UNWIN JONES PARTNERSHIP
CHARTERED ARCHITECTS

MOTOR VEHICLE SERVICE CENTRE

UNIT C, MOWLEM TRADING ESTATE

TOTTENHAM

N17 0QJ

DESIGN AND ACCESS STATEMENT

APRIL 2016

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The site is located in a newly completed industrial unit on the Mowlem Trading Estate. The proposal is to provide a Vehicle Service / MOT Centre for Jaguar / Landrover motor vehicles the scheme also includes the erection of a new customer entrance lobby, Additional Window and Vehicle Access door and the Erection of a Wash bay located within the Yard area.

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1. INTRODUCTION

This Design and Access Statement is in support of a Full Planning Application for alterations to an existing industrial unit to provide a Vehicle Service / MOT which would include a Service Reception area Customer Lounge, Parts storage and Welfare facilities. Externally the provision of a new customer entrance lobby, provision of a new Window and Vehicle access door and within the existing yard area a Vehicle Wash bay

The application is being submitted on behalf of Pendragon Motor Group
An existing site access from Leeside Road already exists

The new Vehicle service centre with provide a key role for the service and MOT of Jaguar and Land Rover Motor Vehicles in the vicinity and create employment opportunities in the local area.

2. SITE LOCATION

The site is located off Leeside Road on Mowlem Trading Estate an area located to the North West of London in the Tottenham area
The majority of structures surrounding, and adjacent, to the site are large low-rise commercial buildings with large areas of surface car parking and the uses are predominantly industrial and retail.

3. EXISTING SITE

The recently constructed unit is currently vacant. And the boundaries have security fencing and newly Landscaped Borders the site is also suitable for the client as it provides good transport links via the North Circular Rd, M11 and M25

The total area of the site is 0.29 hectares.

4. THE PROPOSED DEVELOPMENT

The Vehicle Service and MOT Centre

- Service Bays for up to 20 Vehicles
- Vehicle Valet and Wash
- Parts Storage
- Customer Parking for upto 26 Vehicles
- Service Reception and Customer Waiting area
- Administration Offices
- Welfare Facilities for both Customers and Staff

The exterior of the building will remain largely unchanged apart from the introduction of an additional Window and Vehicle access to the North Elevation.

Operational Use

The operational use of the building will be primarily and Service centre for Jaguar Landrover Vehicles. Customers will drop off their vehicles or book their vehicles in for repairs, services, MOT. Upon arrival the customer will drop their vehicle off. The Service team then take the vehicle to the workshop part of the building to undertake any works required. Once completed the Vehicle is then washed and valeted prior to collection by the customer.

Operating Hours

The operating hours for the Service Centre Are as Follows:
Monday - Friday – 07:00am – 8:00pm
Saturday – 09:00am -5:00pm
Sunday – Closed

Employment Numbers

The Service centre will employ 60 persons. 50 staff will be full time positions and the remaining 10 will be part time positions. All jobs are newly created positions. No member of staff will be transferred from elsewhere.

External Works

The proposed site entrance already exists
The Provision of a Vehicle Wash Bay within the Yard area
Minor alterations to the existing external site finishes
Demarcation of customer parking bays
Relocation of existing Cycle Parking Area

Waste Strategy

All waste /refuse including green waste will be stored in a dedicated refuse area which will comprise of a timber boarded enclosure with gates. Refuse will be collected by local authority or specialist subcontractors depending on the type of refuse to be collected.

Waste oils to be collected in Bunded oil tanks located within the Workshop Area. Specialist Subcontractors will collected and dispose of waste oils when required.

Energy Measures

Under the previous planning approval ref HGY/2013/179 existing energy measures are in place with regards to the building and as such under the terms of their lease the proposed occupier will ensure they continue with the approved strategy

Travel Plan

With regards to the 106 legal agreement to planning consent ref HGY/2013/179 the occupier will adhere to the current approved Travel Plan.

6. ACCESS

Parking

The Staff parking area incorporates dedicated bays for use by wheelchair users or those with impaired movement.

Access to Building

All access doors to the premises will have level thresholds suitable for wheelchairs. Corridors and doors will be of the appropriate width to allow wheelchair access throughout the buildings.

Building Regulations / DDA Requirements

The design of the Prep Building will be fully in accordance with the relevant sections of the Building Regulations and in particular Part M therein. The Prep building will also comply with the requirements of the Disability Discrimination Act.