DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION FOR 403 MIDDLE PARK WAY, LEIGH PARK

Attached is a Planning Application for change of use for the above property from a retail shop to an office/rest room to be used by our Clean and Green Team.

The property is one of three retail units within a small parade of shops in an area that is otherwise residential. There is no dedicated parking but there are no parking restrictions on the neighbouring roads.

It was previously used as a shop selling fruits, vegetables and pet food but has been vacant since the 12th October 2009. After marketing the property and being unable to secure suitable tenants for this use, we are now looking at an alternative use for offices/restrooms with a small storage space in connection with an environmental improvement team that is working in the Leigh Park area.

The Clean and Green Team consists of two sets of gardeners (maximum of 10 staff and 2 transit sized vans). They will use the premises during their mid-morning break (around 10am) and for their lunch break (12-1). There will be no public access. The items stored will be tools and equipment. There is no intention to store any chemicals.

It is not expected that the teams will make any further scheduled stops at the office during the day apart from occasionally retrieving equipment. Both teams finish their working days at 3.30pm and therefore will not lead to any increase in traffic in the area.

In regard to the appearance of the property, there will be no changes proposed to the external appearance of the building. It is anticipated that a further planning application for the use to revert back to retail will be made once the Clean and Green Team vacate the premises, which is expected after 3 years.