

Design & Access Statement

FULL PLANNING APPLICATION FOR THE ERECTION OF A SINGLE-STOREY EXTENSION, AND THE INTERNAL REORGANISATION OF EXISTING TOILET FACILITIES, TO PROVIDE IMPROVED SANITARY PROVISION

Bakkavor Pizza, Sluice Road, Holbeach St Marks, Spalding, PE12 8HF

Sep 2025 - Revision 01

EVANS
McDOWALL
ARCHITECTS

E27 Sparkhouse Studios, Rope Walk, Lincoln, LN6 7DQ
Tel: 01522 837280 Email: mail@emcdarchitects.com

Contents

- 1.0 Practice Profile
- 2.0 Introduction
- 3.0 Site Context
- 4.0 Planning Context
- 5.0 Design Statement
- 6.0 Biodiversity Net Gain
- 7.0 Flood Risk
- 8.0 Summary

EVANS
McDOWALL
ARCHITECTS

RIBA 
Chartered Practice



design
york
awards



1.0 Practice Profile

- 1.1 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 and 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.
- 1.2 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.
- 1.3 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.
- 1.4 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.



2.0 Introduction

- 2.1 Evans McDowall Architects have prepared this design and access statement in support of a full planning application for the erection of a single storey extension, and the internal reorganisation of existing toilet facilities, to provide improved sanitary provision. The proposed works are to be carried out on land off Sluice Road, outside Holbeach St Marks, Spalding (herein called the Site).
- 2.2 Evans McDowall Architects have been appointed to submit a full application for the proposed works. The remainder of this document outlines the background and context of this proposal, demonstrates an awareness of the appropriate planning policies and illustrates how these considerations have informed design proposals.
- 2.3 The document should be read in conjunction with all accompanying drawings and documentation, which include:
- EX001 - 00 - Existing Site Location Plan
 - EX002 - 00 - Existing Site Block Plan
 - EX100 - 00 - Existing Plan & Elevations
 - PP001 - 00 - Proposed Site Block Plan
 - PP100 - 01 - Proposed Plan & Elevations

3.0 Site Context

- 3.1 The Site is located within the Bakkavor Pizza, Holbeach production site off Sluice Road, 1.7 miles west of the village of Holbeach St Marks and within the South Holland District of Lincolnshire.
- 3.2 The site can be located through National Grid Reference TF 34935 31677, and postcode PE12 8HF. The proposed site boundary is indicated on the adjacent drawing. The site is visible from the road.
- 3.3 Bakkavor Pizza, Holbeach acquired the Holbeach St Marks site in 2001 and, two years later in 2003, established a dedicated pizza manufacturing facility on the site. The facility was developed to serve the growing demand for high-quality, ready-made pizzas and has since become a key supplier to several major UK retailers
- 3.4 The Site is set back approximately 5m from the road and is accessed via the main personnel access into the Bakkavor Pizza, Holbeach site. The Site occupies an existing area of tarmac and concrete slab currently used for housing plant associated with the wider complex.
- 3.5 The existing buildings to be extended includes the main production facility comprised of red brick with profiled metal sheet cladding to the walls, and profiled metal sheet cladding to the roof. A newer extension to the south of the main production facility is comprised of white wall insulated panels with profiled metal sheet cladding above, and profile metal sheet cladding to the roof.
- 3.6 The location of the Site is indicated on the adjacent aerial photograph and on the accompanying Site Location and Site Block Plans (EX001 & EX002).



Aerial Photograph Indicating the Proposed Site Boundary



Proposed Site Boundary ———
Land in Applicants Ownership ———

Existing Site Photographs



View looking North East towards the Site.



View looking East towards the Site.

