DC DESIGN

Environment and Heritage Services
Community Services Department
Leicestershire County Council
County Hall
Glenfield
Leicestershire
LE3 8TE

31st May 2011

Dear Sir/Madam

Design and Access Statement

The enclosed application is for the installation of two garages to replace existing steel containers and also increase the area to provide storage space for exam desks and chairs, grounds machinery and provide a workshop. The area is easily accessible from existing paths and roads.

The garages are to provide storage space instead of steel containers that condensate badly and cause the store furniture and machinery to become damaged. The additional space would be used by the college maintenance team so that they can undertake more in house work and not have to engage the services of contractors.

The size of the proposed buildings is only a fraction of the size of the college and therefore would not have an impact on how the college operates or the local area with regards to services and businesses.

The garages will be sited at the rear of the college on an area of land that houses the existing containers and the additional area required is rough ground covered with grass and stone chippings. There our no neighbouring properties within the vaccinate of the locations and the land next to the college is Hinckley Golf Club and a palisade fence separates the land and bushes and trees have grown around the fence and therefore the areas will not be visible from the golf club.

The enclosed scale site plans show that the new buildings are less than two percent of the existing floor area of the existing buildings. The garages would have six steel up and over doors, three single wooden doors and four windows as detailed on enclosed drawing. The siting of the buildings does not have any effect with any existing trees or landscaped areas.

The garages will be of sectional concrete construction with an apex roof. The up and over doors to the garages will be white and the single doors and windows will be stained timber. The sectional concrete will have a Derbyshire Spar aggregate finish and the roof will be constructed from fibre cement roof sheets which has a light grey colour.

The access to the buildings is along existing lit paths and roads. The siting of the building is such that emergency services will be able to access it easily from all sides.

I trust that the above Design and Access statement covers all required areas, if you require any more information then please do not hesitate to contact me.

Yours sincerely



BJ Botterill
Business & Governance Manager