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Design & Access Statement

Glen Farrow

*Proposed industrial unit
extension*

Pinchbeck, Spalding

Introduction

- The client has commissioned Hayward Architects to prepare a scheme for the alterations and extension to their industrial unit at their headquarters in Pinchbeck, Spalding.
- This Design and Access Statement has been prepared in support of this application and the drawings accompanying the submission.
- The drawings submitted as part of this application comprise the following:
 - 23 04 01 - P - Location & Site Plan – Existing
 - 23 04 02 - P - Floor Plans – Existing
 - 23 04 03 - P - Elevations – Existing
 - 23 04 04 - P - 3D Views – Existing
 - 23 04 05D - P - Proposed Elevations - Scheme 3
 - 23 04 06E - P - Proposed Floor Plans - Scheme 3
 - 23 04 07D - P - Proposed 3D Views - Scheme 3
 - 23 04 08D - P - Proposed 3D Views - Scheme 3
 - 23 04 09C - P - Proposed Site Location and Site Plan - Scheme 3
 - 23 04 15B - P - Proposed Surfaces Layout - Scheme 3
 - 23 04 16B - P - Proposed Site 3D - Scheme 3
 - 23 04 22A - P - Proposed Outbuilding
 - 23 04 23B - P - Reception 3D Views
 - 23 04 24A - P - Office 3D Views
- The above drawings aim to demonstrate that the development is appropriate and has regard for the site and setting.
- The client currently outsources their manufacturing but have a goal to manufacture the products in house and the proposed extension and alterations are essential to this ambition.

Introduction

The proposed development seeks to:

- Create a new manufacturing facility at their headquarters in Pinchbeck, Spalding.
- The existing unit will comprise of a new extension to the front for a double height workshop; the shop floor will be retained and there will be internal alterations for a canteen, offices, WC facilities and a large trade counter for customers.
- The extension to the 'office block' will see the addition of a new conference and training room, a glazed atrium, new first floor offices as well as individual meeting rooms and managers/directors' offices. On the ground floor, the scheme will introduce a new plant room, wash down stations and a panels building workshop.
- Linking to the office extension will be the manufacturing facility where the client will produce their own boilers; drawing 23 04 06E – Proposed Floor Plans indicates the typical layout required for manufacturing these boilers.
- Create a new car parking layout for increased staff and deliveries via HGV's.
- Allow for a storage outbuilding to the rear of the site.
- The proposal seeks to upgrade the external façade and cladding of what the client currently has whilst remaining on brand with colour schemes.
- Proposed scheme of 3,795sqm on a site of 8,606sqm.
- Avoid the existing sewer easement that runs through the site.
- Provide a high quality, sustainable development which meets the client's needs and is sympathetic to the locality.
- Ensure that the proposed scheme integrates with the existing building.

Contextual Analysis

Site Location

- Pinchbeck is a village and civil parish in the South Holland district of Lincolnshire, England. The civil parish population was 5,153 at the 2001 census, 5,455 at the 2011 census and 6,011 at the 2021 census. It is situated 2 miles north from the centre of Spalding.
- The site is also located East of the village of Pinchbeck.
- The site is bounded to the north, east, south and west by a large industrial site that comprise of manufacturing units, engineering facilities, logistical services, construction units etc as well the Spalding Power Station.
- The 8,606sqm site sits at the northeastern edge of the industrial park, in relatively close proximity to Spalding Power Station.
- The site can be accessed almost directly off the A16, via the B1180 which affords excellent transportation links and nearby bus stops.

