Design and Access Statement

Proposed Welfare Block – Lowlands Nursery, Spalding

Location / Layout

The Lowland Nursery site is located just off the A151 Holbeach Road to the east of Spalding. The proposed welfare accommodation is to be located between the existing Lowlands Cottage and one of the existing glasshouse buildings, adjacent to the site's eastern boundary.

The building is to be site on an existing external area, but away from delivery vehicle manoeuvring areas which will be maintained.

Scale

Footprint 265m² Volume 731.4m³

Appearance

The proposed welfare building is of a modular construction and is comprised of 18 interlocked modular units (6055 long x 2435 wide x 2790 high). The building is constructed from:

- White composite wall panels with associated flashings.
- white solid aluminium doors and frames.
- White upvc windows (incorporating a white external security shutter).
- A profiled steel sheet roof.

Access

The access into the welfare building is from the existing hard standing areas and will offer level access. There are two main entry points in to and out of the building with a door opening width of 900mm to comply with Approved Document Part M.
Vehicular access to site will be unaffected by the proposals and the new building will not impinge on any service vehicle movements within the hardstanding area.

Use

The proposed building is to be used to provide much needed staff welfare accommodation to support the nursery business. The accommodation comprises of:

- Rest room
- Drying Room
- Locker Room
- Male/ Female/ Accessible toilet facilities
- Kitchen & associated kitchen store
- Plant Room
- Print Room
- Spare Room

The building will be used by both office-based colleagues as well as colleagues working externally in the nursery or within the many glasshouses on site.

Landscaping

There are no landscaping proposals included in the application.