

DESIGN AND ACCESS STATEMENT,

Demolish Existing Outbuildings to Form New wider Vehicular Entrance Including Entrance Gates & Side Fencing, 35 High Street, Burringham, Scunthorpe DN17 3NA For Miss S Humphreys.

Background

The applicant runs a commercial mobile catering business which is based in Luton but operating all over the uk.

For logistical reasons she often needs to bring home a large supply or catering van as example below:



35 High Street, Burringham is a residential home with an existing narrow pedestrian & vehicular access set right on the edge of the public footpath – see photo below:



Also as the existing outbuildings restrict onsite vehicular movement the applicant currently has to reverse vehicles into the site to allow for exiting in a forward manner. Even with exiting the site in a forward manner the current access gives little or no visibility in respect of oncoming vehicles making egress from the site difficult.

Proposal

This proposal is to:

1. Demolish all the existing outbuildings salvaging all existing facing bricks where possible for future use on-site. This demolition would allow the making of a vehicular onsite turning area possible which would eliminate having to reverse into the site – see photos at the end of this statement.
2. Form a wider vehicular access with new entrance gates all as indicated on the proposed block plan ref SH/2024/02A, set back 1m from the footpath to allow better visibility/site lines when exiting the site. See details of new gates below.

The proposed road crossing will be finished in tarmac paving to match existing with an “Aco” drainage channel fitted as indicated on the proposed block plan ref SH/24/02A to collect surface water run-off from the elevated highway which will then discharge to soakaway.

Justification for Demolishing Existing Outbuildings

Note these buildings are very old and in very poor repair and falling down & insecure. The timber building is also rotting away and in danger of falling down. The brick building due its poor structure, layout & lack of height would make it very difficult & certainly not cost effective to try to convert to anything of a practical use. Demolition on the other hand would ensure the site would have a safe & secure access, onsite parking & turning which in turn would greatly improve road safety on a very narrow & busy High Street. Therefore demolition would generally improve the quality of the site.





Proposed New Gates & Fencing

The proposed new gates & fencing would be generally be as drg ref SH/24/03 as attached. The gates & frames would be constructed from 40 x 40 steel rolled hollow section with black powder coated finish. The gates & fence panels would then be finished on the outer side with vertical charcoal boarding as example photo below:



The gates would be suspended on 150 x 150mm steel hollow section posts (with black powder coated finish) operated with remote control electric arms to allow flowing access to the site without causing an obstruction on the main highway.