

Date: 22/1/17
Ref:J079-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
PROPOSED STORAGE BUILDING AND
ALTERATIONS TO EXISTING STATION HOUSE FOR
USE AS AN OFFICE
AT THE FORMER GEDNEY STATION HOUSE
STATION ROAD GEDNEY

FOR

KG CONTRACTORS LTD

Introduction and the site: -
My client wishes to take this site which still has a B1 classification use to use as a store and offices for the business KG Contractors Ltd. The former station house has been vacant for many years, it did undergo a previous Planning application which was approved reference H06-0524-03. For this application we closely follow the previous design for the refurbishment and extension of the Station House within that application except the internals are suited for offices and not domestic purpose. The client proposes a compound shut off by 2.4m high Palisade fencing all round for security and a building within it for storage facilities mainly machinery. KG Contractors Ltd has a sister company GCM Ltd which hire out machinery which will be one of the uses of this building and compound.

At present the business is split over 2 locations with the main yard/compound at Dockings Holt Long Sutton (rented) and the office in Sutton Bridge. This site is owned by the client and will centralise the business in a more convenient and practical way as well as being just off a major trunk road for ease of travelling.

From a preservation point of view this is a great opportunity to bring the Station House back into use thus increasing its longevity for future generations to enjoy.

Use: -
The proposal is to create a made for purpose building capable of storing machinery for hire as well as building materials within a secure compound. Also offices associated with the building and compound within the existing former Station House

Amount: -
This is better shown by the drawings.

Layout: -
The layout of the site is better explained by the drawings. To the rear of this site is a concrete batch mix yard which has been in this location for many years.

Scale: -
The scale is better explained by the drawings.

Landscaping: -
See the latest drawings for the landscaping of the site. This site already benefits from existing mature landscaping that helps reduce any impact of the proposed building.

Appearance: -
The Station House extension is to blend with the existing. The Storage Building is to be built in the colours of the business.

Access: -
You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principal door access into the building is fitted with a level entry threshold which allows wheelchair access.

The site is a few hundred yards away from the A17 that will help this business expand into the future with having a more central location for the many businesses it serves.

Flood Risk Assessment: -
As shown on the Flood Zone Map (see at rear) from the Environment Agency the site is within Flood Zone 3. However the Station House is an existing building and therefore we ask that the proposed extensions floor level is set no lower than that of the existing Station House. I add that the Station House floor level is some 600mm to 800mm above general ground level due to being set up on a platform. The storage building has limited human usage and deem it not to be a risk, however the floor of this building can still be set at approx. 300mm above general ground level.