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Design & Access Statement Including Flood Risk Assessment & Bio Diversity Net Gain Statements

Project: Proposed 2no Workshop Units.

**Site: Humber Bridge Garden Centre, Far Ings Road, Barton
Upon Humber, DN18 5RF.**

Client: Gordon Harrison Ltd.

Date:02-10-2024



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1.0. Introduction.

- 1.1. This design and access statement has been written to accompany a full planning application to North Lincolnshire Council for the erection of 2no workshop units at Humber Bridge Garden Centre, Far Ings Road, Barton Upon Humber.
- 1.2. The development forms part of the Humber Bridge Garden Centre which comprises a variety of uses including the garden centre / tea room / work shop units and the historic tile works complex.
- 1.3. The existing workshop building comprises 8no workshop units which are let out to a variety of start-up business' IE micro-brewery / furniture repairs etc.
- 1.4. Due to the success of some of these business' larger premises are required, rather than lose existing tenants Gordon Harrison Ltd wish to provide 2no large workshop units to cater for this demand.

2.0. Proposed Works.

- 2.1. The proposed works are illustrated on drawing 3152-4 and comprise 2no workshop units each having an internal dimension of approx 14.5m x 8.4m each with a floor area of 121.8m².
- 2.2. The proposed workshop units will be similar to the existing workshop units (the same width / roof pitch etc) and will be constructed of red brickwork with a clay pantile roof over both to match the existing workshop units.
- 2.3. Externally there will be a concrete path and a vehicle parking area.
- 2.4. The surface water will be taken into 2 crate soakaways and the foul water will be discharged to a package sewerage treatment plant designed and installed by specialist contractors.

3.0. Access, Car Parking and Cycle Park.

- 3.1. Access to the Humber Bridge Garden Centre is from an existing Highway Standard Road access from Far Ings Road, Barton Upon Humber.
- 3.2. Drawing 3152-5 provides a site layout.
- 3.3. There is existing parking on site for approx 140cars in the main car park, there is separate staff car parking for approx 10 cars, commercial vehicles using the site usually park in the designated yard areas.
- 3.4. As a result of the proposed development an additional 9 car spaces will be provided.
- 3.5. There is an existing cycle park on site see drawing 3152-5. Staff cycles will be parked within the workshop units.

4.0. Geology.

- 4.1. This application is accompanied by a phase 2 intrusive survey and a gas report carried out July & August 2024 - see appendix B.
- 4.2. These reports relate to a conservatory extension to the existing tea room which is approx 70m from the proposed workshop and whilst not site specific it is likely that the ground conditions will be similar.

End.