DESIGN AND ACCESS STATEMENT

PROPOSED END EXTENSION TO EXISTING BUILDING FOR LOADING / UNLOADING AGRICULTURAL PRODUCTS AT 5 BANK HOUSE FARM, COOKS ROAD, GOSBERTON, SPALDING, LINCS. PE11 4PE FOR P.C.THOROLD LTD.

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Introduction :
This Design and Access Statement accompanies the full Planning Application for an end extension to an existing building for use as Loading / Unloading of agricultural products, it is to be read in conjunction with the following drawings attached to the application :
Drawing No's 523/1/2018
523/LP/BP/2018
P.C.Thorold Ltd. is a family run business occupying premises at Cooks Road, Gosberton for the past sixty years where they specialise in the growing of vegetables to customer's specification

Site :
The proposed application site area amounts to 0.090 ha.

Use :
The proposed building will be used for providing covered Loading / Unloading of vegetable products produced by P.C.Thorold Ltd.

Amount :
The proposed will consist of a single storey rear extension off existing building

Appearance :
The proposed will be a steel framed structure externally clad with p.c.s. sheets to roof and verticals leaving out where shown on drawing 523/1/2018 down to concrete apron c/w trims / verges / drips and flashings with colours to match existing buildings on the site, access into the building will be via. the openings shown
Roof cladding colour : Goosewing Grey SC BS 10A05
Vertical cladding colour : Goosewing Grey SC BS 10A05
Rainwater goods colour : Poppy Red SC BS 04E53
Trims / verges / drips and flashings colour : Poppy Red SC BS 04E53

Scale :
The overall cladding size of the proposed will 24.040m long x 28.370m wide x 5.334m eaves height with an o/a ridge height of 7.835m. from ffl.
The floor area i.e. outside sheeting rails of the proposed will be 653m2

Layout :
See accompany drawing 523/1/2018

Landscaping :
The position of the proposed does not allow any landscaping to be provided on the North, South and West elevations due to trailer parking / existing buildings ,whilst the East elevation has open fields with a grassed area and various trees planted within this.

Access and Egress :
This will be via. the existing concrete yard area

4th May 2018