DESIGN AND ACCESS STATEMENT

PROPOSED SIDE EXTENSION FOR USE AS COLD STORAGE FOR AGRICULTURAL USE AT 5 BANK HOUSE FARM, COOKS ROAD, GOSBERTON, SPALDING, LINCS. PE11 4PE FOR P.C.THOROLD LTD.

By : M. Watson, 13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY



Introduction :

This Design and Access Statement accompanies the full Planning Application for a Side Extension to the existing buildings for use as Cold Storage for agricultural use, it is to be read in conjunction with the following drawings attached to the application :

Drawing No's 594/1/2020
594/LP/BP/2020

P.C.Thorold Ltd. is a family run business occupying premises at Cooks Road, Gosberton for more than sixty years where they specialize in the growing of vegetables to customer's specification

Site :
The proposed application site amounts to .086 ha.

Use :
The proposed building will be used for Cold Storage of boxed vegetables

Amount :
The proposed will consist of a single storey side extension off existing buildings

Appearance :
The proposed will be steel framed structures externally clad with p.c.s. sheets to roof and verticals down to lap ffl on elevations A & F and down to lap top of coldstore panels on elevation 2 c/w trims / verges / drips and flashings with colours to match existing buildings on the site, access into the building will be via. a rapid roll door c/w personnel / fire exit door adjacent
Roof cladding colour : Goosewing Grey SC BS 10A05
Vertical cladding colour : Goosewing Grey SC BS 10A05
Rainwater goods colour : Galvanised concealed valley gutter with PVCu downpipe
Trims / verges / drips and flashings colour : Poppy Red SC BS 04E53
Doors colour : Poppy Red SC BS 04E53

Scale :
The overall cladding size of the proposed will 31.117m long x 19.490m wide x 7.000m top of stanchions from ffl. (7.100m from ground level) with an o/a ridge height of 9.666m. from ffl (9.766m from ground level)
The floor area i.e. outside sheeting rails of the proposed will be 604m2

Layout :
See accompany drawings 594/1/2020 & 594/LP/BP/2020

Landscaping :
The position of the proposed does not allow any landscaping to be provided on the North, East and South elevations due to trailer parking etc. whilst the West elevation has open fields with a grassed area and various trees planted within this. There is however an existing earth bank with laurel planting that will remain

Access and Egress :
This will be via. the existing / new concrete apron area

15th October 2020