

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION FOR A SINGLE STOREY REAR & SIDE EXTENSION
FOR EPWORTH FIRE STATION

EPWORTH FIRE STATION, TOTTERMIRE LANE, EPWORTH DN9 1JR



LINDUM BUSINESS PARK, STATION ROAD, N. HYKEHAM, LINCOLNSHIRE LN6 3QX

T:01522 500300 E:DESIGN@LINDUMGROUP.CO.UK

AUTHOR: HARRY BROWN (ARCHITECTURAL TECHNOLOGIST)

CHECKED BY: SAM PEARSE (LEAD DESIGNER)

INTRODUCTION

This Design and Access Statement accompanies a full planning application for a proposed extension to the Community Fire Station at Epworth, North Lincolnshire. The Epworth station provides a retained (on-call) fire and rescue service, serving the town and surrounding villages as part of North Lincolnshire's wider fire and rescue network. The purpose of the extension is to provide improved facilities for retained firefighters including larger offices, a new gym space, and a large storage room to aid with storing fire kit to ensure that the station continues to deliver a high-quality emergency response service to the local community.

This statement is prepared in accordance with the Town and Country Planning (Development Management Procedure) Order 2015, which requires the submission of a Design and Access Statement for developments of this type. It demonstrates how the proposal accords with the principles of good design and accessibility set out in the National Planning Policy Framework (NPPF) and the North Lincolnshire Local Plan.

This Document includes:

- Site Location
- Site Context
- Use
- Amount
- Layout
- Massing & Scale
- Materials & Appearance
- Sustainability
- Impact & Justification
- Conclusion



Image of Site Location

SITE LOCATION

The application site and the existing fire station is located on Tottermire Lane, in Epworth. To the south of the site is mainly residential, detached dwellings. Neighbouring to the east and west there are also residential properties. At the north east of the site, there are some industrial units, and a builders merchant (travis perkins) with yard space to the north west. Bordering the site to the north is a large garden / paddock, with a horse menage.



Key Number	Area
1	Residential Dwellings
2	Industrial Units
3	Builders merchant
4	Horse Menage

SITE CONTEXT

The existing fire station is a modest, functional building providing space an appliance bay for a fire engine, welfare facilities, offices, a training room, and other facilities for the support of the staff. The site benefits from direct vehicular access and existing off-street parking provision to the rear of the building. The access for fire engines is provided at the front of the building with a roller shutter door. There are no known heritage or conservation designations affecting the site. The existing fire station is built with traditional red brick and red pantile roof tiles, red aluminium windows and doors and white UPVC fascia and soffit.



*Existing Fire Station South Elevation
showing Fire Engine Access*



*Existing Fire Station showing access to
parking down the west elevation*

Directly to the east and west of the site are residential detached properties. These are in contrast to the existing fire station, with both having a white render finish, and concrete interlocking pantiles. The property to the east has a red brick extension and double garage, with a track immediately bordering the application site which leads to a further property, which uses red brick and a red pantile roof.

The majority of the properties on Tottermire lane use white UPVC for windows and doors. Further along the street, it continues to be a mixture of detached properties, using either white render or red brick which appears to be the local vernacular.



Residential Properties directly to the east of the application site



Residential Properties directly to the west of the application site

To the south of the application site on Tottermire Lane, the vernacular of a mixture of red brick properties and white/ cream render continues. These are mainly two storey detached homes, with some semi detached to the rear of tottermire lane onto Battle Green.



View to the South of the Site



Image of property directly to the south of the site

Bordering the north of the site is a paddock, and open fields beyond that. The extension will not impact on views from any of the neighbouring of the properties.



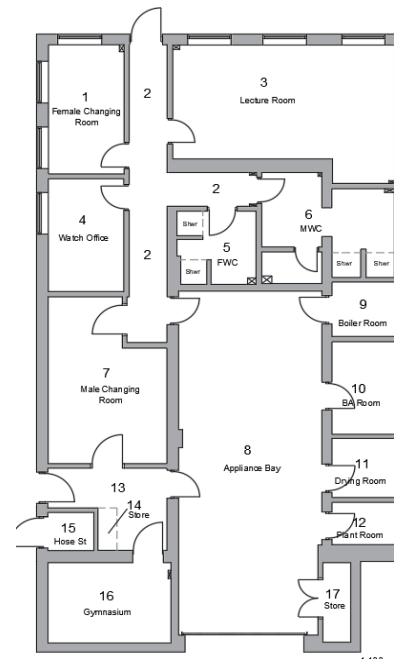
Image showing the boundary to the north of the site, beyond this a paddock and then countryside

What is clear from the above analysis is that the built form in and around the application is fairly consistent, with mostly detached residential properties using a similar material palette, mixed between traditional red brick build and the use of white render. The proposed extension to the fire station will match in with the existing to create minimal impact on the surrounding vernacular.

USE

The existing site is in use as a community fire station, categorised as sui generis. The proposal does not involve a change of use. The fire station currently accommodates retained (on-call) firefighters who provide emergency cover for Epworth and surrounding settlements. Facilities within the building include an appliance bay, offices and support areas, a meeting room for training and community purposes and an appliance bay.

