Design & Access Statement

Full Planning Application for the proposed Holbeach Institute of Technology Agri-Food building, situated on the Food Enterprise Zone and part of the University of Lincoln.

A151, Food Enterprise Zone, Holbeach, Spalding, Lincolnshire

January 2020

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UNIVERSITY OF
LINCOLN

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EVANS McDOWALL ARCHITECTS

RIBA Chartered Practice

RIBA STUDENT MENTORING PRACTICE 2018-19 RIBA Architecture.com

Practice Profile

As architects, our role is to create great buildings that work well, are cost effective and are a pleasure to use. We aim to design buildings that integrate with their context and maximise their potential, bringing delight to their users and the surrounding community.

We work closely alongside our clients, to develop their brief and gain a thorough understanding of their aims and aspirations. The building design will evolve in response to the brief, an analysis of their context and an exploration of space, light and materials.

We enjoy simplicity and the craft of making architecture, believing that coherent and modest buildings, with an integrated sustainable approach, will stand the test of time. We strive to provide buildings that are both appropriate and inspiring inside and out. Quality underpins all that we do.

Evans McDowall Architects are an RIBA Chartered Practice based in Lincoln. Established in 2018, by founding directors, Alan Evans and Andy McDowall, we work on projects throughout the UK. Our clients are diverse: from individual homeowners to Higher & Further Education providers and major international organisations. The work of the practice ranges from architecture, interior design and conservation to planning, technical design and consultation.







1.0 Introduction

1.1 Background

This design statement is submitted in support of a full planning application for the proposed Institute of Technology Agri-Food building at the Food Enterprise Zone, Holbeach in Lincolnshire with associated access works and landscaping.

In November 2019 Evans McDowall Architects Ltd were appointed to develop proposals for an ancillary building to the approved Centre of Excellence (South Holland District Council planning reference H09-0230-18). Evans McDowall Architects has developed designs in collaboration with the professional team and representatives of South Holland Planning Department.

This design and access statement is intended to explain the proposal and demonstrate its compliance with current Planning Policy. It should be read in conjunction with the submitted detailed planning drawings, associated flood risk assessment and contamination survey.

1.2 Proposal

The application is for a 492m^2 single storey Institute of Technology (IoT) building, adjacent to the approved Centre of Excellence (currently under construction.) Proposals are to create teaching rooms, a library, offices and related utility rooms for the use of the University of Lincoln.

The building will be accessed via the approved access for the CoE and will form a shared resource for the National Centre for Food Manufacturing both on the Food Enterprise Zone (FEZ) and from the main Holbeach campus, providing much needed additional space for the growth of the University.

1.3 Professional Team

The process of design development has included input from the following professionals:

Client	University of Lincoln
Architect and Principal Designer	Evans McDowall Architects Ltd
Topographical Survey	Greenhatch-Group
Cost Consultant	Gleeds Ltd
Structural Engineer	JPL Structural Engineers
Flood Risk assessment	Jackson Purdue Lever
Geo-Environmental Risk Assessment	Delta-Simons
Mechanical and Electrical Engineer	SVM Building Services Design
Main Contractor	GF Tomlinson

2.0 Proposed Site Context

2.1 Site Location

The proposed development site is situated within the Food Enterprise Zone, which is located on the Peppermint Park roundabout on the A151 in south-east Lincolnshire. It lies less than a mile north-west of the market town of Holbeach, which in turn is 12 miles south of Boston.

The location of the proposed development site is illustrated below and is detailed on the Site Location plan within the accompanying planning documention.





2.2 Site Context

The site affected by the proposal is a rather flat, rough grassed area of approximately 3160m^2 on the northern portion of the Food Enterprise Zone.

The surrounding landscape is predominantly open, flat and rural in character. Distillery farm lies to the north with some park homes on Rose View Drive to the south, with arable fields in between. The A151 bounds the eastern side of the site. Trees and shrubs are limited to the edges of drainage ditches and borders of fields.

