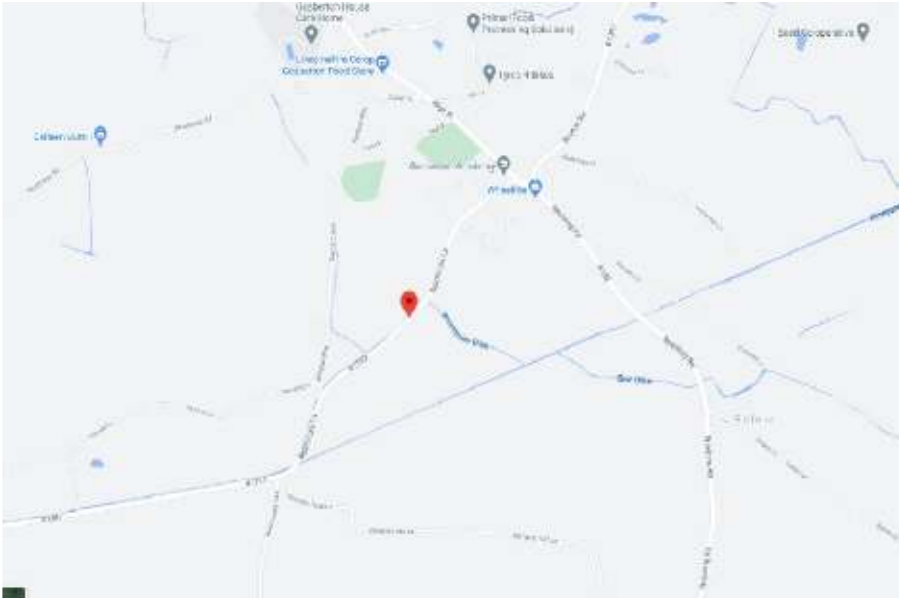


Belchmire Lane, Gosberton

Design and Access Statement

Introduction

This Design and Access statement supports the planning application for Belchmire Lane, Gosberton, Spalding, Lincolnshire, PE11 4HG.



The proposal is for the addition of 2 individual freestanding industrial units for storage.

Site Location

Belchmire Lane is located in the village of Gosberton, Spalding, Lincolnshire. The site itself is located on the outskirts of the village and houses three existing industrial units to the front of the site.



