



DESIGN AND ACCESS STATEMENT

FOR THE

CONSTRUCTION OF A NEW OFFICE / STORAGE BUILDING

AT

GLENSIDE SOUTH
PINCHBECK
SPALDING
LINCOLNSHIRE
PE11 3SA

FOR

PUMPING SOLUTIONS LTD



SITE APPRAISAL

Section 1: Brief Description of Development

To demolish an existing derelict warehouse and construct a new Office building.

Section 2: Assessment

The following steps have been taken to appraise the context of the site in respect of the proposed development:

- 1.01.1 **Physical Context:** The site of the proposed development is adjacent to the B1180 know as Glenside South in Pinchbeck which runs along its Northern boundary. The junction with Northgate at Herring Bridge is close by to the East. The site overlooks the River Glen which is on the opposite side of the road to the North.

There is an existing Engineering Workshop on the Eastern boundary of the site with an adjacent derelict building on the Western boundary. The derelict building will be demolished to make way for the new development.

The site is bordered to the east and west by residential dwellings and to the south by open agricultural farm land.

- 1.01.2 **Social Context:** The current site usage is for engineering / commercial business and although it is adjacent to existing residential properties, the development proposed will fit in with the character of its local surroundings. The site will also be greatly improved visually with the demolition of an ugly derelict building and the construction of a new modern low level building. There are no known factors that will cause local people to be affected by the development.

- 1.01.3 **Economic Context:** It is felt that the development it will continue to make a beneficial contribution to the local economy.

- 1.02 **Planning Policy Context:** There are no known Planning Policies that may affect the development and it does not lie within a conservation area. Pumping Solutions (UK) Ltd are therefore seeking Full Planning Permission to development the site as indicated on the accompanying drawings.

Section 3: Involvement

- 3.01 **Planning Department:** The duty Planning Officer, Ms Tracey Meachin, was consulted recently and she could see no reason why a Planning Application in this form would be objected to provided all aspects of flood risk etc were covered.

- 3.02 **Environment Agency:** The Environment Agency have been consulted in respect of flood risk and their recommendations have been incorporated into the scheme as follows:

- a) The floor level of the new building will be constructed at 300mm above ground level at the front of the new building. With the natural fall in ground level from front to rear, this will ensure that the floor level at the rear of the building will be at least 500mm above ground level.
- b) An Area of Safe Refuge in the event of flooding will be created adjacent to the rear fire exit and personnel door as indicated on the drawings.
- c) Flood resilient construction will be incorporated into the building up to a minimum height of 300mm above FFL including:



- All electrical wiring, sockets, electrical equipment, electrical heating units and the like will be fixed above 300mm above FFL.
- Closed cell insulation will be used on any pipework which is below the predicted flood level.
- Any boiler units and ancillary services will be installed above 300mm above FFL.
- All communications wiring will be installed above 300mm above FFL.

A copy of the Flood Risk Assessment is appended.

Section 4: Evaluation

The site of the development is currently the site a derelict building which will be demolished to make way for the new office building. Pumping Solutions Office is currently located at 10 The Parkway, Spalding. The new building will therefore enable them to move their office accommodation from Spalding to centralise their whole operation in one location at Glenside South, Pinchbeck. Being a commercial enterprise, the site lends itself to the development proposed. The scheme, if approved will greatly improve the site visually and enhance the surrounding area.

Section 5: Design

The development has been designed sympathetically to enhance the local street scene and to fit in with the character of the adjacent engineering workshop.

THE DESIGN COMPONENT

Section 6: Use

The situation and size of the site lends itself to the development proposed.

Section 7: Amount

The size of the development is clearly shown on the accompanying drawings and relates to the accommodation needed without detracting from the overall appearance of the local area.

Section 8: Layout

The layout of the development is clearly shown on the accompanying drawings and has been developed within the constraints of the site area available.

Section 9: Scale

The overall size and shape of the development is clearly shown on the accompanying drawings and relates merely to the amount of accommodation to be provided.

Section 10: Landscaping

The frontage of the site will be retained for car parking as is it's present use and does not therefore lend itself to landscaping.

Section 11: Appearance

The overall appearance of the development is clearly shown on the accompanying drawings and has been designed to fit in with and compliment the area within which it is situated.



Section 12: Construction

The external walls and roof of the building will be clad with light grey composite insulated cladding. External windows and doors will be dark grey Upvc. Obscure glazing will be incorporated in the western facing windows which overlook the adjacent residential property. Dark grey security roller shutters will be fitted externally to all of the windows and doors.

Section 13: Access

A ramped approach will be provided to the principal entrance together with a level entry for wheelchair users.