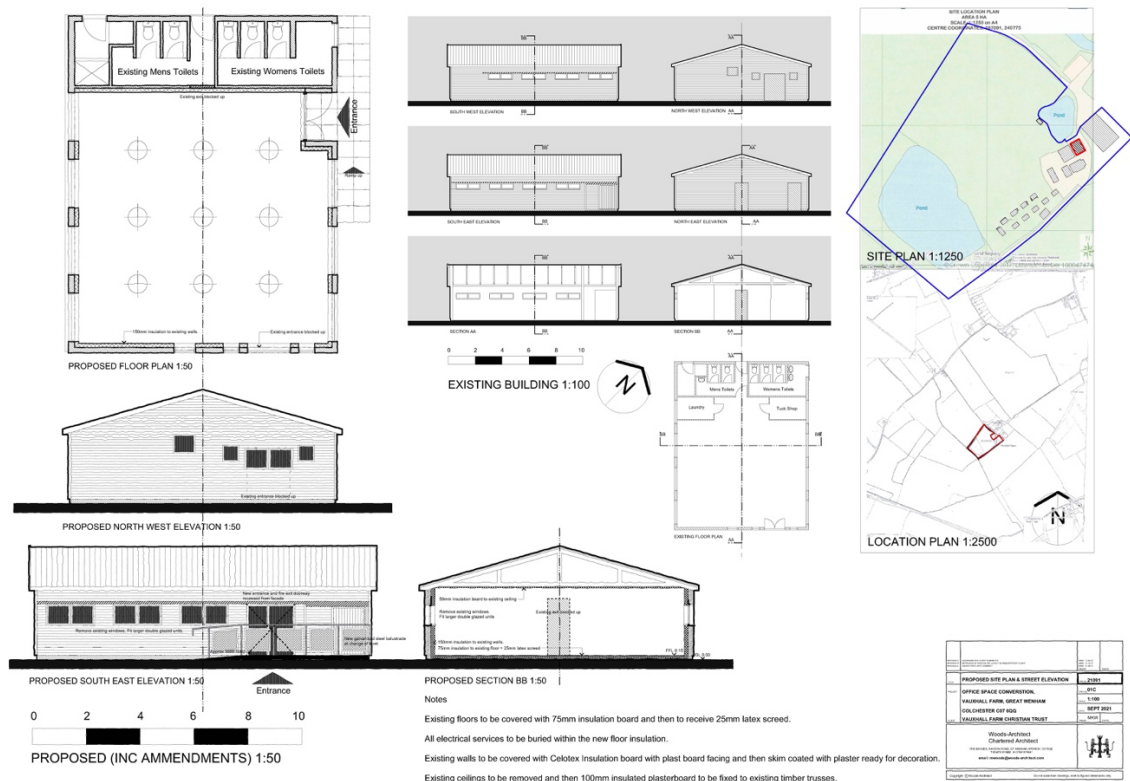


Vauxhall Christian Trust Campsite, Vauxhall Farm, Wenham Magna, CO7 6QQ

Design and Access Statement in support of proposed alterations and additions.



1.0 Proposal

1.1 This application is for 'Change of Use' and for 'Full Planning Permission' to amend an existing storage building at Vauxhall Christian Trust Campsite (see photos below) into a small office building with desk space for approximately seven persons.



Existing Building exterior.



Existing Building Interior.

1.2 The current building has been used for storage for many years and consists of a single large room with adjacent toilet facilities that are accessible from the outside and which are used by guests and staff of the site. It is constructed of a timber frame with timber weather boarded walls and it has small single glazed windows and doors on the three outer walls.



Existing Building windows.



Existing Building toilet doors.

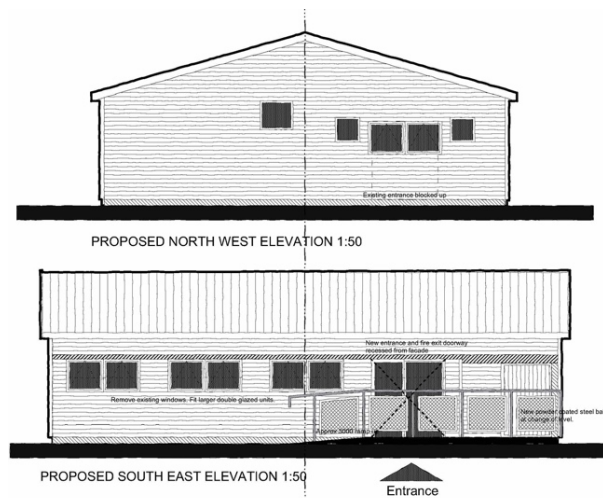
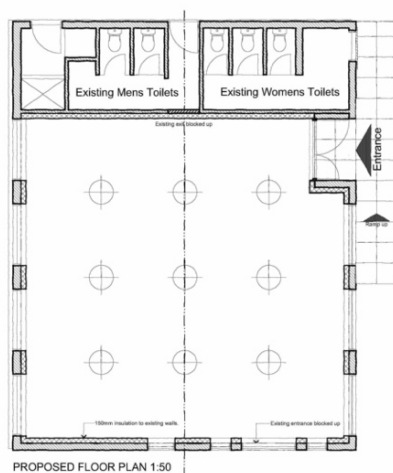
1.3 The Trust now wish to use this building for office space and would like to fit out the building with adequate insulation, larger windows and move the main entry door to be adjacent to the exiting outside door to the toilets.

2.0 Detail design.

2.1 It is proposed that new windows and doors are fitted and that these would all be of double glazed UPVC or aluminium construction. A ramp is also proposed (as shown in the photos below), to give access for those using wheelchairs. This to be constructed of brickwork with concrete paving slabs and galvanised steel balustrades as used elsewhere on the site. The location of the ramp will be as shown on the attached drawings.

2.2 In order to use this building as office space the Trust intend to fit out the building with adequate insulation, larger windows and to move the main entry door so that it is located adjacent to the exiting outside door to the toilets.

2.3 A lobby will be constructed so that fire escape is possible from the building without the escape door opening out onto the access ramp. The ramp will also give access for people using wheelchairs to the toilets. See the illustration below.



Existing store converted to office space (not to scale).

2.4 Additional car parking spaces are to be formed by utilising the existing extensive outside space.

3.0 Other works.

3.1 In addition to the above proposed office space the Trust would like permission to install a zip wire, constructed from a wooden frame and steel cabling, in the position shown on the attached drawings. Photos below show the location of the proposed structure.



Location of the proposed zip wire view 1



Location of the proposed zip wire view 2

3.2 Also, the trust seeks permission to permanently locate two steel shipping containers adjacent to/ behind the large sports hall as shown on the submitted drawings. Photos below show the location of the proposed containers.



Proposed site of 2 containers view 1.



Proposed site of 2 containers view 2.