

**Hunts Building,
Unit 3 change of use**

4 Design and access statement

The incoming tenants, Midland Motorhouse, feel the need to expand into a larger premises increase the number of cars on sale. On investigation of the hunts Building Unit 3 they feel that this Unit offers the right scope for their current and future business expansion plans. The cars will be prepared mostly off site and only final polishing, detailing work and sales being undertaken at the Hunts building.

It is envisaged that the new tenants will reduce the traffic on site, as car dealerships tend to have few visitors, with many potential customers now viewing online before coming to have a detailed viewing / test drive. Cars being delivered will done so singularly from their preparation centre on the Sapcote rd industrial estate. Drop off and pick ups from couriers in Large vans and lorries at the site will be greatly reduced from previous tenants. Peak times for the dealership will also be at different times from the businesses at the Hunts Building and the adjacent Burbage Business Centre, who operate a Gym, Dance school, and Gymnastics Club.

5 Landscaping details

The Landscaping details will remain the same.

6 Parking Provision statement

Parking on-site will remain as is, with a car park accommodating approximately 10 cars.

7 Planning statement

This covers a change of use for unit 3 the Hunts Building on Burbage Rd, Burbage, LE10 2TP. The Current use is B2 light industrial, this needs to be changed to 'Sui Generis' for the new Tenants Midland Motorhouse, who are a second hand car dealership. No physical changes will be made to the external appearance or access to the building. The internal layout of the building will also not change. Car parking and landscaping will also remain the same.