



Design and Access Statement
proposed extension and alterations to
27 Thorpe Road, Kirby Cross, Essex.

DESIGN AND DEVELOPMENT CONSULTANCY

Introduction

This Design and Access Statement accompanies a planning application for proposed extension and alterations to 27 Thorpe Road, Kirby Cross, Essex.

The existing commercial building is located on the South side of Thorpe Road approximately 60m East of the junction with Station Road. The land forms part of the Employment Sites in Kirby Cross and is safeguarded in Tendring District Council's Local Plan. The commercial buildings consist of planning class A1, B1 and B7.

The site is approximately 0.12Ha in area with a width and depth of approximately 29m x 43m respectively. There are two existing vehicular access points to Thorpe Road.

The property is located in a low risk flood area.

Design Principles and Concepts

The original timber frame barn forms the central core and was constructed in the 18th Century. The building was extended with a brick and metal single storey extension in early 1900's. Part of the barn was converted to offices in 2003. Further offices were added in 2010.

Past Planning applications are as follows:-

- 19/01556/FUL Proposed open sided structure to rear
- 09/00247/FUL Single storey office extension
- 02/00544/FUL Change of use from storage to shop
- 97/01159/FUL B8 warehouse and A1 use
- 97/00599/FUL Change of use from engineering workshop to B1, B2 and A1 use.

The Buildings are finished with galvanised metal roofing sheets. The single storey extension to the North of the building has a brown pantile roof. The walls are either finished in white render or dark weatherboarding.

The single storey front extension of the building is in need of repair and refurbishment. The front part of this will be removed. The existing roof is to be removed and new roof added to create first floor storage areas totalling 71m² usable headroom space. The new works will also divide the building to create an additional commercial unit with a new 27.5m² single storey side extension. The overall net gain in floor area will be 81.5m².

The new side extension and first floor extension will have galvanised roofing to match the existing over dark weatherboarding again to match the existing. The new doors and windows will be finished in white to match the existing.

The overall design is to create a barn like appearance which relates to the history and origins of the timber frame barn central core. The proposed first floor extension is finished with a gable end which compliments the existing gable end facing Thorpe Road. The first floor extension ridge height will be below the existing ridge height.

The proposed alterations will improve the street scene and with the removal of part of the single storey building, allow improved views along the frontage of the site from the West and East.

Inclusive Access

27 Thorpe Road is well located for pedestrian access with public transport by bus and train. There is no local provision for cyclist, however, storage of cycles for employees will be provided in the building.

There are no steep gradients from the site with easy access for pedestrian and wheelchair users. Level access entrance doors will be provided in the new works.

There are 13 existing car parking spaces. On completion of the works 13 car parking spaces will be provided.

In conclusion the site is sustainable positioned with good means of transport other than car use.

Consultations

As this is a private development and not a public building, no consultations have been made with any access groups.