

PROPOSED CONVERSION OF EXISTING SITE AT  
5 BOURNE HILL, LONDON N13 4DA  
TO NEW HAND CAR WASH FACILITY

# DESIGN AND ACCESS STATEMENT

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## **INTRODUCTION :**

This statement has been prepared to support a full planning application for the conversion of the existing site at 5 Bourne Hill, London, N13 4DA to a new hand car wash facility. There is, in addition, a planning statement which addresses the issues of Planning Policies as prepared by Better Places Limited, Planning Consultants and a traffic impact and transport assessment as prepared by BDR (Civil and Structural Engineering) Ltd.

## **DESIGN:**

The existing site is a vacant building materials storage area, surrounded by galvanised palisade fencing and timber fencing. It has concrete surfacing and a number of small existing storage sheds. The site therefore lends itself to a hand car wash facility with minimal alterations and as such there is little need for design intervention.

## **AMOUNT:**

The existing site has an area of approximately 280m<sup>2</sup> and this proposal does not seek to extend the site in any way. The existing sheds on the site are retained and re-used without any increase in area or volume.

## **LAYOUT:**

As stated above the site already has palisade fencing, complete with access and egress gates. This lends itself to a simple layout with a linear throughput of cars and on-site space for two cars being worked on and four additional cars waiting. The proposal includes a fabric canopy, a typical example of which is included on drawing number M69/P03a. These are standard canopies used throughout the country for similar installations.

## **SCALE:**

The existing site is vacant apart from existing storage sheds and is very small scale. This proposal makes no alterations to the overall scale of the site.

## **LANDSCAPING:**

Due to the nature of the existing site and the proposed new use as a hand car wash facility, there is no opportunity to provide additional landscaping on this site.

## **APPEARANCE:**

The only proposed alterations to the appearance of this site is the introduction of clear Perspex cladding to the inside face of the palisade fencing on the Eastern boundary and timber fencing panels to the inside of the palisade fencing on the Southern boundary, together with the introduction of a proprietary fabric canopy. The canopy is supported on galvanised steel legs at the rear. A typical example of such a canopy is shown below.



Also shown below is a photograph of the existing site, indicating the galvanised palisade fencing as existing.



### **ACCESS:**

Access to and from the site is by way of two pairs of gates. In order to meet the need to provide 2m x 2m pedestrian visibility splays at the egress from the site, that particular pair of gates will be replaced with bi-fold gates and a wider opening as shown on drawing number M69/03a.

There are no steps on the site allowing easy circulation for wheelchairs, pushchairs and the like, in line with current DDA policies.