

## DESIGN & ACCESS STATEMENT

### Introduction:

This document has been prepared by Tricker Blackie Associates to explain the principles and reasons behind the proposals. This document should be read in conjunction with the Planning Statement prepared by Ben Elvin Planning Consultancy and The Vision Statement prepared by applicant.

### Background:

Skyview Systems Ltd own land adjacent the Royal Mail sorting office (No. 11) in Church Field Road. A section of the land is currently leased to the Royal Mail for overflow car parking.

A need for providing a wellness garden area has been identified. Though not exclusively, this will enable employees of the Post Office to benefit from a place of rest which is away from the main building and activities. A small kiosk would sell food and drink and a garden would provide a place of relaxation to consume such.

Rapid electric vehicle charging points (350Kw) can take around 30 minutes to provide a full charge, most EV Charging points of around 40Kw will provide a small amount of top-up charge equivalent to around 100 miles for the same duration. The expectation is that charging points will either be coupled with parking for long stay and therefore a slow charge or will be a rapid charge facility in which the vehicle user(s) make use of that short period of time to take a break before continuing their journey. The garden area and kiosk would provide an outlet for the latter.

### Proposals:

The proposal is to construct a kiosk having a small garden with covered and uncovered seating area along with an electric vehicle charging points for up to 8 cars.

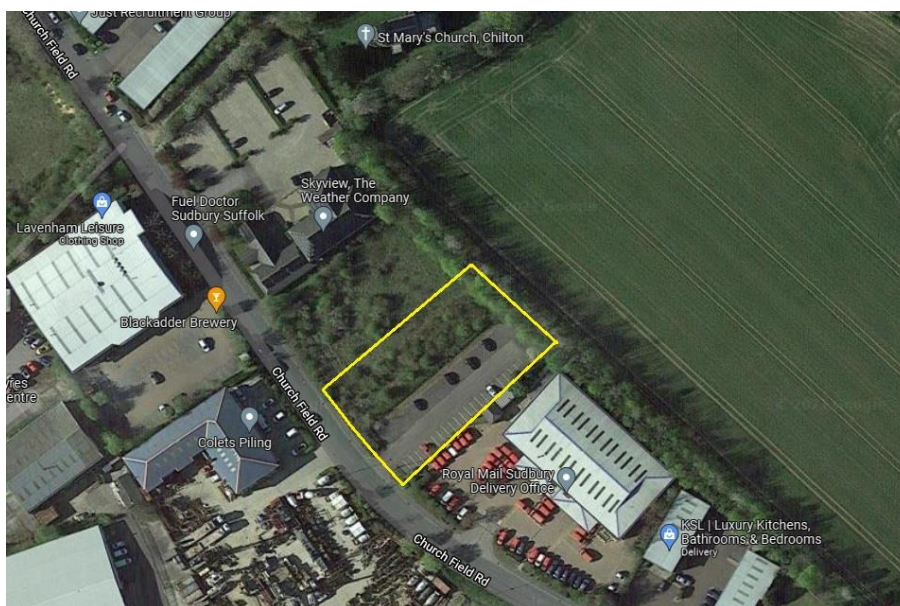
### Site Description:

The application site is a partially undeveloped plot of land located on the Chilton Industrial Estate, set between The Royal Mail Building to the southeast and an undeveloped plot to the northwest. To the northeast is open countryside and to the south and southwest is the main industrial estate/business park.

Access to the site is off Church Field Road. Across the vehicle entrance is a lift arm barrier.

Along the northeast of the site is a mature hedge line with a public footpath beyond.

The south-eastern side of the site has formal parking spaces for approximately 32 cars. This occupies approximately 50% of the site. The remaining area is undeveloped land containing shrubs and bushes.



Google Map – site edged in yellow

Use:

The proposed development would provide electric vehicle charging points/parking, a kiosk and outdoor seating area.

Amount:

Kiosk - 20m<sup>2</sup>

Covered seating area – 36m<sup>2</sup>

Garden area - approximately 700m<sup>2</sup>

8No spaces/Electric Vehicle charging points.

Layout:

The site makes use of the existing vehicle access. The parking spaces serving the Royal Mail as overflow, remains unaffected the by the proposals. The 8No EV charging points are located opposite the existing parking spaces and towards the front of the site. Beyond the EV parking points is an open area of amenity grass boarded by meadow grass. Beyond this is the kiosk with formal arrangement of seating and picnic tables. The extent of the informal picnic area is bordered by a timber post and rail fence with a single point of entry highlighted by a post and beam structure located adjacent the kiosk.

The kiosk contains a staff WC, wash, prep and serve area and would be operated by 1-2 persons. The main serving hatch is set beneath a small projecting canopy to afford some protection from the elements. The orientation and position of the kiosk gives views over the immediate gardens and seating area for surveillance as well as the car parking and entrance beyond.

A native hedge along the northwest boundary will provide containment to the garden area and together with additional tree planting will provide interest and soften the edge with the formal parking area.



The design:

The layout and design are intended to provide a place of rest and to promote relaxation.

Appearance:

The kiosk is of a simple and contemporary style with cladding materials chosen for their natural appearance and to complement those used in other site features. The covered seating area is a galvanised steel frame structure supporting timber purlins and a galvanised corrugated sheet metal roof covering.

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