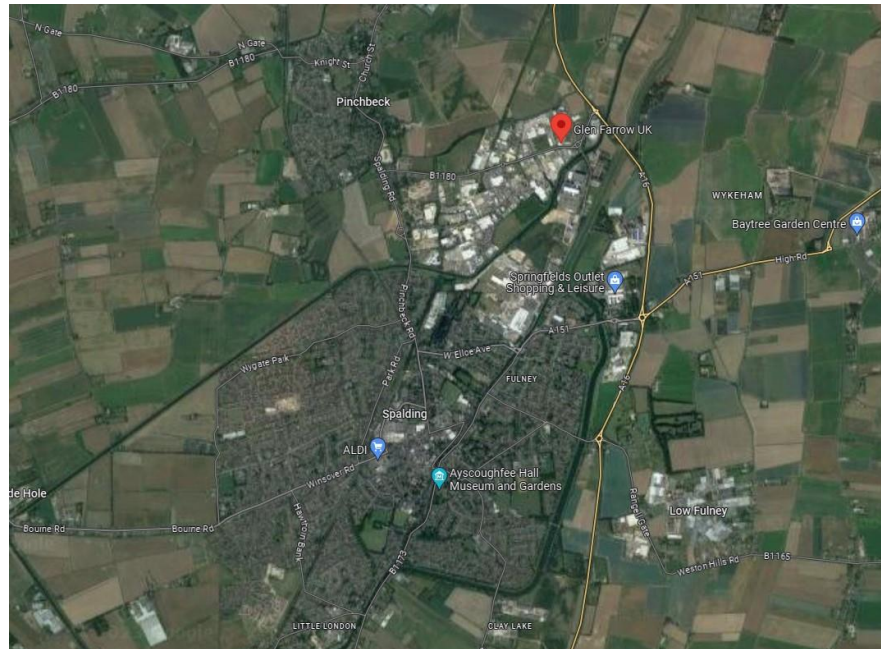


Figure 1 – Aerial Site location

Contextual Analysis

Site Location

- There is a bus stop nearby on Wardentree Lane, as indicated in the plan in 'Figure 2'. – within 500m.
- Less than a 5-minute drive away from the application site, the client has access to all of the facilities in the large town of Spalding.
- Within the industrial estate, the client also has access to medical facilities, health and fitness centres, supermarkets, dental practices and more.
- On the edge of the industrial estate, there are also new residential developments and general housing in abundance.
- Due to the location of the industrial estate, there are more than 10 schools, nurseries, primary education and secondary schools along with Boston College's Spalding campus. These schools are spread out over Spalding and the nearby Pinchbeck village.



Figure 2 – Local amenities



Figure 3 – Transport Links

- | | |
|---|--|
|  Bus Stop |  Residential Development |
|  Application Site |  Health & Fitness Centre |
|  Medical Facility |  Supermarket |

Contextual Analysis

Site Location

- The entirety of Pinchbeck, Spalding & Subsequently the application site sits within Flood Zone 3.
- As an appendix to this application, please see attached the ***FLOOD RISK ASSESSMENT REFERENCE***