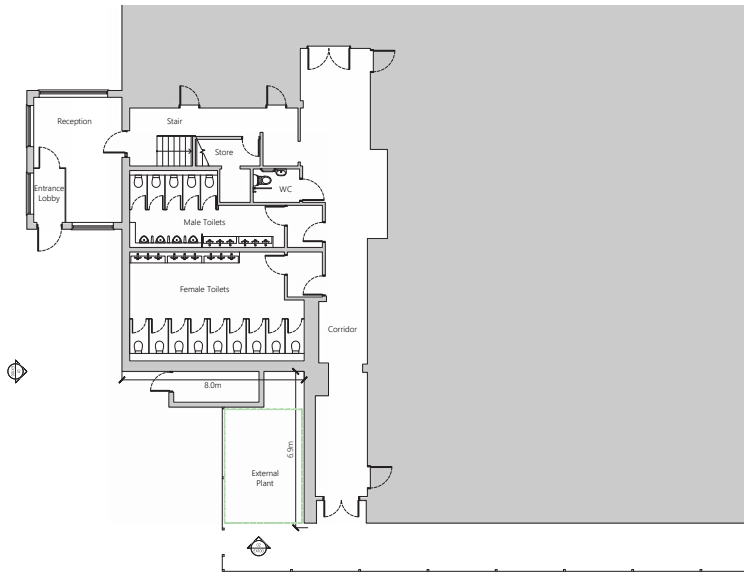


View looking North West towards the Site.



View looking East towards the Site.

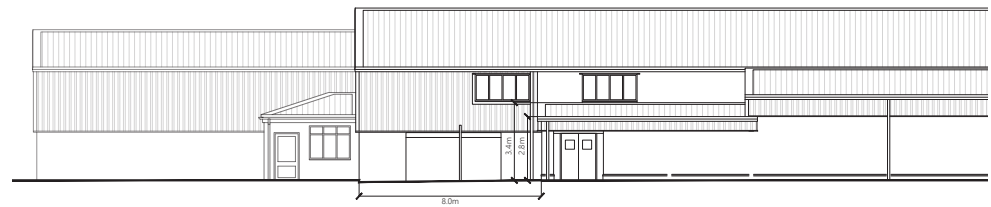
Existing Plans & Elevations



Existing Ground Floor Plan



Existing West Elevation



Existing South Elevation

4.0 Planning Context

National Policy

4.1 The National Planning Policy Framework (NPPF) should be a material consideration in the determination of planning applications and therefore, must be given due weight in the outlining of proposals, the scheme outlined in this document has been formulated with consideration to the appropriate policies of the National Planning Policy Framework.

4.2 Local Policy

At a local level, this application has been considered in conjunction with the relevant policies contained within the South East Lincolnshire Local Plan, adopted 2019. The policies deemed particularly relevant to this proposal are outlined below;

Policy 2 'Development Management'

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

4.3 Designations

The Application Site is not located within a designated conservation area nor are there any statutorily listed properties within the immediate vicinity of the Site.

4.4 **Planning History**

There have been a number of relevant historic applications on the Site, primarily relating to the extension and alterations of the pizza building. Listed below are the previous planning applications relevant to this application, beginning with the most recent:

Planning Application Number: H09-1283-16
Extension to pizza manufacturing facility
Date of decision: 16 December 2016 (Approved)

Planning Application Number: H09-0861-16
Extension to pizza manufacturing facility
Date of decision: 26 August 2016 (Approved)

Planning Application Number: H09-0504-10
Proposed extensions and alterations to pizza building
Date of decision: 05 August 2010 (Approved)

5.0 Design Statement

5.1 Under this application, the proposed works are centred around the extension of an existing manufacturing facility, with internal reorganisation of existing toilet facilities. The aim of the project is form additional and improved sanitary provision.

5.2 Access

Existing vehicular access and parking provision remains unaffected.

5.3 Scale

The proposal has been designed to work within the constraints of the existing site and in consideration of its immediate setting. The new extension is an extrusion of single storey, mono-pitched extension to the main production facility and will be in keeping with the scale and massing of adjacent buildings.

The single-storey extension will have an eaves height of approximately 2.8m to match the eaves of the adjacent building. The footprint of the main building totals approximately 53m², and will not extend towards the road any further than the building adjacent.

5.4 Architecture & Materials

The proposed single-storey extension is to be of flat roof construction with projecting soffits and fascias on the south elevation to match the existing building. The new extension will consist of white wall insulated panels (south elevation) and red brick masonry (west elevation) with profiled metal sheet cladding above, and profile metal sheet cladding to the roof - all to match the adjacent buildings. Exposed steel columns will be painted blue, and aluminium rainwater goods to match.

