



R.A PAULING DESIGN

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DESIGN & ACCESS STATEMENT.

PROPOSED NEW SITE OFFICE & STORAGE, LOW ROAD, HOLBEACH

INTRODUCTION

This Design & Access Statement accompanies an application for new site office & storage, low rd, Holbeach. The Design & Access Statement has been written to meet the requirements of the Town & Country Planning (General Development Procedure)

DESIGN PRINCIPLES & CONCEPTS

The proposed Office & storage unit is to replace the existing office unit. (Decision H09-0413-16

This is located to the south west of the Rose & Crown Public House & camp site.

Amount

The proposed Office & storage unit is:

12.6m long & 11.6m wide, Ridge height 6.2m high (4.5m to eaves) with a Roller Shutter door with a 4.2m opening height.

The Unit has GIA of 132sq.m

Layout

The layout has been given careful consideration in its relationship with the existing Camp site.

The unit has been designed to accommodate specific tenant requirements.

The proposed Office & storage unit will provide an improved & secure office area whilst providing a much-needed storage area for small agricultural machinery such as a grass cutter & small tractor unit to help move mobile homes on the camp site.

Scale

When compared with the immediate surroundings the new unit is lower than the Public House:

Public House:

Eaves Height 4.6m

Ridge Height 7.4m

The proposed ridge heights of 6.2m does not exceed that of the Public Hose at 7.4m

Landscaping

Landscaping is not proposed due to the close proximity to the Camp site; however some soft landscaping could be accommodated if this was considered to be necessary

Appearance

The palette of materials for the proposed unit have been given careful consideration to ensure the delivery of a high-quality unit.

This will be achieved using a complimentary palette of materials and styles.

Currently it is considered that the most suitable material for the building is brickwork and timber cladding, with the use of a modern Roller shutter door, the brickwork walling and cladding creating an interesting visual contrast.

The roof will be a composite roof panel with roof lights.

The Public House is mainly render and, in our opinion, brickwork would be more interesting.

Windows are to be white PVC`u to match. All rainwater goods are to be black in colour.

Security

In considering the layout and position of the unit, attention has also been given to crime issues.

The unit will provide a much-needed secure building to store light agricultural machinery.

Windows, doors & locks will be designed to meet `Secured by Design` standards.

Access

The site is within an existing Caravan site. The development has no effect on existing access or parking arrangements.

The positioning of the storage unit will provide safe access to the unit and will not affect existing parking provision within the site.

Pre-Application Advice

A Pre-Application was submitted for the proposed storage unit (Ref: PE-000173-20)

The initial site for the storage unit was:

- **outside a settlement boundary as defined in the South East Lincolnshire Local Plan, 2019`**
- **an application is likely to be more successful if the proposed building is within the caravan park itself**

Consultations

No consultations have taken place, regarding the proposed development.