The proposed extension will provide additional operational space that is wholly ancillary to the established fire station function. No alternative or unrelated uses are proposed. The development will therefore consolidate and enhance the existing community service use of the site.



Existing Floor Plan of Existing Fire Station, showing current facilities

AMOUNT

The proposal involves the construction of a modest single storey extension, providing approximately 74m² of additional floorspace. The new accommodation will comprise of enlargement to the existing watch office and the creation of a new office, a new gym space to the rear of the extension and a large storage space to help with drying and storing essential kit.

The proposed amount of development is carefully balanced to meet operational and community requirements, while ensuring that the overall character, form, and setting of the fire station remain intact.

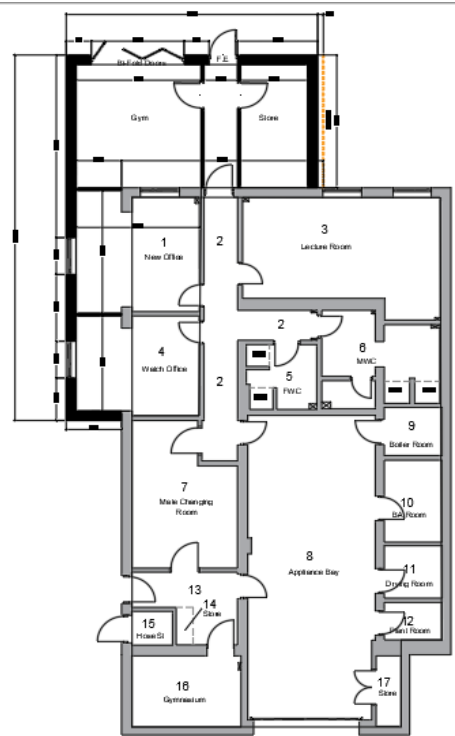


Image of the Proposed Extension (shown in black) in relation to the existing fire station

LAYOUT

The layout of the site will remain largely unchanged. The extension will be positioned on partly on the west elevation and the north elevation of the existing building, ensuring the principal frontage and appliance bay access remain as existing.

The extension does not encroach on existing parking provision or compromise on-site manoeuvring space. Pedestrian access to the building will continue via the existing entrances, with level thresholds ensuring inclusive accessibility throughout. The layout therefore balances operational requirements with accessibility and site functionality.

In terms of relationship with neighbouring properties, the extension is contained within the existing site boundaries and maintains appropriate separation distances to surrounding residential properties. The design ensures that the fire station remains a compatible and well-integrated element of the local built environment



Image of the proposed extension in relation to the existing site

SCALE

The extension has been designed to respect the scale and proportions of the existing fire station. It will be single-storey and subservient to the main building, ensuring that it integrates seamlessly with the existing built form and minimises any potential visual impact on neighbouring properties.

The extension will use a flat roof to connect in with the existing pitched roof and will not exceed a height of 3400mm.



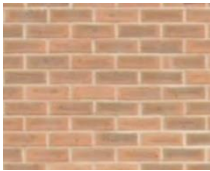
Image showing the scale of the proposed extension to the north



Image showing the scale of the proposed extension to the west

MATERIALS & APPEARANCE

The proposed extension will adopt a sympathetic design approach, using materials that match the existing station. This includes red brick, and fenestration consistent with the original building. The overall appearance will be functional yet respectful of the surrounding character.



Red Brick to match existing



Red aluminium Windows & Doors to match existing



Membrane Finish Flat Roof



White UPVC Fascia to match existing

ACCESS

Vehicular access arrangements will remain unchanged, with appliances continuing to enter and exit the site via the existing roller shutter access point and staff parking to the rear of the building. The extension will not impede emergency response times. Pedestrian access for staff and visitors will be maintained, with level thresholds provided to ensure inclusive access in accordance with Part M of the Building Regulations.

SUSTAINABILITY

The proposed extension will be designed with sustainability in mind. Measures include enhanced insulation, energy-efficient lighting, and consideration of renewable energy technologies where feasible.

Lindum is ISO 14001 certified (Environmental Management Systems). We are also proud to divert 99% of waste from landfill by sorting and processing it at our dedicated recycling centre.

By being local to the application site and by using local contractors, sub-contractors and suppliers, Lindum are able to effectively minimise the environmental impact created by our works.

CONCLUSION

The extension has been designed to have a minimal impact on neighbouring properties and the wider street scene. Its scale and design are appropriate for the setting, and the development will deliver clear public benefits through improved operational use of the fire station. The proposal accords with the principles of the National Planning Policy Framework (NPPF) and the North Lincolnshire Local Plan by supporting essential community facilities.

In summary, the proposed extension to the Epworth Community Fire Station is a modest, well-designed addition that will enhance the operational efficiency and community role of the facility. The design is accessible, sustainable, and proportionate to its context. Planning permission is therefore respectfully sought.