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Job Ref: 4702 revision B

**DESIGN AND ACCESS
STATEMENT / PLANNING
SUPPORT STATEMENT**

Proposed Car Park

at

Daventry Fire Station

**Staverton Road
Daventry
Northants
NN11 4HN**

June 2011

Reference:MC/4702/28228/MC

DESIGN AND ACCESS STATEMENT

Northamptonshire Fire & Rescue Service is proposing to construct car parking for their premises at Daventry Fire Station.

The proposal is as shown on the submitted drawings.

Location Plan

Site Plan

Scheme – 4702/21B

Survey as existing – 4702/22

ADDRESS

Daventry Fire Station
Staverton Road
Daventry
Northants
NN11 4HN

Site Context

The site is situated in a residential conservation area consisting largely of single and two storey houses with pitched roofs.

The Fire Station buildings are single and two storeys in height.

Use

Daventry Ambulance and Fire Stations use the site, including the Offices / Training Centre which is undergoing refurbishment.

Layout

No change to the building footprint. Additional car parking as proposed.

Amount

16no. new 2.5 x 5.0m car parking spaces, plus formalisation of 2no. 3.6 x 6.0m disabled parking spaces on existing hardstanding.

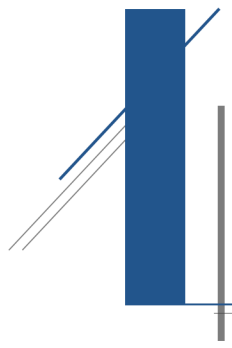
Access

No alteration will be made to the main traffic and pedestrian access routes.

The client has no formal car parking set out for the site. The current refurbishment works have highlighted the requirement for formally set out car parking. During the construction phase of the Office / Training Centre the contractor was parking on Staverton Road and Marlow Close which caused parking issues for the local residents.

To avoid this in the future the proposed car parking will allow all site visitors to park on the site.

When the Office / Training Facilities are fully operational up to 12 additional Operational Fire Offices could attend the site at one time. These Officers will all drive and are on call out during their training.



This requires each Officer to retain the use of their car at all times to drive to an incident.

Scale / Standards

The Office / Training Centre has a gross floor area of 390sqm. Using the NCC Parking SPG for B1 use, 13 parking spaces are required; however, due to operational needs as described below in the planning statement 16 spaces are required. This totals 21 across the whole site (16 + 4/5 existing) of which 2 are required to be dedicated disabled spaces. One of these spaces can already be accommodated within the existing informal parking area and the second has been shown with the new proposed parking.

Landscaping

With reference to Local Plan Policies EN25 & EN26, no hedges will be affected by the development of the proposed parking spaces. 3no. existing small (trunk diameter 100mm or less) self-setting multi-stem sycamore trees will be removed. It should be noted that the future growth of these trees will be compromised by their location, growing through and / or immediately adjacent to the existing concrete turning head and kerb race & haunching. The existing silver birch tree will not be affected as the site of the parking spaces will be clear of the canopy radius. The re-graded areas surrounding the proposed parking area will be laid to grass, and the full extent of turning head and kerbs will be carefully broken up and removed to allow the surplus topsoil from the creation of the parking spaces to be reused to infill the former turning head.

Construction

Standard tarmac / kerb edgings / white lines.

PLANNING SUPPORT STATEMENT

There is currently an ongoing major refurbishment of the existing Offices and Training Facilities on the site resulting in the requirement for additional parking.

Daventry Fire Station has a maximum of 8 Fire persons on site at any one time. This could be increased by a maximum of 12 training Fire Officers, as a result of the refurbishment, making a total of 20 persons on site requiring 20 car parking spaces.

There are currently 4/5 car parking spaces to the rear of the existing fire station (see plans). These are not formally laid out but provide general staff car parking. The additional 16 car spaces will be for the Office Staff and Training personnel.

As all fire operatives are required to drive and be on standby the parking, therefore, is essential.

The emerging West Northamptonshire Joint Core Strategy Policy E1 and Local Plan Policies GN1 & GN2 require existing employment areas to be retained and make proper use of under utilised land and buildings, whilst providing sufficient access and parking facilities. The refurbishment of the Office / Training Centre will be bringing an otherwise underused existing building back into B1 usable space and the additional parking spaces are an operational requirement for the use.