

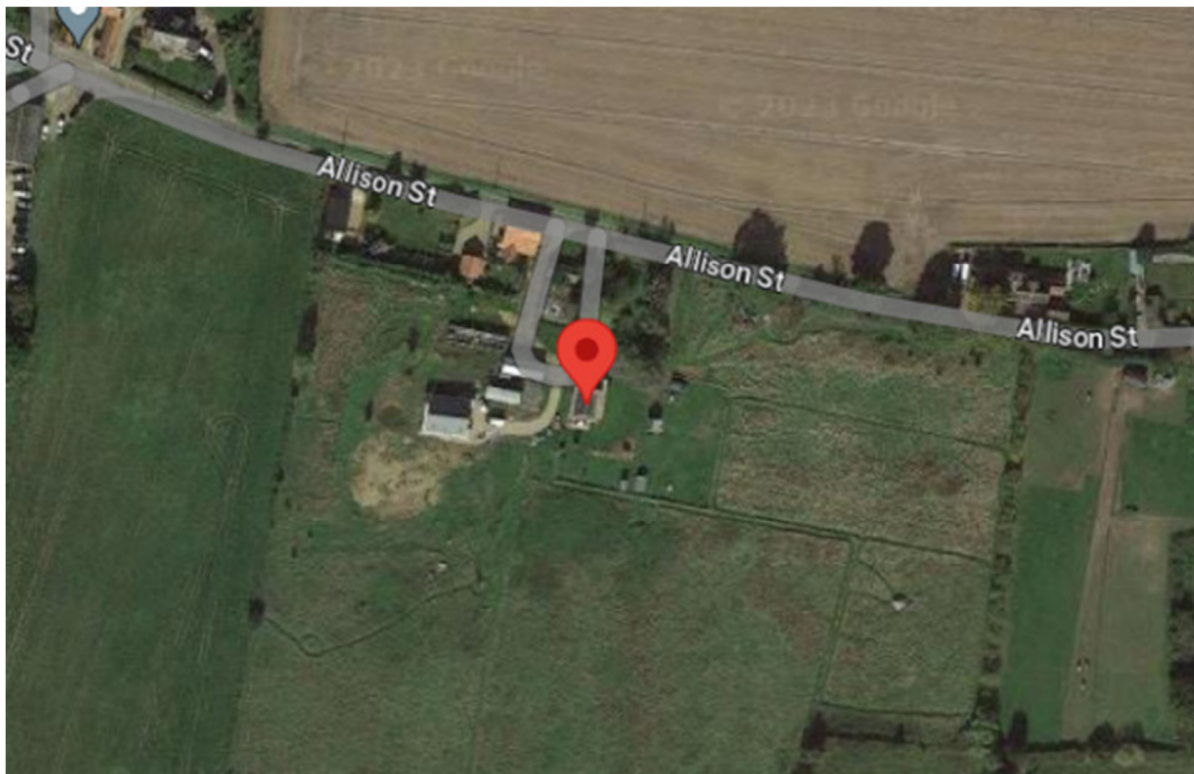
**Design and access statement**

Land East of 1 Allison Street,  
Marsham,  
Norfolk, NR10 5PW

**Client**

ZAK Branch Ltd

<b>Report Prepared and Checked by:</b>	Matthew Girling Civil Engineer BSc (hons), MCInstCES Director
<b>Date:</b>	11 <sup>th</sup> September 2023



## **Introduction**

In accordance with current regulations, this statement is submitted in support of the above application for two storage barns on existing land within the curtilage of 1 Allison Street, Marsham

## **1 Design**

### **Intended use**

The barns are to be used to store machinery and to store logs for seasoning.

### **Scale**

The proposed barns are to be located to the south of the clients land set back from the main road and similar to existing buildings in the area. We therefore believe the proposed is in keeping with the site.

### **Appearance**

The proposed barns will be portal steel framed structures.

Workshop/Storage Barn to have Plasticol coated steel sheeting to roof and walls.

The roof will have clear rooflight cladding in places.

The front façade will have a grey metal roller shutter door and a grey steel Personnel door.

Log Drying Shed to be have Green, single skin, profiled wall cladding with concrete sleeper walls, along with green ,single skin, profiled roof cladding

