roof will be profiled steel sheet, colour to match the existing steel frame building, with aluminium gutters and downpipes.

It is proposed to reduce the access from Thorn Street into the site. The existing wall be extending across the opening leaving a reduced access of approx. 4800mm. This wall will also be in blockwork, rendered with concrete capping to top of the walls to match the existing and a new sliding galvanised steel barrier (lockable) will be placed across the remaining access for out of hours. The existing internal timber fencing will be removed to allow better access within the site and to the new parking area. A new 1 metre high railing will be fitted to the top of the wall, the railing will be plain round 10mm bars powder coated black to match the new gate

Materials

Metal walls & Roof	Merlin Grey 18B25
Masonry walls	Render
RW Goods	Black
Rooflights	GRP
Railings & Gates	Black