

Design and Access Statement

Units A&B Hawkers Yard, HA4 0BH

Introduction

These notes have been prepared to support a very minor application to construct a small fenced enclosure to the West of the building along with the placement of additional condenser units on the ground to the East elevation. There are no other external alterations proposed to the building.

Proposals

The proposal looks to create a fenced enclosure adjacent to the front entrance of Unit B to provide a secure external area for staff to take breaks and would be related to the tea point within the ground floor entrance space. Additionally 4 more condensers will be located at ground level on the West elevation to increase the internal conditioning of the enclosed rooms in Unit A.

The existing fence door will be relocated retaining the lever latch exit system, new fencing and posts will match the existing in black.

The construction of the enclosure will require 2 parking spaces to be relocated and these are shown on EBGF-023, the displaced disabled space will be moved to the adjacent parking bay. The overall number of parking spaces will be retained.

Access and Egress

There will be no changes to the access and egress to the site for vehicles, cyclists or pedestrians. There are no public rights of way across or within the site.

Flood Risk

An appraisal of the Environment Agency website indicates the site is a very low risk for flooding from either surface water or rivers and the sea.