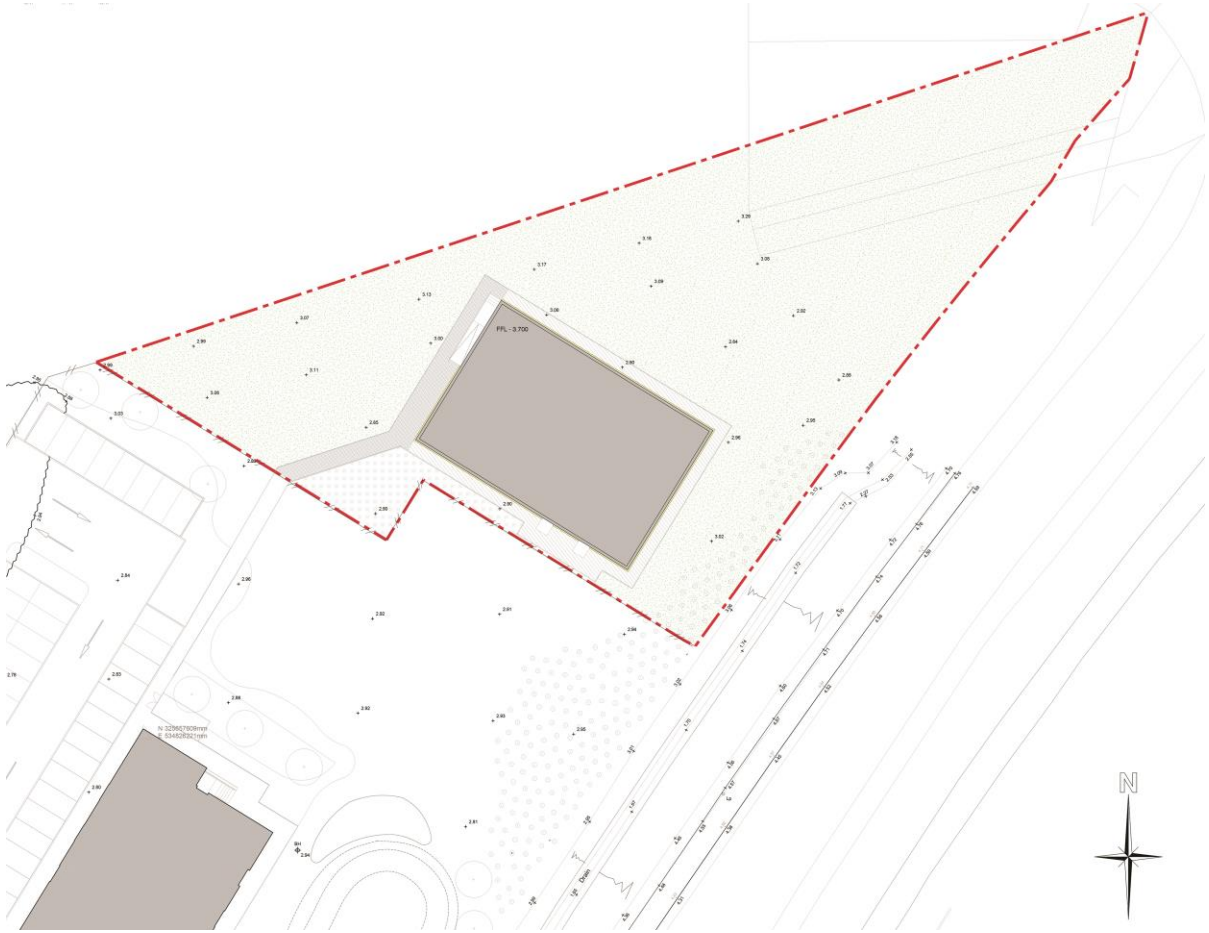
2.3 Site history

As the name suggests, Holbeach was once very close to the sea. In the 17th Century approximately 23,000 acres of neighbouring land were reclaimed to be used for agriculture, pushing the Wash back over 8 miles. This large-scale historic reclaimation is still evident today in the many drainage channels and embankments around the Holbeach parish that serve to remove water from the land and raise roads and homes above the plains.