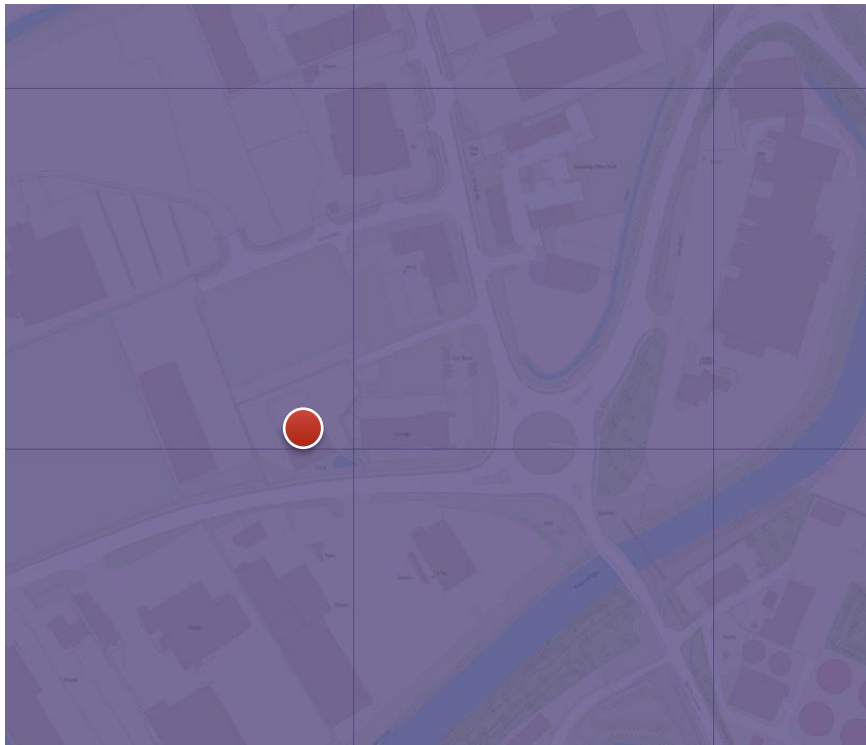


Figure 4 – Flood Zone 3

Application Site

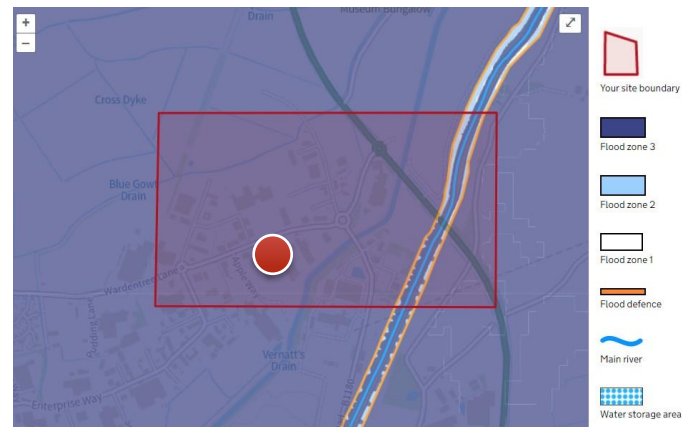


Figure 5 – Flood Zone 3 – Site Location

Contextual Analysis

Local Context

- As previously mentioned, the application site sits within a large-scale industrial estate, adjacent to the Spalding Power Station.
- There is a diverse range of industrial and commercial units within the estate with a varying degree of external appearance and overall height – aside from the industrial nature of the area, there does not seem to be a defined character of these units.
- The majority of these units are metal clad buildings set back from the pavements; there is no uniform boundary treatments and this varies from paladin/palisade fencing to bollards or hit and miss timber fencing etc.
- The existing building on the application site is small when compared to the nearby and neighbouring units which are generally large-scale manufacturing, wholesalers and transportation facilities.



Figure 6 – View south from the site toward Spalding Power Station



Figure 7 – View south looking toward the site from the B1180



Figure 8 – View east from the site – B1180 linking to the A16



Figure 10 – Typical Industrial units on the estate



Figure 11 – Typical Industrial units on the estate



Figure 9 – Spalding Power Station

Contextual Analysis

Local Context

- The attached figures on this page show the site off Platts Close and Elsom Way; a highly industrial area with the Spalding Power Station dominating the background.
- Boundary treatments to neighbouring sites here are clearly defined through metal palisade fencing.
- There are two entry points to the site which are served by sizeable carriageways that accommodate HGV deliveries.
- The application site, shown in Figures 13 & 14, are currently owned by the client. The areas shown, which are predominantly soft landscaping, are within the legal boundary of the client but are currently unused areas of their land.



Figure 13 – Application site entrance off Elsom Way



Figure 14 – Application site off Platts Close, looking south



Figure 12 – Industrial site entrance off Platts Close



Figure 15 – Application site off Platts Close, looking south west



Figure 16 – View from Platts Close, eastbound

Contextual Analysis

Site Context

- The application site sits on the northeastern part of the industrial estate.
- The current, existing unit occupies only a small part of the overall land within the clients legal boundary.
- The site is currently served by 3 carriageways and 2 existing entry points.
 - Pedestrian entrance off the B1180.
 - Vehicular/pedestrian entrance off Elsom Way.
 - North part of site served by Platts Close.
- Northern part of the application site is largely unused aside from 2 temporary tents used as a storage facility.
- The remainder of the unused northern part of the application site is overgrown.
- Boundary treatments to the site are as follows:
 - Northern side – Untreated
 - Eastern side - Palisade fencing with double gate
 - Southern side – Paladin fencing and hedging
 - Western side - Palisade fencing
- Hardstanding to existing service yard and car park is concrete



Figure 17 – Existing and potential application site entry points.



Figure 18 – Unused land of application site



Figure 19 – Temporary units on application site, Western boundary



Figure 21 – Northern site boundary



Figure 22 – Eastern site boundary



Figure 20 – Southern site boundary

Contextual Analysis

Site Context

- The existing unit currently serves as the head office for the client where general administrative duties of the business are performed.
- The unit also serves as a shop which serves customers with products relating to electrical services, waste management, engineering and hydraulic products along with general plumbing products etc.
- The business specialises in Biomass boilers – these are not manufactured at the site, but are outsourced; the Biomass boilers are sometimes stored in temporary units but can often be exposed to the elements as these facilities are not robust, permanent structures.
- The client sells a multitude of different Biomass boilers from batch-fed Biomass boilers to Heizomat boilers, Rhi plant replacement, pre owned boilers and also provide boiler servicing options.
- Additional services provided by the client include, but are not limited to:
 - Commercial drying solutions
 - Bespoke engineering
 - Commercial plumbing and heating
 - Electrical services
 - Irrigation
 - Waste water treatment



