

Central Garage, Warwick Street, Longridge

1 Application site and Location

The application site is located in Longridge and is situated on Warwick Street near to the town centre, close to transport links and services.

- 1.1 The north west portion of the site consists of an existing commercial building which is owned & occupied by Advanced Print Solutions. The remainder of the site consists of a car park to the side of the existing unit & an unkempt disused area to the rear
- 1.2 The car park to the side is accessed via gates situated on Warwick Street.
- 1.3 The street predominantly consists of industrial & commercial premises.
- 1.4 There are existing industrial units on the site & to the west of the site. There are bungalows to the south & east of the site.

2 Proposal

- 2.1 It is proposed to build a new B2 industrial unit 10.5m long x 7.1m wide (74.55m²) to the rear of the existing property on land in the south west corner on a part of the site which is currently disused.
- 2.2 The car park to the side of the property will be resurfaced once the unit is erected.

3 Design Considerations / Appearance

- 3.1 The design of the unit incorporates a mono-pitched roof so as to lessen the height at the side adjacent the south boundary with the adjacent dwellings.
- 3.2 The unit will be sited a minimum of 1m away from the south boundary & no nearer to the east boundary than the existing building.
- 3.3 The roof height at its highest point is to be no greater than the adjacent Central Garage to the west of the unit.
- 3.4 The front of the unit is to be constructed in reconstructed or natural stone up to door head height (2.1m above finished floor level) with a grey composite cladding finish above to match the adjacent existing building.
- 3.5 The sides & rear of the unit are to be built in blockwork up to 2.1m high & are to have a cream coloured K-Rend finish to match the adjacent building. The walls above are to have a grey composite cladding finish to match the adjacent existing building.
- 3.6 The roof of the unit is to be have a grey composite cladding finish to match the adjacent existing building.
- 3.7 There is an existing close boarded timber fence 2.15m high between the site & the existing bungalows to the south & east of the site.

4 Landscape and Amenity

4.1 There will be no adverse effects on the amenity of adjoining properties in terms of loss of daylight or sunlight, privacy or overlooking.

5 Access

5.1 Access to the property will be via the existing gates on Warwick Street.

6 Car Parking

6.1 The car park to the side will be marked out to provide 7no. spaces for the use of both the new & existing units. Furthermore, there is on-street parking on Warwick Street.

6.2 The application site is located close to good bus links with a bus stop within easy walking distance.

7 Building Regs

7.1 I can confirm that Building Regulations have been taken into account in formulating the proposals and comply with their requirements, including fire protection & means of escape.

8 Conclusion

8.1 There is a demand for this type of unit in the area & the applicant believes the proposal makes an efficient use of this site with minimum impact on adjoining properties.