

Design and Access Statement

For

Proposed Industrial Units

At

Stephenson Avenue,

Pinchbeck,

Spalding

for

AS Whitaker and Sons

April 2020



architecture ■ design ■ planning

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1. Introduction and Design Brief

The application site lies on an industrial estate to the south / south east of Pinchbeck and is situated off Stephenson Avenue. The site forms part of the AS Whittaker and Sons site, but is an unused grassed area.

The site already benefits from a Planning Approval for a new access off the highway into the site – ref H14-0255-18. This application forms the logical continuation of that approval.

The application seeks to provide 3 industrial units (one building, split into 3). Each unit will provide a simple office area, kitchenette and wc facility, with the majority of area allocated to industrial space. Each unit will have a personnel entrance door and also a roller shutter door to the industrial area.

This proposal continues the general industrial estate principle already established to the surrounding and wider area of this site.

2. Pre-Application Consultation

Pre-application advice was taken from Lucy Buttery on 11th December 2019 at South Holland DC Offices, where a sketch scheme of the proposals was presented. No adverse comments were received. We were encouraged to progress the scheme to a planning submission stage. It was also suggested that early consultation with LCC Highways may be useful to establish car parking requirements etc.

3. Proposed Scheme

The proposed scheme provides 3 No industrial units with basic ancillary accommodation (office, kitchenette, WC). Due to the site being in a flood zone, a Flood Risk Assessment is included with the application. This document proposes a floor level – 3.5 OD with a further 500mm of floor resilience measures. Adjacent ground levels will need to be raised to facilitate level access into the building, whilst also coordinating with the new access levels to the highway.

3.1 Amount – the proposed new building (total of all 3 units) will have an area of approximately 580 sq m (gross). This gives a gross internal area for each unit of approximately 179 sq m (gross). The overall application site area is approximately 1,941 sq m.

3.2 Layout – the proposed building is split into 3 No similar sized units, each with ancillary accommodation (office, kitchenette, WC), a front entrance / personnel door and a roller shutter door. The ancillary accommodation is accessed off a corridor separating the industrial space from the ancillary accommodation.

3.3 Scale – the proposed building is of general industrial scale, with a steel framed internal column height of circa 5m (subject to specialist structural design input), with a low pitched roof – 10 degrees.

3.4 Landscaping – the primary landscaping is of a hard nature to the car parking and general hardstanding to the front. The sides and rear is a soft nature (grass) and will be baked to accommodate the level changes due to ten FRA floor level criteria.

3.5 Appearance – The building uses a modern palette of colours and materials (for such a use). A blue brick frontage is complemented with grey wall cladding, black flashings and trims and windows and doors. The sides and rear become more functional with the wall cladding taken to floor level (blue brick between floor level and ground level).

3.6 Use – the proposed units (3 No) are for industrial use. Clearly by their size these units are for small scale industry. This type o use is familiar to this area and on the entire industrial estate.

3.7 Access – The access arrangements are via the already approved new access off the highway into a hardstanding car parking zone, which access each unit. Car and cycle parking numbers have been discussed with Jon Sharpe of Lincolnshire County Council highways ahead of this submission to ensure compliance / agreement.