The front façade will have open bays

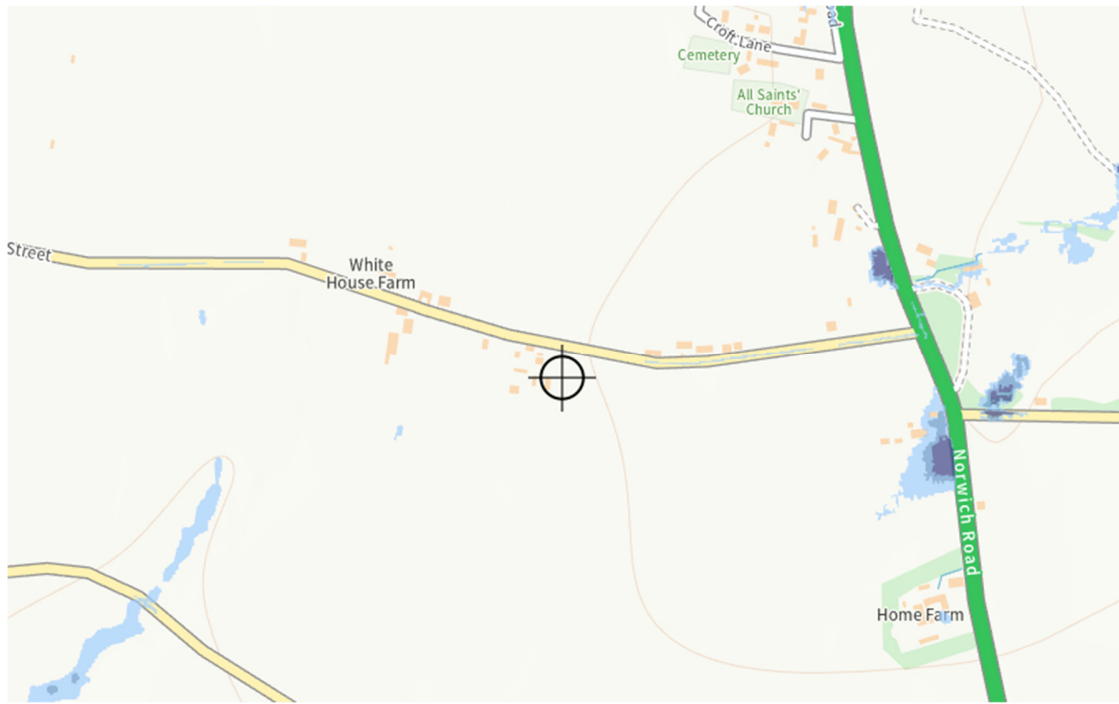
The rainwater goods will be aluminium.

### **Landscaping**

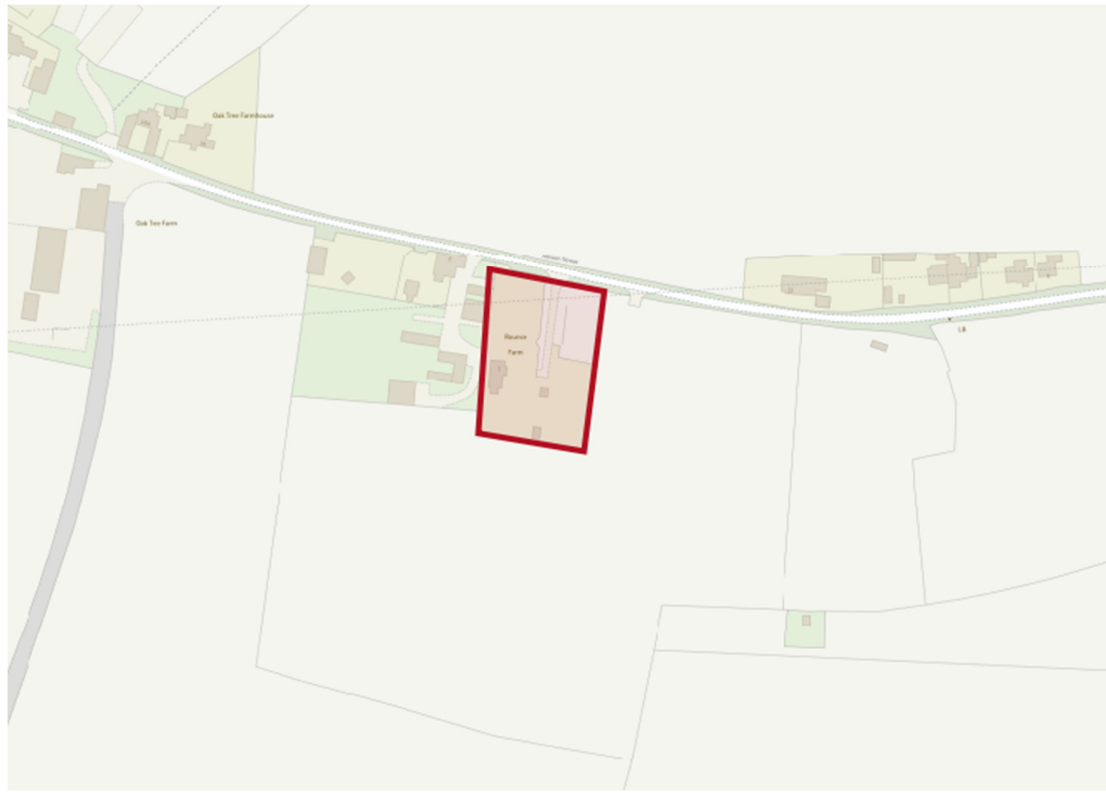
The area of the barn is relatively level, thus little land scaping will be required. There are no trees or hedges within felling distance of the proposed barn.

### **Flooding**

From data obtained from Gov.uk, it is apparent the area has “very low risk” of surface water flooding and has “very low risk” of flooding from rivers and sea.



Mapping from Gov.uk showing surface water flooding



Mapping from Gov.uk showing flooding from rivers and sea.

### Highways

The barn will have access and egress from the existing, off Allison Street. The presence of the barn should not increase vehicular movement. Site activity will remain the same, with the barn being used as storage of existing materials, plant, and equipment.

### 2 Access

The building will have 1 large roller shutter access door to the front façade, allowing agricultural machinery to load, unload, be maintained and stored. It will also have a personnel door on both the front and rear elevation.

Vehicular access is via the existing main entrance from Allison Street. The site has ample space for car parking throughout if required.

### 3 Security

All doors will have a five-lever locking system in accordance with current insurance demands. All glass will, where appropriate, be toughened safety in compliance with BS6206 and the current Building Regulations.

### **Conclusion**

The proposed barn is required to safely store and maintain plant, materials, and equipment. We believe the proposal conforms with local planning policy.

### **Site photos**

The below show the existing site and access.





