Figure 23 – Main entrance to unit



Figure 24 – Northern façade of the unit



Figure 25 – Storage along western boundary



Figure 26 – Temporary structures along western boundary



Existing 3D View 1



Existing 3D View 2



Existing 3D View 3



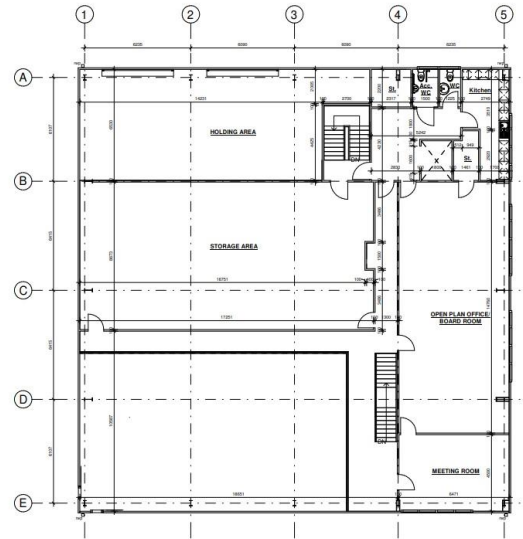
Existing 3D View 4

Figure 27 – 3D views of the existing unit

Contextual Analysis

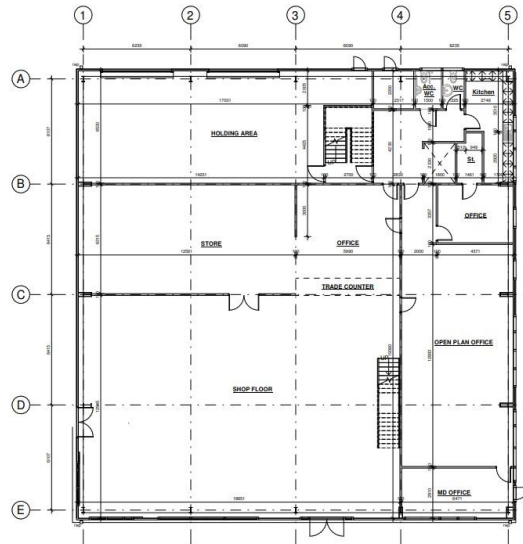
Building Appraisal

- The existing unit is a two storey industrial building with commercial facilities.
- The ground floor comprises:
 - Shop floor – Double height
 - Open plan office
 - Managing Director office
 - Meeting room
 - Office behind the trade counter
 - Storage and double height holding area
 - Basic kitchen and WC facilities.
- The first floor comprises:
 - Storage area
 - Meeting room
 - Open plan office
 - Basic kitchen and WC facilities
- Aside from general personnel doors, the existing unit has two rear roller shutter doors for delivery purposes which have direct access to the holding and storage area.
- There are 2No. Staircases and a lift provision for first floor access.



Existing FF Plan

Figure 28 – Survey of existing first floor plan



Existing GF Plan

Figure 29 – Survey of existing ground floor plan

Contextual Analysis

Building Appraisal

- The approximate height of the existing unit is 9,000mm from finished floor level, with an eaves of approximately 5,900mm.
- The unit is a steel portal frame with aluminium external cladding.
- Existing cladding is an off white colour with a matching roof.
- Blue engineering brick externally up to internal finished floor level.
- Trims, flashings and rainwater goods are all of grey shades.
- All glazed openings, including curtain walling, windows and the main entrance are blue coloured aluminium framed.
- Existing roller shutter doors are an off white/light grey colour.
- Non glazed escape doors are an off white/light grey colour.
- The existing unit sits on the far southern side of the application site alongside the boundary with the B1180.

