

# Morton & Hall Consulting Limited

## Consulting Structural Engineers and Building Design

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Your ref:  
Our ref: H7149/MH/sg  
Date: 13 April 2021

DESIGN & ACCESS STATEMENT  
FOR  
PROPOSED CHANGING ROOM FACILITIES  
FOR  
MARCH SPORTS ASSOCIATION  
ELM ROAD  
MARCH  
CAMBS  
PE15 8PP

1 Gordon Avenue  
March  
Cambridgeshire  
PE15 8AJ

Tel: 01354 655454

### 1.0 INTRODUCTION

It is proposed to apply to Fenland District Council for a detached single storey changing room facility for Elm Road Sports field.

Documents submitted with the Application are a Design & Access Statement, Biodiversity Checklist, Flood Map & existing and proposed design drawings.

### 2.0 FLOOD RISK

On reviewing the Environment Agency's Flood Risk Extract Map, this site was located in Flood Zone 1, low risk.

### 3.0 VEGETATION

Where the proposed building is to be set, there is no vegetation.

Beyond the western part of the site, there are a line of Poplar trees up to 20m in height which are to be maintained.

Beyond the existing access to this site, there are various trees and shrubs fronting Elm Road, which are to be maintained.

V.A.T 876 0014 34

Reg : 5525923

#### 4.0 ACCESS

There is an existing access of Elm Road which is to be maintained.

This is a gated access and at present the Sports Association do not have any plans to upgrade or widen this access.

During the Planning Application, Fenland District Council will consult with Cambridgeshire County Council Highways Department.

At present there is existing parking adjacent to the existing sports pavilion to the north of this site, which is to be maintained. This is an unmade gravel area. There is a future option to extend this to the north or the west, as necessary, still utilising the existing access.

#### 5.0 DRAINS/RIVERS

Running along the southern boundary there is an existing drainage ditch which is to be maintained with no piping or filling.

The building is set slightly away from the ditch on similar lines to the existing building and on similar lines to buildings to the west of this site.

Discharge Consent for the new surface water from the roof may be sought from the Middle Level Commissioners however this would be following the grant of Planning Approval, at the Building Regulations stage.

The proposal would not surcharge the drainage ditch as foundations, yet to be decided, would be designed to ensure the ditch remained stable in this area.

#### 6.0 EXISTING BUILDING

The existing building is a single storey club room which overall is in a poor condition and requires refurbishment to be carried out. The building itself is of a restricted nature when considering the amount of varying sports that take place at Elm Road sports field.

There is a requirement for further expansion of the changing room facilities to meet various Sports Association standards and a detached new build not only allows this to be achieved but allows the existing building to be maintained.

#### 7.0 PROPOSED BUILDING

The proposed building is a single storey hipped end structure with the majority of the openings set on the north, east and western walls with no openings on the southern elevation.

The building has been maintained as single storey to match in with the existing building.

The building will have materials, in terms of roof surfaces and outer wall facing materials which would need to be agreed with Fenland District Council Planning Department.

The building, at the clients request has been designed with access to the majority of the rooms from external doors rather than an internal corridor circulation space.

Window depths and locations have been minimised due to security.

Four changing rooms have been shown together with two official changing rooms.

The proposal would comply with Part M of the Building Regulations as an ambulant toilet is shown with access externally for persons at the sports field.

The existing site use is for various sports associations and this proposal will allow facilities to be provided to modern standards to allow this continued use of the land.

The proposal would not compromise any pitches over the site and would not compromise any parking arrangements or access arrangements.

# Flood map for planning

Your reference  
**H7149**

Location (easting/northing)  
**541980/298617**

Created  
**13 Apr 2021 14:29**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## **This means:**

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



## Flood map for planning

Your reference

**h7149**

Location (easting/northing)

**541865/299252**

Scale

**1:2500**

Created

**13 Apr 2021 14:55**



Selected point



Flood zone 3



Flood zone 3: areas  
benefitting from flood  
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area



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