



Date: 4/1/17  
Ref:J078-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR

PROPOSED BUILDING TO BE USED FOR EXISTING  
CAMPER HIRE BUSINESS WITH UPHOLSTERY &  
TRIMMING SERVICES AT  
73 PETERBOROUGH ROAD  
CROWLAND LINCS

FOR

MR & MRS N POWELL

**Introduction and the site: -**

The clients have sought the advice of the Local Authority in order to move their home and existing business to the proposed address and received a positive response from one of the Case officers. The property at present has an existing garage / workshop that the previous owner used for private projects (carpentry) and did apply for a bigger garage / workshop that was granted ref H02/0173/13 but ended up not building it and it has since lapsed.

My clients wish to erect a building in the same place as the existing garage / workshop as shown on the drawings. This building will serve the needs of their existing business which is a Camper Van Hire business. They have 3 classic Camper Vans that people can hire out for up to a week. The Vans are kept in storage in the building and taken out when someone hires them and the owner's vehicle is then kept stored for the hire period. The season for this is April to September and then the Vans have a maintenance and service program carried out on them (in house) and then stored till next season. There is also a sideline business of Upholstery and Trimming, fitting out other peoples cars (mainly classics). This involves fitting out on site and to achieve this additional business a separate area within the building is required for stitching etc. of fabrics which requires an electric sewing machine.

Obviously the Bungalow apart from being part of the proposed business site is wholly a homestead and will be kept so. It may be necessary for clients to call at the Bungalow for contact.

To note this is a Husband and Wife business only. No other personnel are employed and that is not expected to alter.

**Use: -**

The proposal is to create a made for purpose building capable of storing the camper vans with an upholstery area.

**Amount: -**

This is better shown by the drawings.

**Layout: -**

The layout of the site is better explained by the drawings. The proposed building sits in a similar position to that of the existing garage / workshop.

**Scale: -**

The scale is better explained by the drawings.

**Landscaping: -**

See the latest drawings for the landscaping of the site. This site already benefits from existing mature landscaping that helps reduce any impact of the proposed building.

**Appearance: -**

The appearance of this building is to help blend with the existing mature landscaping by using green cladding to the walls and grey sheeting to the roof.

**Access: -**

You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

Crowland is a main town in the heart of South Holland District Councils district. Crowland is approx. 10 miles from Peterborough which is a main commuter route for the rest of the country.

**Flood Risk Assessment: -**

As shown on the Flood Zone Map (see at rear) from the Environment Agency the site is within Flood Zone 3. However the new building is part of a site that already contains a Bungalow and therefore we ask that the proposed building's floor level is set no lower than that of the existing Bungalow.

**Noise: -**

After the hire period finishes in September a small period of time is dedicated to the maintenance and servicing of the camper vans which is carried out by the business on site within the new building. It is important to note that this is not a garage workshop, the client has the necessary basic toolset to carry out these procedures including a small mobile lifting platform where servicing of the vehicles in particular is carried out quickly and efficiently. Obviously this can create some noise but it should be well shielded by the insulated building and the levels of noise would be no more than a private individual working on their own car on their property. This service period should take no more than 7 to 10 days to conclude. Maintenance is looking after the interior and all that may be required including cleaning out, therefore a vacuum cleaner is the noisiest piece of equipment during this procedure and again will be shielded by the insulated building.

The upholstery and trimming business is manual fitting out of materials into vehicles, however a sewing machine is required for stitching requirements, but this isn't expected to create high levels of noise for neighbours.

There will be traffic movements on a weekly basis especially during April to September with clients arriving in their vehicles to take out a camper van and then return later and go home in their own vehicle (X 3). These will be conducted during the day in normal hours. Obviously out of season these movements cease. The fitting out business of other cars is a less intense business with vehicles being in the building for decent periods of time and therefore these movements are kept very low. The last movements will be those of a normal domestic nature as this will also be a Homestead.

Overall all of these business movements are not considered disruptive and they will take place during normal daytime hours. No unusual hours are required.