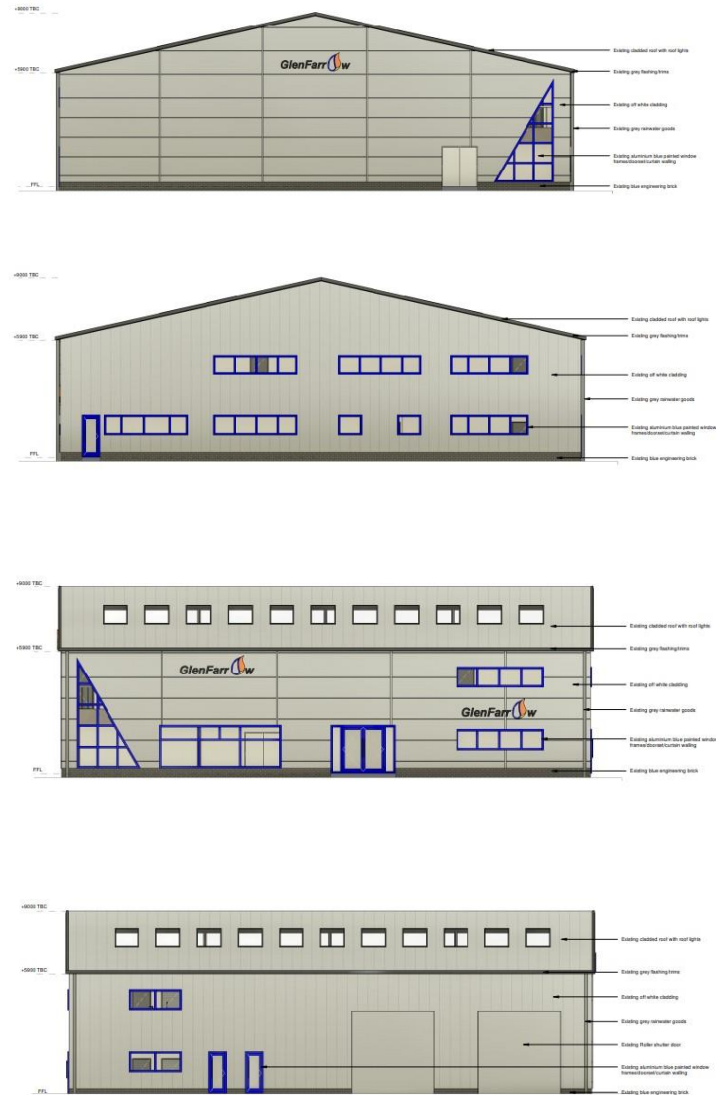


Figure 30 – Existing unit survey - Elevations

Design

Design Concept

Opportunities

- Offer the client the opportunity to develop their own manufacturing facility as opposed to outsourcing the work.
- Bring significant employment to the area.
- The client already owns the currently unused plot of land that they wish to develop.
- Opportunity to develop the existing waste land and provide a higher standard of greenery and landscaping
- Provide a modernised and comfortable working environment for existing and new staff.
- Provide secure storage facilities as opposed to the existing, temporary structures.
- Opportunity to introduce more sustainable design features as well as increased cycle parking/storage facilities and electric car charging points.
- To bring the existing unit up to the standard of nearby new built units and to improve the overall aesthetic of the industrial estate.

Constraints

- Existing potable water easement running alongside the western boundary of the site
- Currently only one access that is able to serve HGV purposes via Elsom Way.
- Site sits within Flood Zone 3

