DESIGN & ACCESS STATEMENT

PROPOSED EXTENSION
HALL GATE
HOLBEACH
LINCS
PE12 7LG

FOR

HORTECH SYSTEMS LTD



1. Introduction

This Design & Access Statement accompanies a full planning application for an Extension to an Irrigation and Glasshouse specialist`s depot.

It should be read in conjunction with the following drawings:

Drawing No's.

1908-01 –1:50 existing floor plan & section 1:100 existing elevations

1908-02 - 1:50 proposed floor plan 1:100 proposed elevations

1908-03 - 1:50 proposed section, 1:1250 location plan and the 1:200 block plan

This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended)

When preparing this application the following policies have been taken into account :-

NATIONAL PLANNING POLICY FRAMEWORK 2012

- Section 1 – Building a strong, competitive economy
- Section 7 – Requiring good design

SOUTH HOLLAND LOCAL PLAN 2011 - 2036

Policy 4 – Approach to Flood Risk
Policy 7 – Improving South East Lincolnshire`s Employment Land portfolio
Policy 28 - The Natural Environment
Policy 29 - The Historic Environment
Policy 31 - Climate Change and Renewable and Low Carbon Energy

These policies form the basis upon which this application has been designed.

2. The Site

The application site is located on Hall Gate Holbeach Linc`s PE12 7LG. The proposed Extension is for the storage of equipment used in the irrigation of agricultural and horticultural premises.

The application site is located inside the defined settlement limit for Holbeach. It has been in Industrial use for many years and is in an area adjacent to other established industrial premises.

Staffing levels at present are 8 No. Office/Stores and a further 7 No. site operatives. It is anticipated that an additional member of staff will be required to operate in the Stores department, bringing the total to 16 staff employed at the site.



3. Use

The application site covers an area of 0.145 Ha. The total area of the existing Building is 342.5 m^2 of which 98 m^2 is for Office space, 22 m^2 is display area and the remainder for storage. The storage is for parts required in the irrigation sector of Horticulture and Agriculture.

4. Amount

The proposed Extension will be an additional 114.5 m^2 of which 8.9 m^2 will be office 40 m^2 display area and the remainder for storage.
It will be 19.065m long x 6.225m wide x 4.96m to the eaves and 5.63m high to the ridge. The extension will be entered via a proposed new 3.3m wide x 3.0m High insulated roller shutter door to the North - West elevation. This will replace the existing 7.4m wide x 3.05m High sliding door in the North - West elevation thus reducing any disturbance currently caused.

Drawing no. 1908-01 indicates 1:50 existing floor plan & section and 1:100 existing elevations.

Drawing no. 1908-02 indicates the 1:50 proposed floor plan and 1:100 proposed elevations.

Drawing no. 1908-03 indicates the 1:50 proposed section, 1:1250 location plan and the 1:200 block plan showing the relative position of the Extension

6. Appearance

The proposed design of the elevations is considered that of a design appropriate for the area and will be constructed in accordance with that of the existing building on the site, namely:
Roof cladding - trapezoidal profile plastisol coated steel - colour (Goosewing Grey RAL 080 7005)
Vertical cladding - trapezoidal profile plastisol coated steel - colour (Russet Red RAL 3013) with trims to match.
The lower 2.4m being in constructed in cavity brickwork of a colour and texture to match that of the existing office building.
The existing signage will be re-sited onto the new North – West elevation.

7. Access

Access to the proposed development will be via the existing access off Hall Gate. There is good visibility from the access in both directions. Parking and lorry turning is unchanged.

8. Hours of Business and Vehicle movements

The majority of work carried out by Hortech Systems Ltd. is away from the depot in Hall Gate and therefore workers vehicles normally go directly to the field sites. This also applies to as many materials being sent direct to site as is practical in-light of security etc.

The Office and Stores operate between 7.30am and 5.30pm Monday to Friday.

Hortech Systems Ltd. Currently have a fleet of seven vans and three cars.

Under normal circumstances Two/three Hortech vans arrive at the depot at 7.30am to collect parts etc. and then leave for site.
Three cars and one van will arrive at the depot at 7.30am and remain until 5.30pm with occasional movements for site visits etc.
Two employees' cars will arrive at the depot at 7.30am and remain until 5.30pm
Two further employees' cars will arrive at the depot at 9.00am one leaving at 3.00pm and the other remaining until 5.00pm

Delivery/Collection vehicles per day Non-employee as follows:

Rigid Lorries (delivery)	2No.
Light Vans (delivery)	6No.
Customer vehicles (van/car)	8No.

(Monitored over 10 days)

9. Flood Risk

The majority of the site is situated within Zone 3 of the Environment Agency Flood Mapping. However, the South East Lincolnshire Strategic Flood Risk Assessment carried out in 2017 shows the site to be in an area at no risk of flooding. It is therefore concluded that the proposed extension finished floor levels will be to match those in the existing building.

10. Conclusion

The heart of the National Planning Policy Framework 2012 states that there should be a presumption in favour of sustainable development.
This proposal is in accordance with the above mentioned policies and it is hoped that this application will be favourably considered.