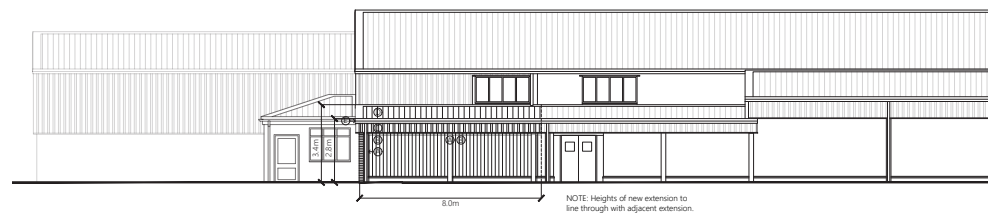
Proposed Plans & Elevations



Proposed Ground Floor Plan



Proposed West Elevation



Proposed South Elevation

6.0 Biodiversity Net Gain

- 6.1 Regulation 4 (De Minimis Exception) of UK Statutory Instrument 2024 No. 47 - The Biodiversity Gain Requirements (Exemptions) Regulations states that the biodiversity gain planning condition does not apply in relation to planning permission for development which meets the below conditions;
- a) the development does not impact an on-site priority habitat and;
 - b) the development impacts less than 25m² of on-site habitat that has a biodiversity value greater than zero; and less than 5m of on-site linear habitat
- 6.2 In response to the first condition; it is not expected that the Site represents any habitat defined on the list of 'Habitats of Principle Importance in England' under Section 41 of the Natural Environment and Rural Communities Act 2006.
- 6.3 In response to the second condition; the proposed works are to occupy an area entirely consisting of existing tarmac and hardstanding for siting existing plant and for pedestrian access in association with the commercial occupation of the land. The land currently comprises 'Developed Land – Sealed Surface' which has a BNG value of '0' on the Small Site Metric. Given the nature of the surrounding landscaping, the proposed development will not encroach upon 25m² of on-site habitat and no on-site linear habitat will be affected.
- 6.4 Given the above, the proposed development will be exempt from the biodiversity gain and no biodiversity or habitat assessments will be required to supplement a full planning application.

7.0 Flood Risk

- 7.1 The site falls within Zone 3 on the Environment Agency's Flood Map, comprising of land assessed with a high probability of flooding. There is more than 1 percent (1 in 100) chance of flooding occurring each year.
- 7.2 There have been several planning permissions previously granted at Bakkavor Pizza, Holbeach which provides evidence as to the basis on which development is permitted within the flood zone. In particular, a planning application for the 'Extension to pizza manufacturing facility' (REF: H09-1283-16) was granted, with FFL set at ground level. Such permission demonstrates the acceptability of maintaining floor levels the same as existing and a similar approach has been taken in the preparation of this application.
- 7.3 In terms of the proposed development with respect to flood risk, finished floor levels will not be sited any lower than that of the existing building, which is in-line with previously granted permissions on the Site.
- 7.4 Further, the development is exempt from the NPPF sequential test as the development is a non-domestic extension with a footprint less than 250m².
- 7.5 As a result of there being no increase in impermeable area, it is anticipated that there will be no increase in surface water flood risk either on the site or elsewhere as a result of the development. With regard to flood risk and drainage, therefore, the site is deemed suitable for the proposed use and may be occupied safely without increasing flood risk.



-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



8.0 Summary

- 8.1 This application seeks full planning approval for the erection of a single storey extension, and the internal reorganisation of existing toilet facilities, to provide improved sanitary provision at Bakkavor, Holbeach St Marks, Spalding.
- 8.2 The supporting information demonstrates that the proposed extension is in keeping with existing in form and scale and that all material considerations have been satisfied. In this location, it is clear that the development would not lead to harm that would significantly or demonstrably outweigh the benefits that the scheme would bring.

EVANS
McDOWALL
ARCHITECTS

E27 Sparkhouse Studios, Rope Walk, Lincoln, LN6 7DQ
Tel: 01522 837280 Email: mail@emcdarchitects.com