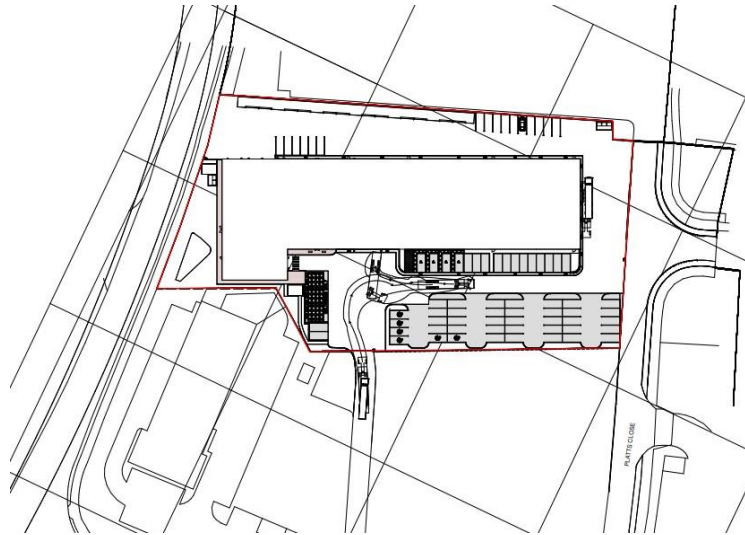


Figure 31 – Proposed Site Location Plan



Figure 32 – Anglian water site survey - Drainage

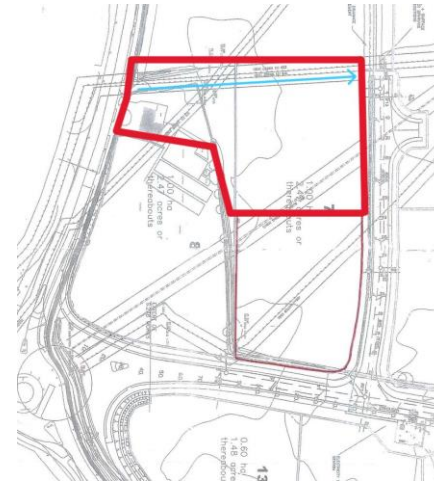


Figure 33 – Drawing showing existing drainage run through the site

Design

Design Concept - Unit

- The unit extension will have an overall GIA of 3,795sqm.
- The extended office area will remain a two-storey block
- The aim is to retain the existing portal frame and add on to this through the input of a structural engineer.
- The new office block will include a full height glazed atrium to increase natural daylight.
- The additional, large part of the extension will be used to bring the manufacturing of the products in-house. The overall size proposed matches that of the requirements of the layout provided by the client which outlines the operational function – This will be a double height space.
- GF amendments and additions comprise the following:
 - Retention of the existing shop floor
 - New double height workshop to the front
 - Retain the existing holding area
 - New feature reception and trade counter area for visitors and customers
 - Glazed courtyard
 - Updated WC and kitchen facilities with wash down area
 - Upgraded open plan office and single office.
 - New manufacturing warehouse
 - Panel building room accessed off the warehouse
 - Plant room accessed off the warehouse.
 - General storage and locker provision for staff.
- FF amendments and additions comprise the following:
 - Extended storage area
 - Upgraded WC facilities
 - Conference and training facilities
 - Tea and food station
 - Continuation of glazed atrium
 - Large, modernised open plan office
 - Individual management offices with views over the warehouse
 - Increased circulation space
 - 2 No. small online meeting rooms
 - Feature walkway accessed from the first-floor offices over the warehouses for clients and visitors