Looking at old maps, the site itself appears to have historically been agricultural land off 'Welbourn Lane'. In the 80s or 90s the A151 replaced and extended Welbourn Lane, and in recent years has been expanded further to add roundabouts at the junction points.

2.4 Proposed site layout

The building is to be positioned toward the south end of the proposed development area, north-east of the adjacent Centre of Excellence and the area of car parking. A walkway at the south west corner connects the new building to the car park and a shelterbelt of trees to the eastern boundary will screen the road from view and help reduce traffic noise.



3.0 Design and access

3.1 Access

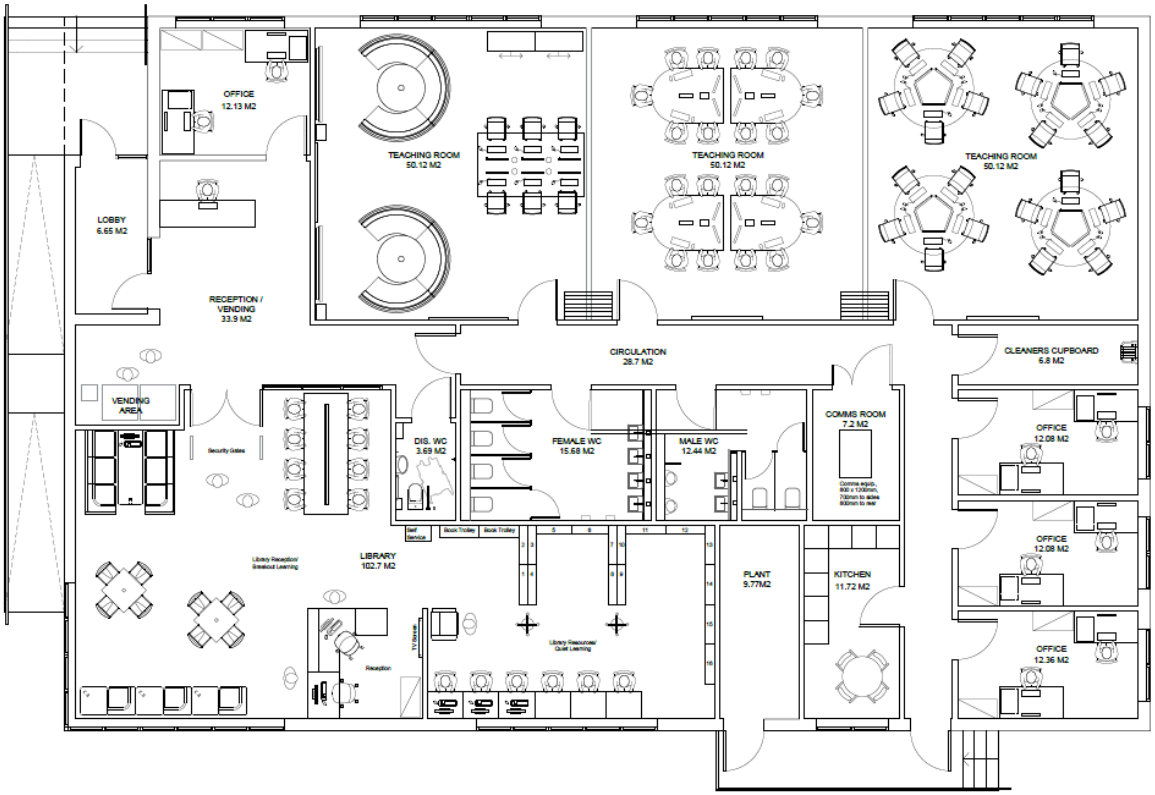
The main access to the FEZ is provided through the Peppermint Junction onto the A17 from the A151 and an additional roundabout on the A151 at the main entrance to the site. The internal road from here connects to the car park, which in turn leads to the proposed building with its neighbour the CoE. The Institute of Technology will share the car and cycle parking facilities with the adjacent CoE. While initially the majority of visitors to the site will arrive by car, it is hoped that the development of the FEZ alongside the Holbeach West Sustainable Urban Extension will over time include dedicated cycle paths, footpaths and bus routes to encourage sustainable methods of transport to the campus.

