

Design and Access Statement

Cowlersley Court

156 Cowlersley Lane

Room 3

HD4 5UX



Proposal

The proposal is for a change of use of Room 3 (Shown on Existing and proposed drawings) From currently Class E to a taxi call office.

Parking

The office will only be used as a call office and no Vehicles/Taxis will be on site. Due to this no parking spaces are specifically required.

16 on site parking spaces are present for the existing property.

Access

Access to the office is from the front entrance as shown on the existing and proposed drawings.

Flood risk

The site is within flood zone 1. The flood zone information site expands on where FRA assessments are required below are the requirements which clarifies that the site would not require a FRA.

- the development has a site area of 1 ha or more
- it's in an [area with critical drainage problems](#)
- the local planning authority's SFRA shows it'll be at increased flood risk in future
- the site is at risk from other sources of flooding and its development would increase its vulnerability classification

Conclusion

The proposal is for a change of use that would not increase any noise, foot traffic, flooding or parking to the existing use of the building as a whole.