

**SITE OBSERVATION, APPRAISAL,
& DESIGN & ACCESS STATEMENT**



For

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PROPOSED HEADQUARTERS BUILDING

At

**PLATT'S CLOSE
PINCHBECK
SPALDING
PE11 3UL**

For

MR PHILIP CALLOW OF ARK ICT SOLUTIONS LTD.

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410

PLANNING APPLICATION ISSUE

Site observation and appraisal

Site observation:

Location:

The site is a plot of undeveloped land off Platt's Close in Pinchbeck (Fig. 01). It is located on an industrial / business estate approximately 3km NNE of the Market Place in Spalding. Within the estate it is located on a corner immediately to the south of Platt's Close and to the west of Elsom's Way. Refer to drawings A1412-01 and 10 for the location and extent.



Fig. 1 General view of the site from the north-west

Size and topography:

The development site is roughly rectangular in shape (slightly irregular), extending approximately 70m north to south (varies) and 92 east to west (varies). The overall development site area is approximately 4,927m² or 0.493 hectares. The site is relatively flat with levels ranging from 3m to 4m AOD. Refer to SRC Topographical drawing 30319-01 for details.

Access to the site:

The site is bounded by public roads on both the north and east sides, there is also a road on the south side though the ownership of this is not confirmed. There is a section of drop kerb in the north-east corner of the site at the junction of Elsom's Way and Platt's Close, though there is no proposal to use this as the site access given its proximity to the junction. Vehicular and pedestrian access could be made available on the north side directly from Platt's Close or from the east side from Elsom's Way.

Use and development:

The site is believed to have originally been part of the Elsom's Seeds wider development area. A number of years ago this general area was developed to provide industrial and business units around serviced roads. The development site here considered is a prepared building plot for business or industrial development.

The majority of development in the vicinity of the site is in either commercial or industrial use. There are a variety of building types including brick-built offices, lightweight clad industrial units and vehicle retail units. Most are two storey or a tall single storey in height.



Fig. 2 View of offices close to the site.



Fig. 3 View of a vehicle retail unit close to the site.

Landscaping:

The spaces between the buildings on this estate are generally used for either vehicular circulation or parking. There are some modest areas of planting to site perimeters or following the road edges though these are not particularly significant. The proposed development site is grassed, there are no significant trees or shrubs on it.

Planning History:

The site is an undeveloped building plot within an employment area. South East Lincolnshire Local Plan 2011 to 2036 (Adopted March 2019) Policy Map Inset Map 2 identifies the site as a Proposed Main Employment Area within a wider Existing Main Employment Area (Policy 7). There are not understood to be any recent applications to develop this specific site.

Site Appraisal

Details of the site and general context have been recorded and analysed within the site observation and analysis above. From those findings the following statements relative to the site are believed true.

1. The site is of sufficient area and dimensions to accommodate a headquarters building for Ark ICT Solutions Ltd including all associated external areas.
2. The site for development is sufficiently distant from all site boundaries to have negligible impact upon neighbours.
3. Suitable vehicular and pedestrian access to the site can be available from both Elsom's Way and Platt's Close, though the latter is perhaps more suitable being a less trafficked route.
4. A building of two storeys in height would be appropriate given the general context of development on this estate. It would be appropriate for the building to be clad in either metallic composite panels or brickwork, though the former is in greater evidence locally.
5. The site could easily accommodate appropriate parking and circulation provision.
6. The proposal is required to accommodate the continued expansion of a successful local business. ARK ICT Solutions Limited employs highly skilled workers and therefore has a commercial benefit for the district.
7. The designated land allocation within the South East Lincolnshire Local Plan confirms the appropriateness of development of this use within this area of the district.

Design Statement

The following statements are given to describe the proposal and relate it's elements back to the comments made in the foregoing appraisal.

Statement 1.

It is proposed that the new ARK ICT Solutions Limited building be located on this site.

Justification:

This is an appropriate use for the land within a site specifically allocated for employment. ARK ICT Solutions Limited is a successful local business that needs to relocate to more spacious premises to support its continued functioning and expansion. Development of this site allows the business to stay locally within the district.

Statement 2.

It is proposed that the building occupies the north east corner of the site with parking and circulation to the west.

Justification:

This allows the site vehicular and pedestrian access points to be located on Platt's Close at some distance from the junction with Elsom's Way. This is considered the safest and most appropriate location for the access point. Locating the building on the north-east corner gives it some presence in the streetscene but also allows the building mass to be used to screen the vehicle parking to the west. Development in this location also accounts for the presence of major subterranean services that cross the site and have associated easements restricting development footprint. The proposal leaves the west edge of the site potentially available for future expansion and additional employment.

Statement 3.

It is proposed that a two storey building of modern design be constructed using coloured claddings and glazing to the exterior.

Justification:

The height and mass will be appropriate given the context in which development is proposed. The use of cladding and contemporary detailing reflects the technological nature of the business.

Statement 4.

The proposal will include elements that provide a facility beyond standard office use including the following:

- i. A publicly accessible facility for hot-desk working.
- ii. A coffee bar / refreshment facility to be used in conjunction with the hot-desk working.
- iii. A classroom facility enabling ARK ICT Ltd to teach IT related courses on site (to groups of limited size).
- iv. Electric car charging facilities in connection with the main office and hot-desk working facilities.

Justification:

Although the proposal is of limited size, the district has few accessible facilities offering flexible short-term working facilities of this nature. This is seen as being of wider benefit.

Elements of a 'Design and Access Statement'

Government guidance requires that the statement covers 6 specific areas. These are covered as follows:

Use:

The proposed use is in association with ARK ICT Solutions Limited who provide IT support (software and hardware) to the private and public sectors. This appears entirely appropriate for this allocated employment site.

Amount:

The size of building is appropriate for the current needs of ARK ICT along with an allowance for potential future expansion. The site is of sufficient area to accommodate the proposal, with space to spare for future development.

Layout:

The location of the building on the north-east corner of the site gives it presence within the streetscene but also creates natural screening for vehicular parking to the west. The layout proposed supports the access location being off Platt's Close which is considered the most appropriate and safe location.

Scale:

The scale of development is considered appropriate for the site.

Landscaping:

The wider estate has little in the way of soft landscaping or tree planting. The proposal includes some tree planting to the south-east corner of the site to soften the appearance and provide screening for the garden area (which will be used in association with the classroom).

Appearance:

The building has been designed as a contemporary structure that reflects the contemporary nature of the business that it will accommodate. This is considered appropriate within the context.

Access Statement:

Site Location

The site is located approximately 3km NNE of Spalding town centre. Whilst some public transport exists in the area it is likely that it will be accessed mostly by private cars and vans. The design of the site access will allow for access by all.

Access to the building - external

Accessible parking bays are included as indicated on drawing A1412-10. These are located close to the buildings entrances and will be designed to suit passage by wheelchair users. Appropriate signage will also be provided. The entrances and exits will feature level thresholds and inclined, step free approaches.

Access to the building - internal

All internal circulation routes, including corridors, lobbies and doorways will be designed to at least accord with the requirements of Approved Document M of the Building Regulations. The main ARK area will be equipped with a lift to serve the upper floor. The hot-desk area will have a stair to ambulant disabled standard.

Access to facilities - internal

Each area of the building will be equipped with an accessible toilet to Approved Document M standards. Further guidance will be sought from BS 8300 during the detailed design of the building.

END.