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Your ref: PP-0587361
Our ref: 641 12 JDS EC

02 March 2017

Submitted via the Planning Portal only

Planning Manager
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

GEORGE BARNSDALE AND SONS LTD
ERECTION OF A RESEARCH AND DEVELOPMENT BUILDING
24-30 HIGH STREET, DONINGTON

We are instructed by George Barnsdale and Sons Ltd to prepare and submit a Full Planning Application for the erection of a Research and Development building at their premises on the north side of High Street, Donington. The building is to be located to the rear of the former Black Swan Public House, which together with its car park and additional land was acquired by our clients in 2013 and is now used as part of the applicant's business premises. The application is submitted by way of the Planning Portal, and the appropriate fee of £385 will be paid direct to the Council by George Barnsdale and Sons Ltd.

Please find set out below the Design and Access Statement in regard to this application.

Use
The proposal will enable Barnsdale's to test the long term performance of its products in a controlled environment away from the main manufacturing areas. Inside the building there will be test equipment and the building itself will be constructed using a variety of various windows and sections of painted timber that will allow long term assessment of durability and performance which will assist the business going forward in a competitive marketplace.

Amount
The proposal will provide 45.5m^2 of floor space for research and development purposes in connection with the windows and doors which the applicant company manufactures. This use is consistent with the existing operation on site and the size is commensurate with purpose of the building.

Layout
The building is to be located at the rear of the staff and visitor car park some 14m from the former Black Swan on the site of an old building used in connection with the operation of the former public house.

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Scale
The proposal measures 7m x 6.5m with a mono-pitch roof with a maximum height of 5.5m on the south elevation and 4.6m on the north elevation. The site is characterised by a variety of buildings with an equally varied roofscape and accordingly the proposal will sit largely unnoticed within the manufacturing complex.

Appearance
Externally, the proposal will have the appearance of a small shed constructed from a variety of windows, wooden cladding and brickwork which will enable their performance, together with their external treatment to be tested for durability and overall performance. The proposal will be located behind an extensive parking area adjacent to larger manufacturing buildings and will not be readily visible from public vantage points beyond the site boundary.

Landscaping
Having regard to the proposed location of the building within the main part of the site it is not proposed to introduce any planting as part of the proposal. Existing hedge and tree planting along the eastern boundary of the application site will screen longer views of the building from the east, while the existing industrial complex to the west of the entrance to the car park screens views of the proposed building from the west.

Access
Highway and pedestrian access from the High Street to the proposed building is by way of the entrance to the applicant company's staff and visitor car park, formerly the car park of the Black Swan. There are no proposals to alter this current arrangement.

Heritage Impact Assessment
The application site lies inside the Donington Conservation Area although the rear portion of the overall manufacturing site lies beyond it. The closest Listed Buildings are Mansfield House (Grade II) to the west of the site on the southern side of High Street and the school buildings of the Thomas Cowley School to the east. There is no intervisibility between Mansfield House and the proposal and the school playing field lies between the school buildings and the proposal. Having regard to the distance between the school buildings and the proposal together with the fact that the proposal is largely lost within the existing group of buildings in the complex, there is no impact on the Listed Buildings.

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The NPPF requires a proportionate approach to be taken when assessing the impact of proposals on designated and non-designated heritage assets.
We have consulted the Heritage Asset Register and assessed the proximity of the designated heritage assets and concluded that there will be no impact arising from this modest building located within an existing manufacturing complex.

Other Material Considerations
The application site lies within Flood Zone 1 as indicated on the Environment Agency's Flood Zone Maps and accordingly there is no requirement for a site-specific Flood Risk Assessment. The South Holland District Council Update of the Strategic Flood Risk Assessment Final Report of January 2010 shows that there is a less than 0.1 per cent (1 in 1000) chance of river flooding occurring each year. Surface water drainage from the proposed building will be by soakaways.

Should you require any further information please do not hesitate to contact us.

Yours sincerely

John D Sneddon Dip TP, MRTPI, DMS