Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

Westfield Lodge
Low Lane
Holbeach
Lincs
PE12 7PW
Tel: 01406 424343
ww.status-design.co.uk
Email: info@status-design.co.uk

SUPPORTING STATEMENT

PROPOSED CHANGE OF USE

AT

IAN BROWN ELECTRICAL

BLAZEGATE

GEDNEY

FOR

MR I BROWN

DOCUMENT REF: SD24-09/SS

SUPPORTING STATEMENT

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This proposal is for change of use of part of the site/building for use as a car detailing & sales for Astech Car Detailing & Sales.

Astech has been using this site from August 2023 whilst Ian Brown Electrical Engineers Ltd remain operating from the site.

The way the two businesses operate on this site can be seen on drawing SD24-009/1 with the information set out below.

1. The existing access and general driveway will be used by both businesses.
2. Car parking for staff will be as shown on the plan with spaces 1 & 2 for Ian Brown Electrical and 3 & 4 for Astech.
3. Car parking for Astech will be car spaces 5 – 8 as shown on plan.
4. The reception, toilets and kitchen shown on the plan will be used jointly by both.
5. The office and showroom areas shown on the plan will be used by Astech.
6. The area directly above the office will be used by Astech.
7. The area directly above the reception/toilets/kitchen will be used by Ian Brown Electrical.
8. The area shown dotted above the car showroom will be used by Ian Brown Electrical.
9. The outside open compound as shown on the plan will be used by Astech.
10. The existing store as shown on the plan will be used by Ian Brown Electrical.
11. The area to the rear of the open compound will be used by Ian Brown Electrical for general storage & parking of vans.

It is proposed that 7 number vehicles will be kept within the showroom with 4 cars parked externally as shown.

Car washing and the use of jet washing will be within the existing open compound as shown, which is well shielded and well away from neighboring properties.

Astech required working hours of 7am until 7pm, 7 days a week. The site in general has been used by Ian brown Electrical for 35 years of similar hours and operating jet washers for cleaning vans during these hours including weekends.

For additional information on this matter refer to document from Ian Brown & Astech.