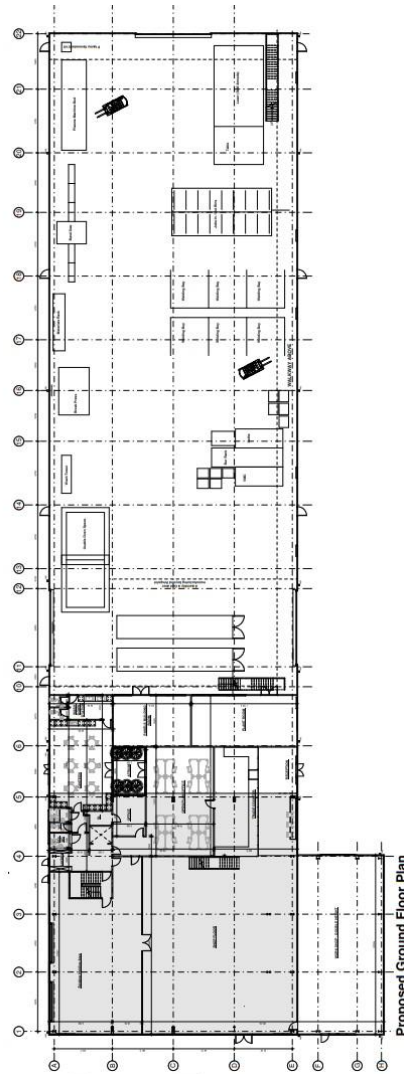


Figure 34 – Proposed Ground Floor Plan

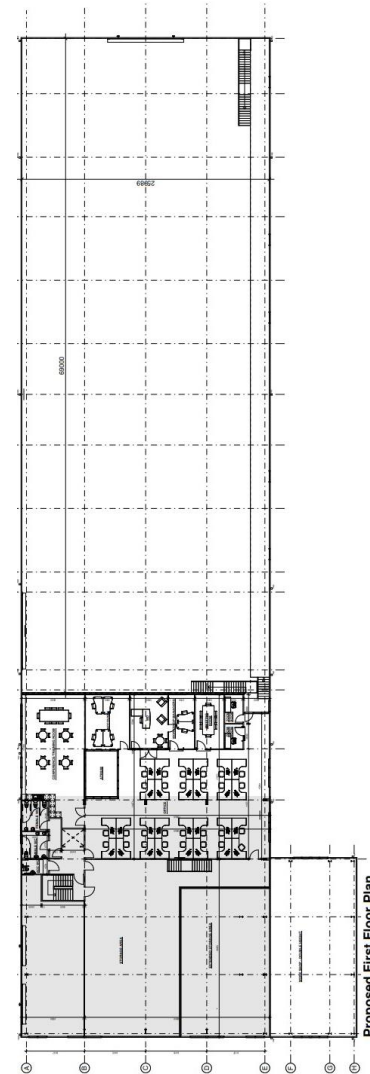


Figure 35 – Proposed First Floor Plan

Design

Design Concept - Unit

- The proposed extension will allow the client to manage and manufacture it's own produce. As a result of this, the client is ambitious to showcase this to any potential clients and any visitors that come to their Headquarters; with this in mind, the goal is not only to provide additional and upgraded facilities to the new staff that will be required, but also to provide a new feature entrance to welcome any patrons.
- In line with this, all management offices on the first floor will have feature glazing that overlook the manufacturing process in the warehouse from these rooms.
- Should the client wish to showcase this even further to clients, then the scheme goes a step further and affords this opportunity with a proposed walkway, accessible from the offices, across the warehouse at a high level, giving them a view across the whole production process.



Figure 36 – 3D view of new First Floor offices



Figure 37 – 3D view of new Reception area



Figure 38 – 3D view looking toward the new Reception area from the shop

Design

Design Concept - Appearance

- The proposed materials aims to retain the existing 'on brand' colour scheme; all of the proposed materials are colours that are already visible in the existing unit.
- All cladded elements are a mix of blue, anthracite/grey shades, off white and proposed blue cladding/fascias and feature bands. The office block facelift will also include the blue engineering brick that can be found in the existing unit.
- As previously mentioned, the new feature reception area will be accessed by a new feature entrance and curtain walling, offering the visitor an impressive welcome to the head office.
- In line with the manufacturing process and delivery logistics, the number of roller shutter/dock doors has been kept to a minimum; this affords the opportunity to include large vertical curtain walling to ensure as much natural light into the warehouse as possible.
- The proposed scheme is approximately the same height as the existing unit and is still a two-storey industrial unit; the vertical impact on the skyline has been kept to a minimum.



Figure 39 – Proposed feature entrance



Figure 40 – Proposed north elevation



Figure 41 – Proposed south elevation



Proposed West Elevation - 1:100

Figure 42 – Proposed west elevation



Figure 43 – Proposed east elevation

Design

Design Concept - Appearance

- The aim of the proposed scheme is to remain in-keep with the existing unit and branding whilst offering a modern, aesthetic upgrade



Figure 44 – Proposed front elevation from B1180



Figure 45 – Proposed front elevation from Platts Close



Figure 46 – Proposed rear elevation from B1180

Design

Design Concept – Appearance

- The proposed storage outbuilding aims to mimic the style and relative scale to the main unit.
- The storage unit will be aluminium clad in a mixture of dark and light shades of grey with an off white.
- 6No. Grey sliding doors.
- Height of 3,500mm and a length of 70,000mm
- The objective of the storage outbuilding is to provide a more permanent robust solution to the temporary existing structures on site.



Figure 47 – Proposed front elevation of outbuilding

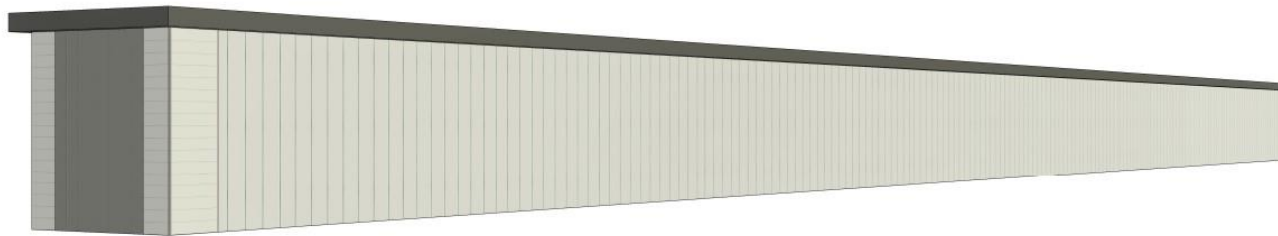


Figure 48 – Proposed rear 3D view of outbuilding



Figure 49 – Proposed front 3D view of outbuilding

Design

Design Concept - Site

- Site wide redevelopment
- Sustainability - 2x Cycle parking provision
- Bin store areas
- Improved landscaping
- HGV tracked delivery routes with new entrance off Platts Close
- Electric car charging points
- External breakout areas
- Visible friendly pedestrian routes
- Improved boundary treatments, notably to the east and north of the site
- Alternate hardstanding materials – Area dependant
- Proposed scheme designed to avoid potable water easement
- Propose storage outbuilding to rear of site

