PETER HUMPHREY ASSOCIATES LTD.
DESIGN & ACCESS STATEMENT

Job number: 5309	**Date:** 27/04/2015
Site address: Existing outbuilding adj. Red Fox Farm, Quadring Bank, Quadring, PE11 4RD.	

Description of development:
Proposed conversion and extension to existing outbuilding to create workshop for use by applicant. Involving partial demolition of existing dilapidated tin shed.

The Proposal and its Use:
Peter Humphrey Associates Ltd. are acting as agent for the applicant Mr Bryan James.

The existing outbuilding (of partial brickwork and tin sheet construction) sits adjacent the applicant's dwelling Red Fox Farm, which is currently being used as tool/material store by applicant. Mr James would like to convert and extend the existing building to create a workshop facility for his existing trade - being furniture repair and restoration.



Existing brick-built outbuilding.

Appearance and Impact:
The proposed development will have minimal impact on the surrounding area. All perimeter landscaping is to be retained, including the existing hedge to the front of the site.

The existing brick built section of the outbuilding is to remain as existing; however the existing dilapidated tin shed will be removed and replaced with a new shed on a footprint and form.

Scale:
The proposed new-build footprint is 64 m².
The entire building being proposed has a footprint of 95.3 m².

Layout & Access:
The site layout and boundaries remains as existing, as shown on the proposed site plan.

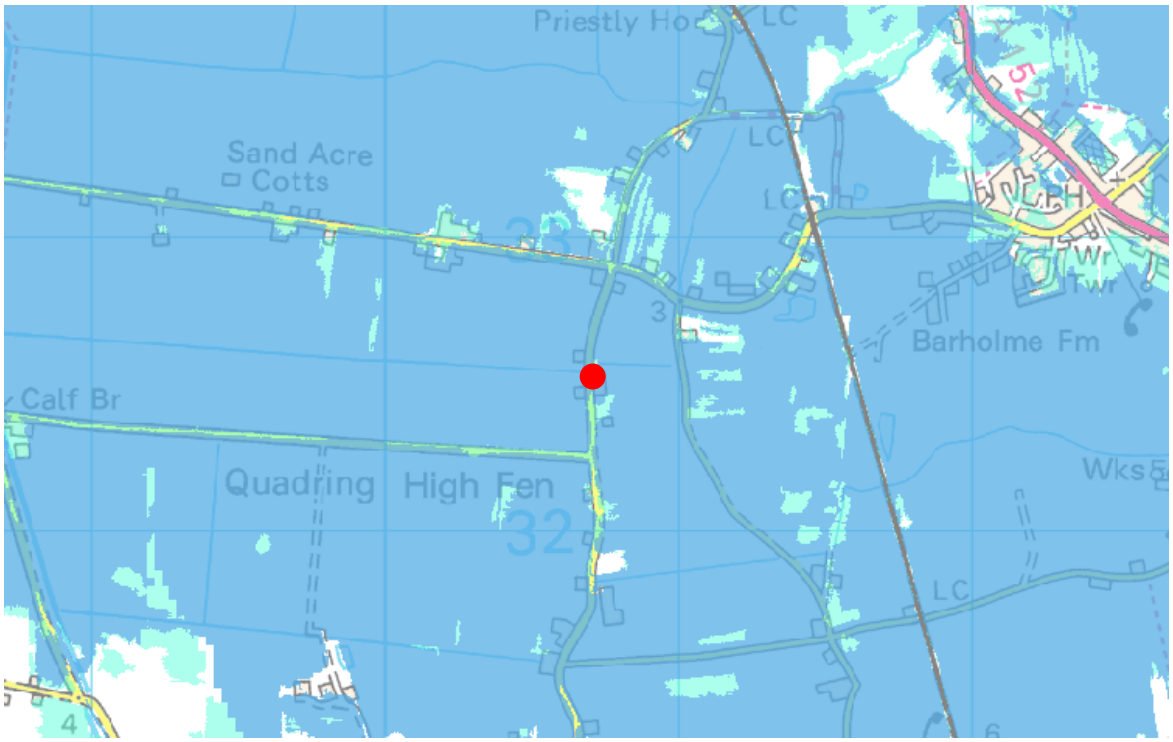
The existing gated access in the application site will remain as existing. The applicant already uses the access and yard area shown on the plan to park his van at night.

Hours of operation/opening times:
The proposal operational hours are as follows:

08:00 – 17:00 5 days a week.

Employment:
No additional employment (other than the applicant) is proposed at this stage.

Flood Risk Assessment:
In accordance with Environment Agency Flood Zone maps the site falls within Flood Zone 3. As shown in red on the map below:



The proposal does not include any sleeping accommodation, therefore no increase in flood risk is anticipated. Floor levels of the proposed extension will be designed to match existing.

Surface water:
Surface water will be discharged to new soakways.

Foul Water:
Foul water will be discharged to the new packaged treatment plant with land drains shown on the proposed site plan, which is being installed as part of the approved building regs application for the adjacent annex.