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Our ref: 2006267/4.11
12th June 2019.
Holebeach Road,
Spalding
Lincolnshire.

PROPOSED DRIVE THRU A3/A5 RESTAURANT ON AN EXISTING GREEN FIELD SITE.

DESIGN AND ACCESS STATEMENT.



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PROPOSAL

This design and access statement is in support of an application for the construction of a new A3 building it incorporates drive through facility, car parking, and proposed landscaping.

The full planning application refers to a Drive Thru Coffee Shop. The total site 4898sqm which includes car parking and landscaping.

The Design and Access Statement Part A explains the design objectives behind the proposals. Part B of the Designs and Access Statement explains design objectives relating to site access.

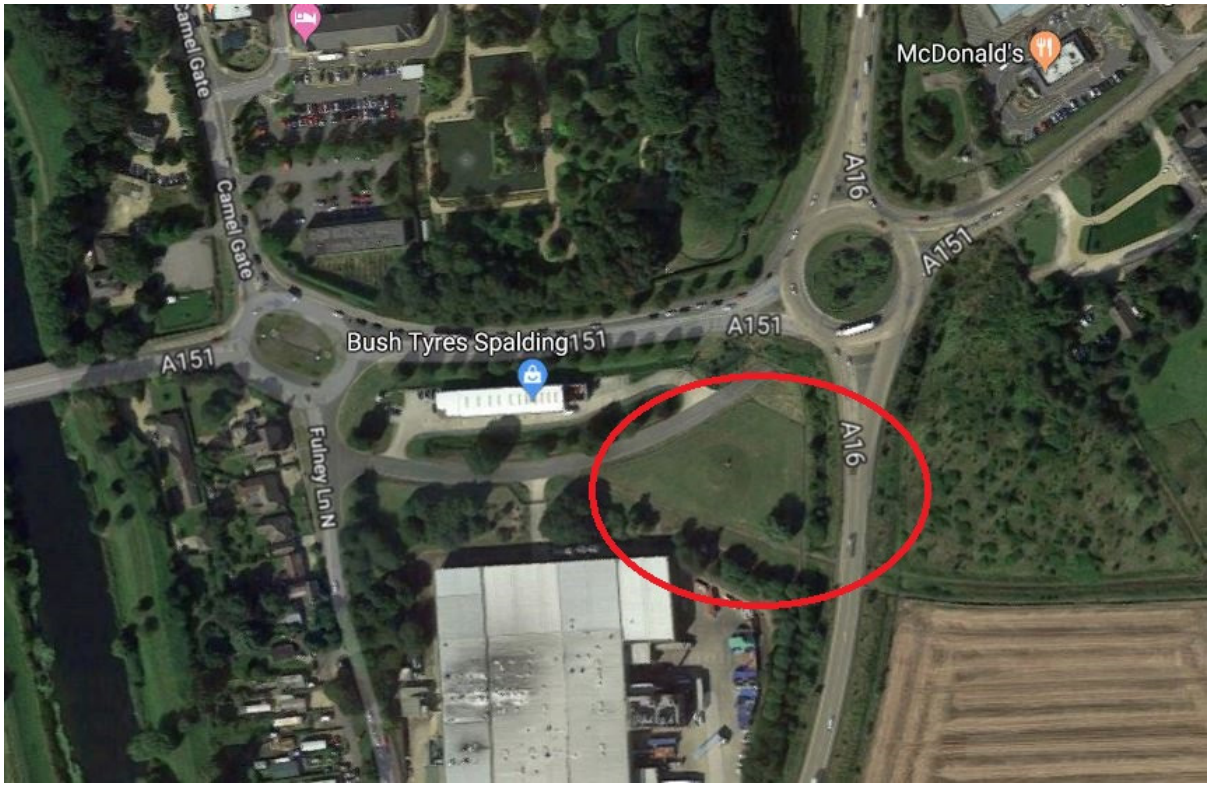


Fig 1 – Aerial view of proposed site.

INTRODUCTION

The existing site is situated west of the A16 on the east side of Spalding and is currently unused. It has a gross area of 4898.3sqm.

The site lies within an area of industrial and commercial units to the north of which there is Bush Tyres unit. A food processing factory lies to the south, to the east is open agriculture land and west residential area.

There is a vehicular access to the site from A16 Boston road.



Fig 2 – Location of application on street map.

Along the northern boundary of the site is the relocated bridal path which allows easy access to the site.

ASSESSMENT

SITE ANALYSIS

Approximately 50% of the site is being proposed for the new Drive Thru Coffee Shop with the option of developing the remaining portion of the site at a later date. Of the portion being developed approximately one third of the site area is of hard surfacing which forms the car park for the restaurant.
To the south the existing tree lined boundary will remain. To the north and east the boundaries will remain and embellished with new soft landscaping.
Within the centre of the site there is a temporary earth mound which is the current podium of a statue erected by the previous owners, the Food processing factory. The Statue will be removed and the mould reduced and incorporated in the reconfiguring of the site for the drive through coffee shop.



Fig 3 – Tree lined south boundary.



Fig 4 – Central temporary earth mound.



Fig 5 – Access to site off Fulney Lane N. *(Shared with Bush Tyres and Food processing factory)*



Fig 6 – Delivery access area to adjacent Food processing factory.