

DESIGN AND ACCESS STATEMENT IN RELATION TO

Bowlands Organics,
Unit 2,
75 Berry Lane,
Longridge,
Preston,
PR3 3WH

Prepared by;

Hyndburn Property Consultants

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INTRODUCTION.

Hyndburn Property Consultants have been instructed to prepare an application for the development for the Change of Use from Existing Retail Store (A1) into a Taxi Office

The site currently comprises a vacant retail store and is sat within neighboring commercial properties. The site is bounded by a public road and footpaths. The site is surrounded by similar terraced properties. The site is currently accessed from Berry Lane.

BUILDING DESIGN.

The proposed buildings comprise what might be termed 'traditional' in terms of their appearance and layout. Consultation with the local authority planning authority as part the development on this site will reflect the existing properties surrounding the site in terms of scale, fenestration and materials. The proposal will not require any changes to the external feature of the property.

SETTING.

The buildings are positioned on the site to respect Local Authority standards in terms of overlooking distances from adjoining buildings around the site whilst taking account of the general development density in the area. The front entrance door to the proposed Taxi office will be provided from the shared entrance area from Berry Lane.. Access will comply with current building regulations in terms of an ambulant disabled accessible stepped access.

SUSTAINABILITY.

The site is situated on a busy high street and has good road links, served by public transport. Parking is readily available within the area for staff members. Customers will not require any parking. Taxi's will wait in a nearby car park which is leased to the owner of the taxi office. Once a booking has been made at the taxi office, A taxi will arrive to the office to collect the customers. No taxi's will wait on Berry Lane.

CONCLUSION.

In general terms we have prepared this proposal in accordance with our client's requirements and the current planning policies of the local authority.

The scheme makes a positive contribution to the built environment; The provision of much needed Taxi office required by the local residents. The minor nature of the development along with its reflection of surrounding property types will serve to preserve. and lessen its potential impact upon the area. The proposal reflects the nature of its built environment in terms of the positioning of the buildings on the site. We would therefore hope that the Local Authority will be in a position to support this proposal which we feel makes a positive contribution to the local environment.