

Job Ref: 4785

DESIGN AND ACCESS
STATEMENT

**Proposed Disabled Car
Parking Bay plus
External Fencing to
Existing Building**

at

Daventry Fire Station
Staverton Road
Northants
NN11 4HN

for

Northamptonshire Fire & Rescue
Service

Ref: 4785-010301-120327-MC-MC
Date: March 2012
Revision A - April 2012

DESIGN AND ACCESS STATEMENT

Northamptonshire Fire & Rescue Service is proposing to construct disabled car parking bay for their premises at Daventry Fire Station plus a security fence to the refurbished CDC Building.

The proposal is as shown on the submitted drawings.

4785 Location Plan
4785 02 Externals

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 / Control Building which will be shortly undergoing refurbishment.

Layout

No change to the building footprint. Additional disabled car parking bay as proposed.
Secure fencing required as per the existing CDC Building police report.

Amount

1No. 3.6 x 6.0m disabled parking space on new tarmac hardstanding.
2.4m high weld mesh fencing to the perimeter of the existing CDC Building.

Access

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

Disabled access is not currently possible to the upper floor of the existing building. This floor will shortly be undergoing a refurbishment in which there will be a control room for the Fire Service.

Disabled access is not currently available to this floor. The new car parking bay and new tarmac footpath will provide this access.

Scale / Standards

Standard disabled car parking space indicated for operational needs for disabled access as above.

Fencing as per Police Report into CDC Building.

Landscaping

No trees or existing landscaping is affected by the proposal.

With reference to the Local Plan Policies EN25 and EN26 no hedges or trees will be affected by the development.

Appearance

Disabled Parking Space: Standard tarmac / kerb edgings / yellow lines.

Fencing: 2.4m high green weld mesh and gates.



See Photo below.



Photo of typical weld mesh fencing.

Planning Support Statement:

The existing first floor of the adjacent building will be refurbished within the next 12 months.

There is the possibility wheelchair access will be required to the existing first floor area.

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 building will be bringing an otherwise underused existing building back into B1 usable space and the additional disabled parking space is an operational requirement for the use.

The proposed fencing provides the necessary security to the CDC building, whose operation is sensitive to potential attack. The type of fencing selected has been chosen to limit the impact on the local environment as well as satisfy the Confidential Police Report into the building.

There are no direct policies to comply with regarding fencing. However, any policies would be superseded by the Confidential Police Report into the building.