

PROPOSED CAR WASH ON CAR SALES LAND ADJACENT TO VETS PRACTICE PRESTON STREET WHITEHAVEN

DESIGN AND ACCESS STATEMENT

Design Statement

AMOUNT

A single car wash facility is planned with no buildings. A large open area within the site boundaries will be used for the car wash activities.

LAYOUT

It is proposed to enter the site from the south side exiting on the north side which will allow a free traffic one way flow across the site. (see site layout plan).

SCALE

No new buildings are proposed, re using the existing sales off as a store/reception, which is located at the rear of the site.

LANDSCAPING

No soft landscaping exists on the site. None are proposed. Hard surfaced areas will be laid in for the car wash facility, laid to fall to ACO drains connecting to existing drains on site.

APPEARANCE

No new buildings are proposed,. But signage may be introduced and if clients decide this would be a separate application. The external build form of the development is not applicable for this development. If at some time in the future a canopy is proposed over the car wash area, this would form part of a separate application.

Access Statement

VEHICULAR ACCESS TO THE SITE

A new dropped kerb is planned on the south side and the existing dropped kerb on the north side will be retained and used for existing the site. Visibility is good in both directions from the proposed south access in to the site and also the existing north access from the site. Emergency vehicles can access the site directly and easily from Preston Street.

INCLUSIVE ACCESS

No new buildings but the existing store/reception can be accessed by all persons on equal terms regardless of age or disabilities.

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