
DESIGN & ACCESS STATEMENT

For J.B. ROBINSON & SON

**PROPOSED BOXED POTATO STORE , NORTH DROVE,
QUADRING FEN, SPALDING, LINCS, PE11 4QS**

ARCHITECTURAL ANALYSIS AND PHILOSOPHY

LOCATION

The site is located immediately to the South of North Drove, Quadring.

The post code for the site is PE11 4QS.

SITE DESCRIPTION

General:-

The site is situated within an existing farm yard complex. The present buildings adjacent to the proposed take typical steel framed portal buildings, with corrugated steel cladding.

Boundaries:-

The site is bounded by the road to the North by North Drove, to the remainder of the site are the open fields of the farm itself.

To address the areas specifically required for a “Design Statement”

USE

The proposed building extension will provide additional storage for boxed potatoes plus a further under cover area for unloading. The potatoes stored will only be that grown on the existing farm premises.

The proposed increased floor space is therefore associated totally with the above usage and is clearly appropriate for its location.

NEED

The applicant feels that the extension is required within the existing premises to cope with the high demand for their ever-growing increase in the size of the farming business.

AMOUNT

The building footprint is to be located to the south of the existing buildings, with the proposed footprint being 24m x 30m with a 9m wide covered canopy area. The height of the proposed building is set to suit the height required and to match the existing, being 7.5m to eaves.

Overall the applicant considers the size of the building extension provides the adequate space required and is in keeping given the site area and size of other buildings on the site.

DESIGN & ACCESS STATEMENT



LAYOUT

The applicant believes that the layout and positioning of the proposed building is logical in terms of its working relationship with the existing buildings and the general site layout.

It is not anticipated that it will be detrimental to the visual appearance of the site and it is not expected that it will cause any issues in terms of over-bearing or over-shadowing as there are no close neighboring properties.

SCALE

The dimensions of the building have been designed to relate respectfully to the existing buildings and arrangement on site. This is seen as a fairly standard building appropriate for its use.

APPEARANCE

The proposed building extension will comprise a standard single span portal frame structure, set out on a regular grid of structural bays. A cantilevered canopy to the frontage is required for an unloading area which will remain dry and not be affected by rainfall. The proposals all mimic the existing building.

MATERIALS

It is proposed that the new building be clad with external materials to match the existing buildings in terms of finish and colour.

LANDSCAPING

No changes are proposed in respect to landscaping on the site.

TRANSPORT

No changes are proposed in respect to access onto the site.

CONCLUSION

The applicant firmly believes that from an architectural perspective the design achieves the requirements of the building whilst blending sympathetically with the existing buildings on the site. In the applicant's opinion the overall design is appropriate for the site.

DESIGN & ACCESS STATEMENT



ACCESS STATEMENT

Access to the building from entry to the site.

In general, the site will only be accessed by employees. Access for them will be available externally. Vehicle and pedestrian access around the site generally, remains as existing.

Access within the building

The main entrance will be the 6m high up and over door and allow a wide access for vehicular movement within the building. Personnel access will be available via the new personnel doors. Access into the existing buildings will remain the same.