DESIGN AND ACCESS STATEMENT

PROPOSED NEW JOINERS WORKSHOP WITH TIMBER STORAGE TO REPLACE EXISTING AT ACORN LANDSCAPES & SAWMILLS, 104 HIGH ROAD, MOULTON, SPALDING, LINCS. PE12 6PD. FOR MR. A. WICKS

By : M. Watson, 13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY



Introduction :

This Design and Access Statement accompanies the Full Planning Application for a proposed new joiners workshop with timber storage to replace the existing, it is to be read in conjunction with the following drawings attached to the application :

Drawing No's 650/1/2023
650/LP/BP/2023

Acorn Landscapes & Sawmills are a family run business occupying premises at 104 High Road, Moulton, for over thirty years where they specialise in the production of timber garden buildings and bespoke timber work

During this period of time there have been no neighbour or highway issues

Due to the condition and safety aspects of the existing building construction the decision to construct a new structure has been taken by the applicant

Site :
The proposed application site amounts to 0.0633ha.

Use :
The proposed replacement building will have the same use i.e. joiners workshop with timber storage that already exists within the existing building to be replaced

Amount :
The proposed will consist of a single storey detached building

Appearance :
The proposed will be a steel framed structure externally clad with p.c.s. sheets to roof and verticals down to lap a new 100mm high raised floor off existing to all elevations leaving out only for doorways c/w trims / verges / drips and flashings.
Access into the building will be via. 3 no. roller shutter / slide over doors / personnel and fire exit door
Roof cladding colour : Juniper Green RAL 160 20 10 - BS 12B29
Vertical cladding colour : Juniper Green RAL 160 20 10 - BS 12B29
Rainwater goods : PVCu half round gutters / rwp's colour : Grey
Trims / verges / drips and flashings colour : Juniper Green RAL 160 20 10 - BS 12B29
Roller shutter / slide over doors : 3m high x 3m wide manually operated colour : Galvanised
Personnel / Fire Exit Doors : Timber construction c/w fire escape ironmongery & external locking device that can be overridden in case of an emergency

Scale :
The overall cladding size of the proposed will be 16.552m long x 12.300m wide x 3.600m eaves height with an o/a ridge height of 4.798m all from new ffl.
New ffl will be 122mm above surrounding ground level
The floor area i.e. outside sheeting rails of the proposed will be 200m2

Layout :
See accompany drawing 650/1/2023

Landscaping :
There will be no landscaping

Access and Egress within the building :
This will be via. the proposed doors

22st February 2023