DESIGN AND ACCESS STATEMENT

FOR A

CAR PARK EXTENSION

DUNCAN & TOPLIS

ENTERPRISE WAY
PINCHBECK
SPALDING
LINCS
PE11 3YR

FOR

DUNCAN & TOPLIS LIMITED

SITE APPRAISAL

Section 1: Brief Description of Development

To extend an existing Staff Car Park to provide an additional 12No parking spaces.

Section 2: Assessment

The following steps have been taken to appraise the context of the site:

2.01 **Physical Context:** The site of the proposed car park extension lies on the Northern side of the existing Duncan & Toplis offices which are located to the North of Enterprise Way at its junction with Spalding Road.

The existing car park is accessed from Enterprise Way and the car park extension will be accessed through the existing car park.

2.02 **Social Context:** The site is not an area open to the general public; only clients by and Duncan & Toplis staff. It is therefore not envisaged that local people will be affected by the development.

2.03 **Economic Context:** It is felt that the development will continue to make a beneficial contribution to the local economy.

2.04 **Planning Policy Context:** There are no known Planning Policies that may affect the development of the site and it does not lie within a conservation area. Duncan & Toplis Limited is therefore seeking full planning permission to extend the car park as indicated on the accompanying drawings.

Section 3: Involvement

Pre-Application Advice: Duncan & Toplis initially sought Pre-Application advice and were advised by the case officer, David Grant, that planning permission would be required. Ref: PE-00056-18 dated 15th February 2018.

Flood Risk: The Environment Agency 'Flood Mapping for Planning' indicates that the site lies within 'Flood Zone 3'.

However, the 'Residual Flood Mapping' from the South East Lincolnshire Strategic Flood Risk Assessment (March 2017), shows the site as being at 'Low or Medium Risk but reliant on flood defences for this standard'.

The Environment Agency have therefore not been consulted as it is considered there is no additional risk to flooding.

A simple Flood Risk Assessment is attached to the application.

Section 4: Evaluation

The existing Staff Car Park currently has 21 parking bays with a further two spaces for visitors and disabled parking. A recent increase in staff at the premises means the current car park does not have sufficient spaces. The addition of an extra 12No parking bays is therefore necessary to cater for the number of staff currently employed and any future additional staff.

Section 5: Design

The site of the car park extension is an open grass area to the North of the existing Office Block.

There is an existing band of low level landscaping on the Northern boundary which will be reduced in width to allow for the new car park. The existing landscaping and tree planting to the Western Boundary along Spalding Road will not be affected by the development.

The overall design of the scheme will be developed to incorporate the requirements as detailed on the accompanying drawings but within the constraints of the site area available. The driving force behind the scheme is the much-needed additional car parking spaces. The scheme will be designed to fit in with the overall appearance of the existing adjoining car park using materials of similar style, colour and appearance.