N J DOCKSEY HAULAGE

PROPOSED EXTENSION

DESIGN AND ACCESS STATEMENT

DESIGN

The site is owned by N J Docksey Haulage Limited and is bordered by industrial units, fields and Leekbrook.

The site is currently occupied by N J Docksey Haulage Company and which has a mixture of buildings and containers.

The existing buildings were constructed approximately 13 years ago when the company first started operations.

The proposal is to extend the current garage which is to provide a tool storage room to provide extra working space for maintaining the haulage vehicles and to provide a safer working environment.

The design of the proposed extension has taken into account key factors such as the use of the building and the Client's needs.

The materials of the new storage building will match in with what currently exists. The extension will be finished in red/brown facing brickwork to match existing and grey profiled composite roof cladding to match existing, also complete with matching trims and flashings.

AMOUNT

The size of the proposed extension is 43.9 m^2 (external footprint) to which is the amount of floor area the Client requires to extend the vehicle maintenance work area.

The height of the new extension will be 2.7m to eaves and 3.3mm between roof and wall intersection.

LAYOUT

The layout of the building is dictated by the use of the company. The existing service yard will remain, but the right of way access path that backs onto the Client's land is to be altered to suit the new proposal, together with the existing boundary fence line (please refer to planning drawings for details).

There will be a maximum 2 No. existing trees which are to be taken down so that the existing access footpath can be maintained as stipulated in legal documents for the site.

SCALE

The scale of the proposed extension reflects the Client's needs to provide extra safe working space to maintain the haulage vehicles.

LANDSCAPING

No landscaping has been proposed for this development due to the nature of the site and its use

The existing embankment that runs adjacent to Leekbrook is to be re-graded but will remain to provide the altered access path.

ACCESS

The existing access to the site will remain as existing and will be unaltered.