



Design & Access Statement for the offices at Manor Farm, Fen Road, Holbeach for JH & AJ King

Introduction

This Design & Access Statement accompanies and supports a full retrospective planning application submitted by JH & AJ King for the change of use from a farm office to a general use office.

The purpose of this statement is to explain the content of the detailed scheme and to show how it responds to the site, its surrounding areas and how it responds to relevant planning policies concerned with the delivery of well designed sustainable environments.

Planning Policy & Guidance

This application is in line with the current South Holland District Council Local Plan.

The Development in Context

Character Assessment - Holbeach is a small town to the east of Spalding but is one of the main settlements within South Holland. The site itself lies to the south of the town centre just off one of the main routes into the town Fen Road and bounding the current development boundary. The character of Fen Road is predominantly residential use and is domestic in scale and appearance, however, the site is set well back from the frontage of Fen Road.

Physical Influence – The change of use from farm office to general office will have little or no effect on the surroundings to the current building.

Social Context – The building will remain as an office and therefore there will be no effect on the social context of the site.

Economic Context – The scheme allows the retention of a current business within Holbeach and therefore continuity of supporting the local economy.

Involvement – Given the limited nature of the change of use proposals it was felt that consultations were unnecessary.

Constraints & Opportunities – The main opportunity presented by the site lies in the creation of a well designed office space.

Proposed Development

Use – The use of the site will change from a farm office to a general office use.

Amount – The development is contained within the current farm buildings.

Layout – The layout of the site remains unchanged.

Scale – The scale of the buildings on the site remain unchanged.

Landscaping – Landscaping inside the site remains unchanged.

Appearance – The design philosophy underpinning the proposals aims to ensure that the development has a clear affinity with common aspects of the existing buildings, along with the character and architectural style that are appropriate for a modern building. The proposals therefore aim to strike a balance between accommodating historical reference taken from the existing buildings and creating an attractive, modern office in its own right.

Access – The site is accessed off Fen Road via a private farm road and this access arrangement will remain the same.

Sustainability

Layout & Form – Achieving good levels of daylight and sunlight utilizing solar gains are extremely useful in increasing the efficiency of space heating and reducing fuel bills. The scheme design makes best use of daylight where possible.

Energy & Water Efficiency Measures – The office complies with the current Part L of the Building Regulations.

Construction Materials – A key aspect of improving sustainability is the reduction of construction waste. Where possible this will be promoted by waste recycling.

Conclusion

The proposal in its current form follows the principles of the South Holland District Council local plan. The design solution responds directly to the site in its form, layout and scale and the design of the development has been driven by a desire to produce high quality office appropriate for its use and location. There is no overlooking of adjacent properties and the use of the site as an office remains unchanged.