

## Proposed Barn Conversion, Cobham Park Road, Surrey

Sanderson Associates were appointed by Lawmens Ltd to prepare a Transport Statement and Flood Risk Assessment in support of an outline planning application for the conversion of an existing barn into offices on land off Cobham Park Road, Surrey.

The application site was located approximately 1.5km west of Downside Village Centre and 2.5km south east of the town of Cobham, Surrey. The site is occupied by various farm outbuildings some of which have already been converted to commercial use with access being gained via an unnamed private access road from a priority controlled junction.



The proposed development consisted of the conversion of the existing barns to offices with a gross floor area of circa 604m<sup>2</sup>. A total of 17 car parking spaces are also to be provided.

In order to gain the relevant information on which our studies would be based a site visit was undertaken and various observations and measurements were made to assist in the provision of the Transport Assessment and Flood Risk Assessment. This included road widths, speed checks, photos, local transport information, junction visibility splays and local river depths.

Sanderson Associates have provided a wide range of services to the Client on this project including:

- Transport Assessment to support the planning application
- Accident and accessibility analysis
- Internal layout appraisal
- Flood Risk Assessment report

Following our assessment of the proposed site it was considered that there were no highway or transportation reasons either in principle or in detail why the development site should not proceed, however when analyzing the site in terms of the flood risk it became clear that a few minor measures would need to be addressed in order to satisfy the Environment Agency including:

- As part of the construction of the office development, a solid concrete floor to the ground floor with damp proof membranes was recommended as they are generally regarded as the most flood resistant floor types.
- All electrical circuits on the ground floor were recommended to be installed at least 600mm above finished ground floor level (to provide as much protection as possible without becoming an issue under building regulations).

