

Mr L FRAGALE – ADJ. TO THE OLD GATE HOUSE, WARDENTREE LANE, PINCHBECK.

DESIGN AND ACCESS STATEMENT



September 2015

The Proposal

Permission is sought for a change of use for storage cabins and distribution (B8) and secure compound with a 2.4m high steel palisade fencing to the site perimeter (Silver Colour Fencing)

The Site

The application site is located to adj. to the Former Gate House, Wardentree Lane, Pinchbeck. PE1 1 3UG, with an approximate site area of 0.245 Hectares

The applicant currently owns both the land and the existing dwelling (as outlined on the location plan)

The site is surrounded by a residential dwelling (the Gatehouse) and to the west a Dental Laboratory and dwelling, with the remaining areas to the north, south and east all of commercial and or retail use.

The application site currently falls within an area of a major employment as defined by the District Councils Local Plan (2006) for Pinchbeck area (inset plan 15) and accords with the policies as set out in this document. SG1, SG2, EC1, EC3

Highways

Existing Vehicular access (2No) are present at the application site. 1 No is currently in use for the existing dwelling (The Gate House) with the other solely for the remaining land which is situated to the east of the existing house to the land in question (Application Site)

It will be the applicant's intention to keep the existing access and driveway to the Gatehouse and then utilizing the other existing entrance to serve the application site.

The intention will be to form a small part of the access driveway in Tarmac for the first 10m or so leading up to a gated entrance. This first part of the access will then enable vehicles to safely pull off the existing highway onto the site.

A suitable visibility splay would also be retained, ensuring adequate visibility on leaving the site.

Landscaping

We would anticipate that the majority of existing trees and hedgerows at boundaries would be retained with the intention of erecting a new 2.4meter high silver steel palisade security fence at the site perimeter with a suitable gated entrance.



Security Fencing – 2.4m high silver palisade

Tulip Design
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