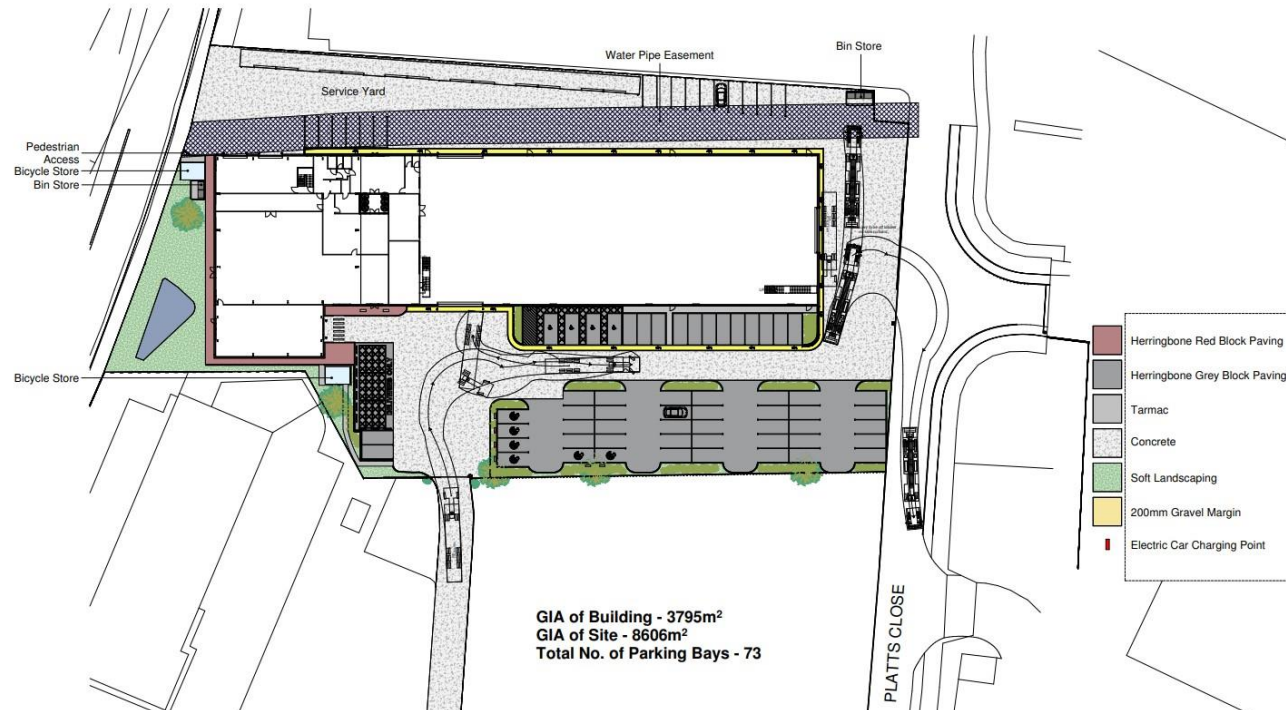


Figure 50 – Proposed Site Plan

Design

Design Concept - Site

- The application site currently sits within a large industrial estate which is home to large scale industrial units.
- The proposed scheme does little to impact the massing negatively and is now more in keep with the local scale and general size of neighbouring units.
- The majority of the application site is currently overgrown and unused; the development will enhance this area significantly by introducing maintained landscaping and general structured design.



Figure 51 – Proposed aerial site view



Figure 52 – Proposed aerial site view

Design

Sustainability and Access

- Should planning be granted, then a detailed landscaping plan can be produced to enhance the sites biodiversity with native planting to attract birds, insects and invertebrates.
- The client will engage with drainage experts and a civil engineer to achieve a sustainable drainage solution.
- The scheme proposes 2No. Cycle storage facilities with showering facilities.
- There is an existing pond on site which will be retained and maintained on a regular basis.
- Several areas for sustainable recyclable waste provision to accord with the Local Authorities collection practices.
- The site is in a highly sustainable location with access to the local road network and public transport.
- All facilities are within a short drive to the nearby village of Pinchbeck and larger town of Spalding.
- Due to the proximity of the local town and village, these can also be accessed via a network of footways.
- Main thoroughfares are via the B1180 which lead to Pinchbeck and Spalding via the B1356, as well as the B1180 which leads to the A16 and the A151.
- All roads entering and exiting the site will provide satisfactory access for emergency and services vehicles in accordance with the recognised highway standards.
- The proposed parking and access layout is designed to complement the proposed scheme and will be in accordance with Local Planning Guidance Regulations offering the minimum car parking sizes and distances between spaces.



