



## Design & Access Statement

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# GARAGE EXTENSION - COASTGUARD STATION

H M Coastguard, Central Promenade,  
Withernsea, HU19 2JS





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# **GARAGE EXTENSION - COASTGUARD STATION**

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2JS

**TYPE OF DOCUMENT (VERSION) PUBLIC**

**PROJECT NO. 70050786-120**

**DATE: DECEMBER 2020**



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H M Coastguard, Central Promenade, Withernsea, HU19  
2JS

WSP

8 First Street  
Manchester  
M15 4RP


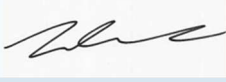
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# QUALITY CONTROL

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## DESIGN AND ACCESS STATEMENT

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### 1. USE AND LOCATION OF SITE

- The application concerns an existing building containing a coastguard station on Central Promenade, Withernsea, HU19 2JS.
- The Withernsea coast guard station is a single storey garage providing a small office and WC accommodation.

### 2. THE PROPOSAL

- The Maritime and Coastguard Agency is seeking planning permission to construct a single storey garage extension to the north of the existing building. This will provide increased space needed for the storage of a new Coastguard vehicle and storage space.

### 3. APPEARANCE, SCALE & MATERIALS

- The proposed design of the extension is in similar proportion with the overall scale of the existing coastguard station building and neighbouring café. The extension proposed is to be positioned at the northern end of the existing building with minimal impact to the existing site and surroundings.
- The proposed materials will match and be in keeping with the existing material types that have been used on this site.
- Due to the design and location of the new extension there are no inter visibility issues between the property and adjacent neighbouring buildings.
- Given the modest single-storey scale of the extension, its distance from the neighbouring properties and the fact the roof level will be at a similar height or under the roof line of the adjacent properties, the proposal would not result in a loss of light or have any other overbearing impact on them.

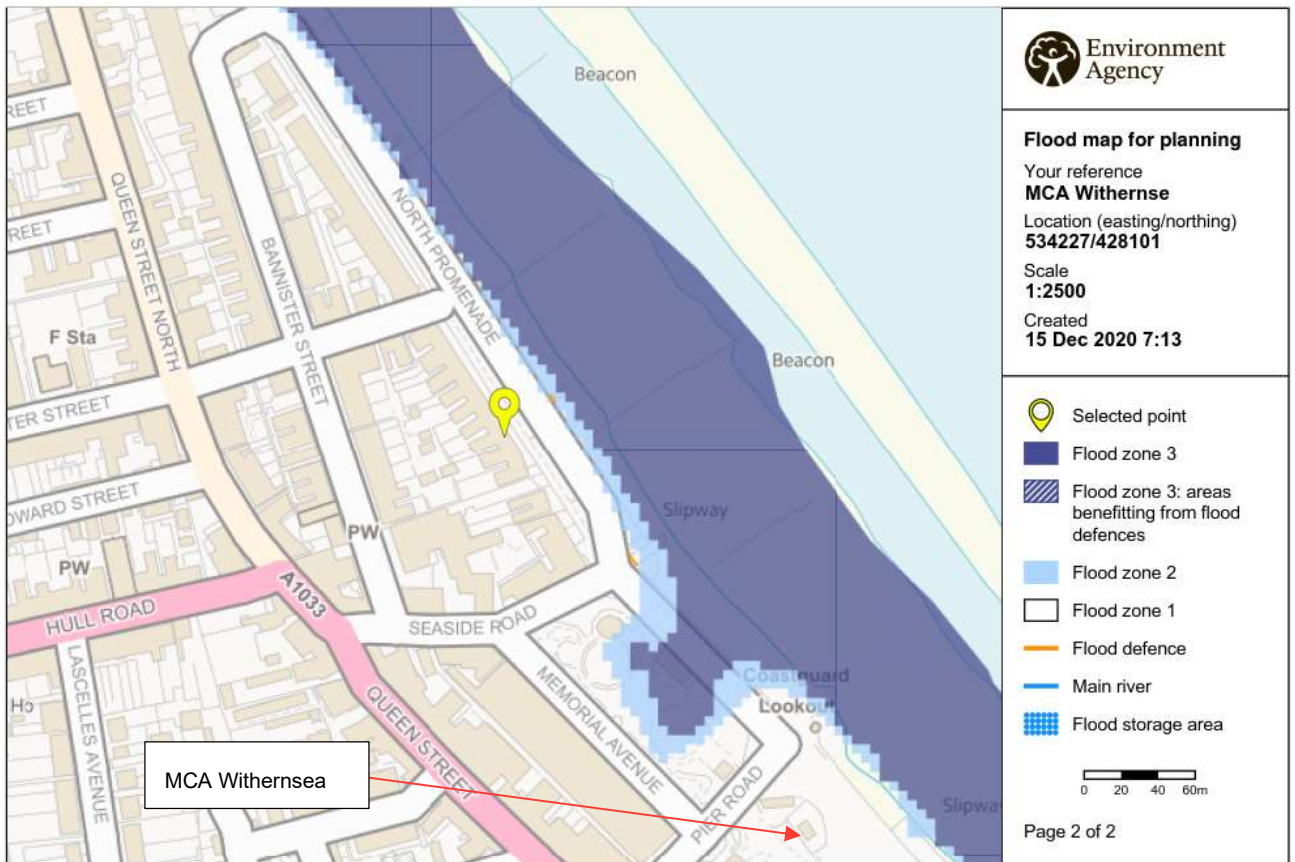
### 4. SITE ACCESS

- There will be no proposed alterations to the existing site access point and vehicle parking arrangement, and it is considered there would be no impact on the local highway network. The current car parking area is comfortably sited within the boundaries of the site.
- There would be no increase in servicing or significant traffic movements associated with the proposed use.

### 5. SURFACE WATER

- Currently there is hard landscaped areas where the proposed extension is planned. The surface water discharges from these areas into existing drain gullies which are connected to the local sewer infrastructure.
- The new extension will be located within the existing hard landscaped site area and therefore will reduce the amount of surface water run-off from the hard landscaping. However, the additional surface area discharge from the new extension roof will equal the reduction in paved surface. It is anticipated there will be no increase to the surface water discharge from the site.

- Environment Agency data for this site confirms it is not within an area at risk of flooding and the Site is located within a Zone 1 location.



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## Flood Risk Map

### 6. LANDSCAPING

- There will be no significant impact or reduction to the existing site. Areas of site planned for construction use will be reinstated to match existing where any existing hard landscaping is disturbed.
- The existing boundaries will be maintained with no alterations necessary to accommodate the new extension.

### 7. CONCLUSIONS

- The proposed extension will provide betterment for local coastguard lookout station. There are no anticipated policy presumptions against the proposal.
- The proposal would not result in any undue impacts in terms of existing amenity space or inter visibility issues.
- The extension has been located to the north of the property to minimise impact to the main streetscape aesthetics.
- Overall, it is concluded that the proposals are fully justified.



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