

Works to Whitakers Garden Centre
Manchester Road, Prescott L34 5UD

Design and Access Statement



Oct 2023

Rev A Jan 24

Site Address	James Whitaker & Sons (Nurserymen) Ltd Manchester Road, Prescot L34 5UD
Description	Planning Application for retrospective work to provide an enclosure for a Cardboard Compactor and a store area and charging points for Fork Lift Trucks This application also covers • a part covered link from the building to the external plant sales area, to provide weather protection for Customers • A canopy to the outside seating area to provide shelter to Customers using the Café • A canopy to the external plant sales area to provide weather protection to customers
Applicant Details	James Whitaker & Sons (Nurserymen) Ltd Manchester Road, Prescot L34 5UD Contact - Paul Beesley Company Director Tel 0151 432 7540 pbeesley@beesleyandfildes.co.uk
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Introduction

This Planning Application is for works to provide modifications to the new Garden Centre which opened at Easter 2023

The Garden Centre includes a shop area, a covered plant sales area, a café, an external plant sales area and a landscaping sales area. The centre also includes parking, and delivery areas

This application is for minor works to support the Garden Centre which includes

- An enclosure area for a cardboard compactor and for the storage/ parking/ charging for the Fork Lift Trucks
- A covered external seating area off the café
- Canopies to the external plant sales area to provide weather protection for customers
- A covered walkway to the side of the building to provide a weather protection for customers

Description of Existing Uses/ Buildings on the Site

The existing site area includes

- A shop area
- Café with outside seating
- Covered plant sales area
- External landscaping sales area
- External plant sales area
- Car Parking
- Delivery Access

Description of the Range of Development Envisaged in terms of Uses

There are no changes in relation to existing uses

This application is for minor external changes to provide some storage for a cardboard waste compactor and for Fork Lift Truck storage and also to introduce some canopies to provide weather protection to customers

Design and Access Principles

Amount

The proposal includes a storage area which has an area of 63m² approximately

The canopies and covered seating area do not include any new floor area

Materials

The storage area is in the lower car park and is faced metal cladding with a profiled metal roof

The canopy to the plans sales area will comprise a curved painted steel structure with a lightweight polycarbonate roof

The canopy link and the covered seating area will be constructed in timber with polycarbonate type roof

Gutters and rainwater pipes will match existing

Appearance and Aesthetics

It is intended that the alterations are very minor and are intended to be sympathetic to the existing building and the use of similar materials and detailing will be in keeping with the existing building

Layout

No changes to the layout are intended by these proposals. The drawings show plans as existing and as proposed to identify where the canopies and storage areas are proposed

Scale

The proposals do not affect the scale of the existing building and existing layouts will be unaffected by the proposals

The scale of the proposal is therefore in keeping with the scale of the existing building

Landscaping

The proposals have no effect on previously agreed landscaping area

Access – Vehicular and Servicing

No change

Access

The building complies with Part M of the Building Regulations this Planning Application does not affect disabled access

1.0 Site Photos





Appendix 1 - Schedule of Application Drawings

PL01 Site Plan as Existing

PL02 Elevations as Existing

PL03 Rev A Site Plan as Proposed

PL04 Rev A Elevations as Proposed

PL05 Rev A Covered Seating Area Plan as Proposed

PL06 Rev A Covered Seating Area and Canopies Elevations as Proposed

PL07 Proposed Canopy to external Plant Sales Area

PL08 Fork Lift Truck Charging and Compactor Plans and Elevations