

2413:

DESIGN AND ACCESS AND PLANNING STATEMENT

Rev

Change of Use from Office (Class E) to SEN Facility (Class F1)

INTRODUCTION

The proposal is for a change of use of an existing office building to be used as a Special Educational Needs facility.

The requirement for the proposed facility follows on from the success of U-neek Learnings facility on Wood Street in the town and is intended to educationally support pupils aged between 6 and 11 in a separate environment.

DESIGN COMPONENTS

Site

The site falls from the rear of the site to Station road and can be described as largely level. The site's rear boundary bounds residential properties to the rear.

Site Area

The site area is 546m².

Footprint

The existing footprint of the building will remain the same, with no extensions being proposed

Height

The overall height of the existing property is 9.2 m

The overall height of property following the change of use is 9.2m

Overlooking

The property does not overlook or is overlooked by the neighbours.

Drawings-

01_2413_00 (Location Plan)

02_2413_00 (Existing and Proposed Block Plan)

01A_2413 (Existing Plans and Elevations)

02A_2413 (Proposed Plans and Elevations)

LANDSCAPING

The existing site is lawned to the perimeters. The existing boundary treatment is close boarded fencing.

The proposed boundaries are to be as existing and repaired / replaced with like for like as necessary.

The vehicular access to the property is as existing with no works proposed.

ACCESS COMPONENTS

Internally -

The proposed property has a level principal entrance and the rooms internally have the entrance doors compliant access widths for visitors with mobility issues.

Externally –

Car Parking -

The site has vehicular access for off road car parking for four cars.

The site benefits from being in close proximity to the town centre and with easy walking distance of retail shops, restaurants and public services.

The site is also close to the local bus routes and the railway station.

Degree of access

The existing access to the site will be retained
There is sufficient room on the driveway for visitors to park and access the property.

Emergency access

The property can be accessed by emergency vehicles directly from Station Road.

CLOSING STATEMENT

Please accept this Design and Access and Planning Statement in support of the change of use from offices (Class E) to a SEN facility (Class F1).

The building has been assessed by U-neek as providing the required accommodation to educationally support pupils aged between 6 and 11, without invasive and excessive extensions and refurbishments.

The proposal will not affect the existing buildings environmental impact on the site.

We respectfully request that the local planning authority support this application.