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Design & Access Statement

Project: Close up existing vehicular access & construct new vehicular access

Site: Brantingham Grange,
57 Cave Road,
Brough,
East Riding of Yorkshire, HU15 1HH

Client: Mr J Redhead

Date: 22 December 2020



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1.0. Planning history/background

- 1.1. Brantingham Grange is a working farm of approximately 70.64 hectares.
- 1.2. During the past 25 years, farm diversifying took place to convert the existing barns to document storage facilities, resulting in new build to increase storage capacity.
- 1.3. Due to developments in technology and the storage of documents, this business is now in decline.
- 1.4. As a result of tis declining business, planning permission was granted for the conversion of the front barn into a play centre (application refs. 19/00777 & 19/02562/VAR).
- 1.5. Following the granting of planning approval, a Building Regulations application and contractors engaged to carry out the works.
- 1.6. Unfortunately, this all happened in March 2020 and, due to restrictions and national lockdowns, this project is currently on hold.
- 1.7. This prompted discussions on the more practical issues surrounding the development of the play centre and in particular the existing farm access which passes to the rear of the play centre using part of the car park area.
- 1.8. Following Client instructions, P&N Design prepared sketch scheme layouts for:
 - a. Alternative locations for the play centre
 - b. Alternative locations for the farm access
- 1.9. The preferred option is to relocate the farm access to serve the farming business and the document storage business, and this is the current planning proposal.
- 1.10. As a benefit of this proposal, the play centre area will use the existing main entrance exclusively with benefits that include enhanced security. Safety form large vehicles etc.

2.0. Description of proposed works

- 2.1. The existing farm entrance to the north of the site will be closed up. The gates will be removed and replaced by a post and rail fence with a hawthorn hedge.
- 2.2. The existing (current) main entrance will be retained to serve the proposed play centre.
- 2.3. A new vehicular access and access road will be constructed to the south of no. 55 Cave Road. Please see layout plan 2955-1.
- 2.4. This new road will provide access to the existing farmland and farm buildings, together with access to the existing storage buildings.

- 2.5. A new car space area to serve the existing dwellings at no. 55 & 57 Cave Road will be made available.
- 2.6. Construction of the new vehicular access will require the felling of an existing poplar tree (T4).
- 2.7. Construction of the new vehicular access should improve road safety on Cave Road due to the ability for two-way movements at the access. Increased visibility is expected from the new access.
- 2.8. Farm traffic will no longer prove to be 'a nuisance' to the residents of the existing dwellings opposite the existing farm entrance.