3.2 Use

The Food Enterprise Zone is classed as a 'Prestige Employment Site' in Policies 7 and 8 of the South East Lincolnshire Local plan (2018-2036.) The proposed Institute of Technology as part of the FEZ (mixed use area) will fall into use classes B1, B2, B8 and D1. This particular building will be used for the teaching of Agri-food in line with the Local plan's ambition to further education and research in agri-food technologies and to also deliver employment opportunies in this target area.

3.3 Layout

The layout of the proposed building is organised around a central corridor that serves all the rooms and roughly divides the building in half. There are teaching rooms, a lobby, reception, offices, a library and associated kitchen, toilets and plant rooms. The main reception is accessed at the entrance lobby to the west. These facilities add complimentary teaching, research and administration spaces to those provided by the approved CoE, ensuring that the university can deliver a wide range of learning faciltities throughout the new site.



3.4 Appearance

While the surrounding countryside is known for its big skies and open flat fields, shelterbelts of trees, hedges, farms, homes and embankments serve to curtail ground-level views of the FEZ. The Centre of Excellence deliberately stands tall to become prominent in the open landscape (to promote the activity of the site) whereas the proposed IoT in this application is to be ancillary to the taller building and so is smaller in scale and height and is located at a less prominent position on the site.

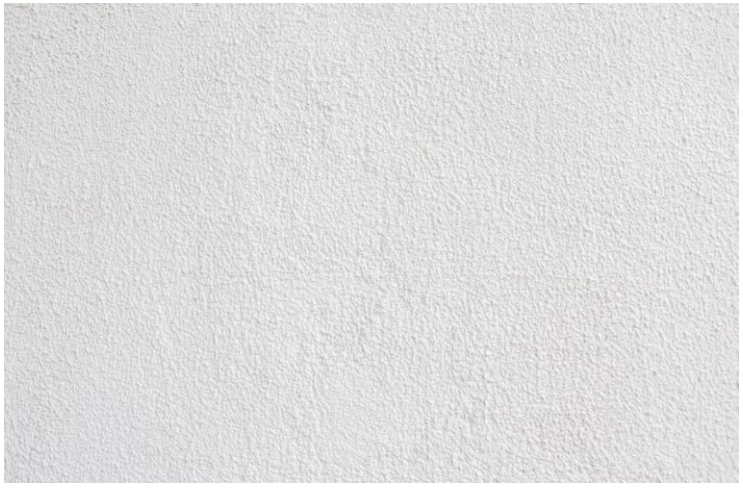
The materials proposed match those approved for the neighbouring CoE and the wider University of Lincoln commercial buildings. Aluminium sandwich panel cladding will visually tie the proposed building to the CoE so that they read as a related pair. The grey brick at low level is a hardwearing material that resists wear and weather and visually lifts the building off the ground. White render contrasts the smooth cladding in colour and texture.



Aluminium cladding panels



Grey bricks



White render



Indicative view from the car park



Indicative view from the A151

4.0 Sustainability

4.1 Sustainability strategy

The University of Lincoln recognises that its activites will have an impact on the environment and is working to become a more sustainable organisation through three key areas; Sustainable Campus, Sustainable Culture and Collaboration for change - the proposed new development comes under the first area. To ensure that the construction and use of the building remain sustainable into the future the design has and will continue to be monitored through BREEAM.

4.2 BREEAM

The proposed IoT building is aiming to achieve a 'Very Good' BREEAM rating like the Centre of Excellence which means that every part of its life has been analysed ahead of time to confirm its sustainability, comfort and environmental impact and has been assessed to be performing highly in these areas.