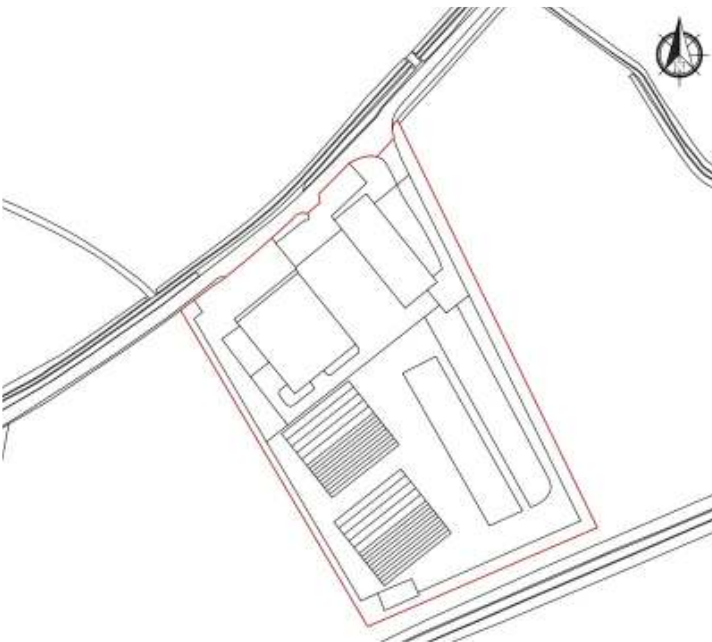
Access and Car Parking

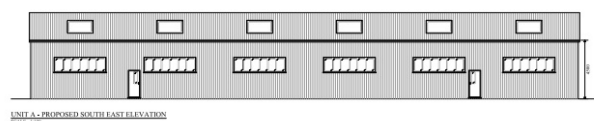
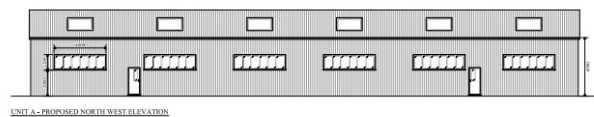
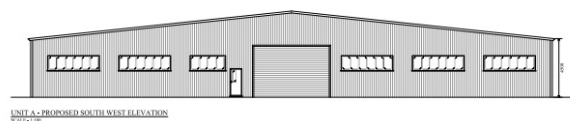
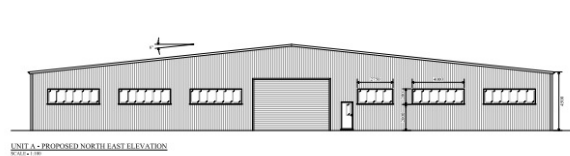
The site has two access points both of which are located off Belchmire Lane. The first leads down the side of the first industrial unit leading to the rear of the site. The second leads into a car parking area with a capacity for over 30 vehicles. Both accesses have clear visibility splays.



Design Principals

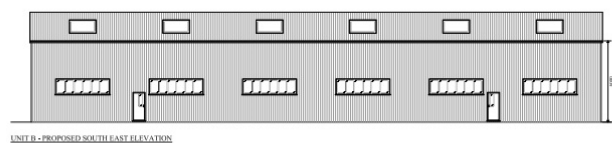
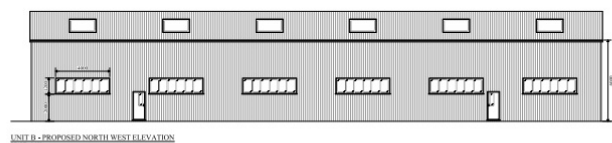
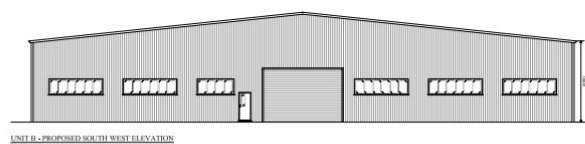
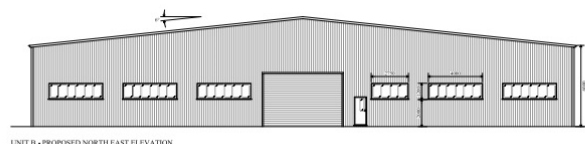
The two proposed industrial units are to take the form of the two units on the right side of the site viewed from the road. That is cladded wall and roof panels with a colour to match existing. The two units are to be located behind these two existing units as such little of the units will be seen from the road. There is a line of mature conifer trees which are to remain and these will shield any view when travelling into Gosberton on the B1397.





GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
2. WHERE NO DIMENSIONS ARE GIVEN FOR OVERHEADS, THESE SHALL BE AS SHOWN ON THE DRAWINGS.
3. ALL MATERIALS, CONSTRUCTION AND DETAILS SHOWN ON THE DRAWINGS ARE TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND STANDARDS.
4. THE RESPONSIBILITY OF ALL PARTS, PROPOSED AND EXISTING, OF THE STRUCTURE AT ALL STAGES OF THE CONSTRUCTION PHASE ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND STANDARDS.



A full set of drawings accompany the Planning Application.

Refuse

The units are to be utilised for storage and as such little additional waste will be created as a result. Any commercial waste that is generated will be the responsibility of the owner and current Commercial waste collections are common practice for the existing site.

Flood Risk

The site is located in Flood Risk zone 3 and a full Flood Risk Assessment has been undertaken for the site and the recommendations made in the report should be adhered to.