

Pentangle Design Group

Planning Statement

For the Demolition of Garages and continued use as Storage at

Land South of Icknield Way, Letchworth
Garden City

- 1.0 Introduction and Existing Use
- 2.0 The Proposals/ Intended Use
- 3.0 Site viability/ Considerations

3863
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Revision -

1.0 Introduction and Existing Use

The site subject to this application is situated to the South of Icknield Way, Letchworth Garden City. The existing use of the site is designates as B8 Class.

The existing garages are used as storage within a secure compound.

Key access is provided to users to access through a secure gate and the garages.

2.0 The Proposals/ Intended Use

This application has been made proposing the continued use of the site as B8 use class.

The garages, which are dilapidated and beyond repair are to be demolished.

Where those garages formed boundary treatment, the palisade fence is to be continued, thus retaining the secured nature of the site.

The ground/concrete floor finishes of the compound are to be repaired following the works. Paint decals will be to used as per the submitted plan. The paint markings will designate the open-air storage of the compound ensuring access is available throughout.

Access to the site will be restricted to the following:

Mon – Friday	- 8am-6pm
Saturday	- 9am-12pm
Sunday	- none

The above noted times, it is submitted are an 'improvement' on the current situation whereby the garages are individually tenanted and access is 24 hours a day, 7 days per week

3.0 Site Viability/ Considerations

At this time, it is not considered that any other use class (other than that what is currently afforded to the site) is financially viable for the site.

Other options, including residential accommodation have been considered, however, due to external factors it has been decided that retaining the existing use class is the only viable and economic option for the foreseeable future.