BREEAM is the *''Building Research Establishment Environmental Assessment Method - the world's leading sustainability assessment method for masterplanning projects, infrastructure and buildings. It recognises and reflects the value in higher performing assets across the built environment lifecycle, from new construction to in-use and refurbishment.'*

'BREEAM does this through third party certification of the assessment of an asset's environmental, social and economic sustainability performance, using standards developed by BRE. This means BREEAM rated developments are more sustainable environments that enhance the well-being of the people who live and work in them, help protect natural resources and make for more attractive property investments.' (From the BREEAM website.)

5.0 Transport statement

Lincolnshire County Council have developed a transport strategy for Holbeach that focuses on the overall growth of of the area. It includes potential developments and planned improvements to the access to this rural area while reducing the carbon emissions of the new transport links.

Opposite the proposed development site lays potential for housing and community developments such as schools and health care services. The Food Enterprise Zone, a venture managed by Lincolnshire County Council, is hoped to be a catalyst for these improvements to the Holbeach area. The University of Lincoln supports the Council's transport strategy for Holbeach and intends to lead by example.

The University is committed to encouraging students and staff to use sustainable modes of transport where possible to access campuses. The Institute of Technology, Holbeach, is to be co-located with the National Centre for Food Manufacturing and Centre of Excellence in Holbeach, where these new facilities together provide an epi-centre for agri-food learning and research and encourage positive development in the local area.

6.0 Landscape

Policy 8 of South East Lincolnshire's Local Plan (2011-2036) recommends that the landscaping scheme for the FEZ should respect the character of the open countryside adjacent to the site.

The landscaping scheme for the adjacent CoE includes an attenuation pond, wildflowers, meadow grasses, ornamental shrubbery and native trees to help the new building become a part of its surroundings. The Institute of Technology will benefit from and add to this approved neighbouring scheme.

6.1 Soft Landscape

A rich lawn with wild flowers and grasses as well as an area of native species of tree will be planted around the IoT to promote local biodiversity while also enhancing the outlook from the building. The proposed species are in keeping with those found in the adjacent open countryside and so respect the characteristics of the surroundings.

6.2 Hard Landscape

The footpath from the existing car park and the walkway around the building will be block paving and tarmac for ease of accessibility. The stairs and ramps will be of a simple design, with brick retaining walls, grey concrete paving slabs and stainless steel railings. These materials compliment those of the building itself and also match the CoE, helping to further the prevailing identity around the site.

7.0 Drainage

The additional surface water run-off volume from the roof area of the proposed IoT building will be collected by gutters and down pipes and carried to a drain surrounding the building. This then will flow into the neighbouring CoE's attenuation pond via a connecting pipe.

New foul water drainage will connect into the CoE's existing foul drains system.

Further details are provided on the submitted drainage layout drawings from JPL Structural Engineers within the supporting documentation.

8.0 Flood Risk Assessment

The proposed development site is considered to be at a very low/low risk of flooding according to the Environment agency's maps but could be affected in a sea-defence breach situation. The minimum floor level required to ensure the building's safety in such an event is 3.34m above datum. To reduce the risk of damage, the floor level of the proposed building surpasses this mimimum and sits at 3.7m above datum, adding a float of 360mm. This matches the floor height of the approved CoE, ensuring that the proposed IoT is at no greater risk of flooding than the approved neighbour.

Further details, maps and calculations are included in The Flood Risk Assessment document by Jackson Purdue Lever within the supporting documentation.

9.0 Conclusion

This application seeks full planning permission for the proposed Holbeach Institute of Technology, Agri-Food building on the Food Enterprise Zone at Holbeach. The facilities provided are ancillary to the approved Centre of Excellence adjacent to the proposed development site.

We believe that the proposal will contribute positively to the development of the higher education site as it will provide additional technical teaching facilities, furthering students' education and continuing world-class research.

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