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Transport and Highways Impact Statement Mansfield Hand Car Wash, Mansfield Road, Sutton In Ashfield, NG17 4HG

Project: Change of use of Upper Floor Offices above a Car Wash to form 2 No. Studio Flats with internal alteration, car parking, cycle parking and bins.

The development is situated in a highly sustainable urban location with excellent access to local amenities. The impact on the local highway network is mitigated as follows:

- **Parking Provision:** Two dedicated off-street car parking spaces are provided on the south side of Mansfield Road (NG17 4HR), ensuring one space per studio flat.
- **Cycling Infrastructure:** To promote sustainable travel, secure indoor bicycle storage is integrated into the ground floor layout, located immediately adjacent to the main entrance for ease of use.
- **Pedestrian Safety:** A dedicated entrance ensures that residents do not need to walk through the operational area of the "Mansfield Road Hand Car Wash," eliminating potential vehicle-pedestrian conflicts.