

Design and Access Statement

At

Land North of Chapel Farm, Station Road, East Halton,
North Lincolnshire

Client

Mr David Forman

DEVELOPMENT CONTROL SECTION	
22 JUL 2008	
RECEIVED	
referred To	

Prepared by

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Introduction and Use

The site is located as shown on the site plan to the north of Chapel Farm, Station Road, East Halton, North Lincolnshire.

The site is currently occupied with a large commercial unit for the manufacture of roof trusses. The site has a large area of existing hard-standing which is used as a turning area by commercial vehicles. The site is currently accessed from Station Road through the entrance to Chapel Farm. The office serving the commercial premises is currently within one of the farm buildings proposed to be demolished in application **PA/2008/0897**.

It is proposed that the existing commercial unit be retained along with the vehicle turning area, as shown on the proposed site plan. It is proposed that a new ancillary office be built to serve the commercial unit and a new road access from the north, joining the road which forms the site's northern boundary.

The proposal for the new access allows the commercial vehicles to avoid travelling through the village centre, and reduces the disruption caused by such traffic.

Amount

The proposal involves the creation of a single storey office building to the side of the existing Commercial Unit. This is to replace the current office which is to be demolished and provide a better located and specifically designed office to serve the commercial unit.

Layout

The layout of the site retains the existing features of the commercial unit and the vehicle turning area, with the addition of the new, more suitably located office building, and the new access road along the eastern boundary of the site.

The proposed new office is to be a simple open plan arrangement with a small kitchen, W.C., and entrance area to the eastern end of the building.

Parking spaces are to be located along the sites western boundary to serve the commercial unit and office.

Scale

The scale of the development is derived by the scale of the existing buildings. The proposed new office is to be a single storey building to accommodate a small number of staff to serve the commercial unit.

Appearance

The development intends to match the appearance and key characteristics of the local vernacular. The proposed office is to be brickwork and pantile roof to match the appearance of the current farm buildings.

Access

The proposed new access is to run along the site's eastern boundary, from the road at the site's northern boundary, down to the existing vehicle turning area.

The existing access through to the site from Station Road is to be extinguished as detailed in application **PA/2008/0897**.

The new office will accommodate level access for disabled persons as stipulated in Part M of the Building Regulations.