



**PETER HUMPHREY**  
ASSOCIATES

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## **Design & Access Statement**

Application: Proposed extension to skip storage

Address: The Nursery, Marsh Road, Walpole St Andrew, Cambs, PE14 7JN

### **Introduction**

The following design and access statement has been produced to ensure that a high-quality development is produced in accordance with the guidelines laid down in the government design advice, and more importantly that the proposal respects the local context that it will integrate with.

The applicant has owned the site for a number of years and operates the site as a Waste Transfer Station (Ref: C/2/2015/204). He now wishes to expand on this in conjunction with its current use.

This application is for an extension to skip storage. The storage will involve the construction of a 3.5 metre high earth perimeter bund and the open storage of approximately 50 number 40 cu m skips along with some recyclable top soil.

### **Design & Appearance**

The proposed site will merely be an extension of the existing site. The perimeter of the site is to house a 3.5 metre earth bund, obstructing the view of the storage area from the road.

### **Access, Parking & layout**

The proposal will be served by an existing access road off Marsh Road. Access is located on a long stretch of Marsh Road offering visibility in both directions.

The existing track is of compacted stone and leads to the existing site

Traffic to and from the site will remain unchanged as this extension is simply to serve a change in organisation of the site layout for a more efficient site.

### Hard and soft landscaping

All boundaries will remain as existing and with the exception of a 3.5 metre earth bund along the north and east side of the proposed extension.

Some small hedgerow will have to be removed to accommodate the earth bund, hence why an Arboricultural Specialist has been instructed to produce appropriate surveys and reports to accommodate this.

### Waste management

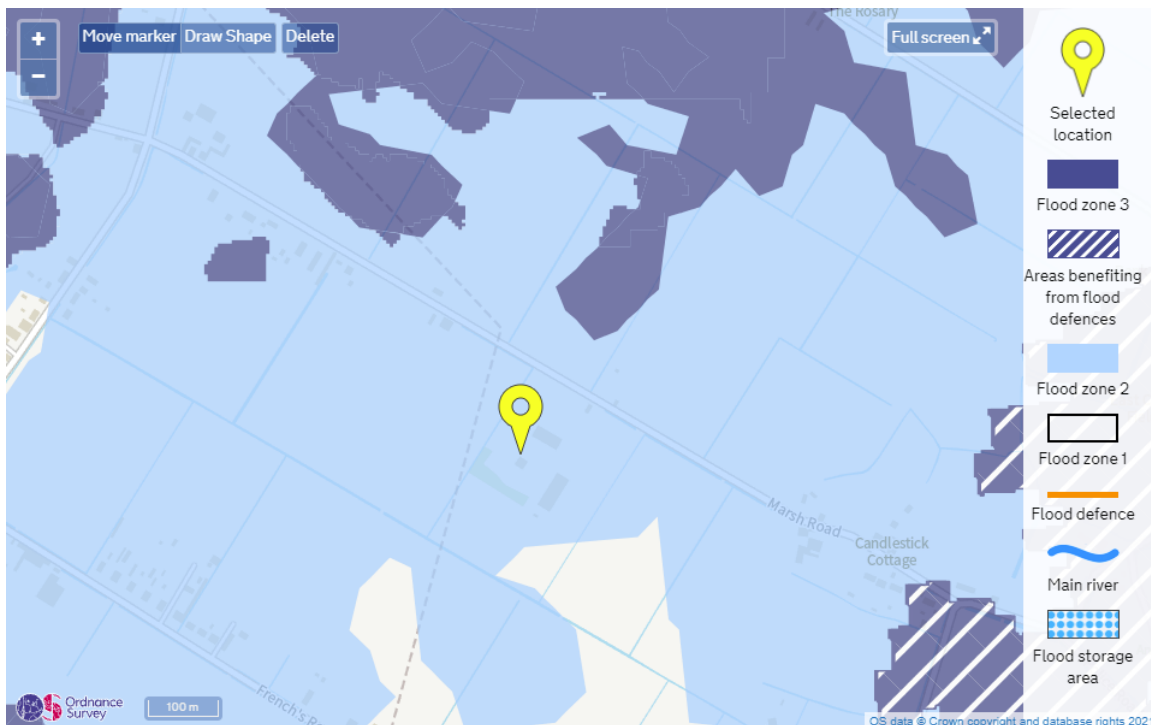
The site operates as a waste transfer station already and there will be no increase in domestic waste, as this proposal is simply for increased storage space.

### Drainage

Surface water discharge - Remain as existing, there is no increase in non-impermeable area.

### Flood Risk Assessment

See specialist report for sequential test.



The site is currently located in flood zone 2 therefore I am producing this flood risk assessment. Although in flood zone 2 there are no proposed habitable rooms on the ground floor as the proposal is simply for skip storage. Therefore, the application will have a low impact on any surrounding buildings.

## **Conclusion**

This proposal has a low impact on surrounding residents with the nearest dwelling located over 300metres away in both directions.

The site has operated as a waste transfer site for a number of years and this proposal is a natural and organic extension of the existing business.