



Design & Access Statement for the extensions and alterations to FESA uk Ltd offices, Clay Lake, Spalding, Lincolnshire, PE12 6BL for Langwith Construction

Introduction

This Design & Access Statement accompanies and supports a full planning application submitted by Langwith Construction for alterations and extensions to FESA uk Ltd offices, Clay Lake, Spalding, Lincolnshire.

The purpose of this statement is to explain the content of the detailed scheme and to show how it responds to the site, its surrounding areas and how it responds to relevant planning policies concerned with the delivery of well designed sustainable residential environments.

Planning Policy & Guidance

This application is in line with the current South Holland District Council Local Plan.

The Development in Context

Character Assessment - Clay Lake is a small suburb Spalding adjacent to the A16 road connection between Boston and Peterborough. The site itself lies within the built up industrial/ commercial office area of Clay Lake within the established development boundary.

Physical Influence – The new extension will therefore seek to draw its main architectural influences from the existing office and surrounding properties. Where possible these will be presented in a modern context.

Social Context – The size of the proposed extension will allow the existing occupants to make better use of the current office as well as allowing the opportunity for employing new staff.

Economic Context – The scheme allows FESA uk Ltd to employ a further three new members of staff.

Involvement – Given the locality of the site and its existing use it was felt that pre-application consultations were not necessary.

Constraints & Opportunities – The main opportunity presented by the site lies in the creation of a well designed and inclusive space.

Proposed Development

Use – The use of the site will remain as a office.

Amount – The proposed development is for a side extension to the ground and first floor.

Layout – The layout of the site is heavily influenced by the existing layout of the offices and it is felt that the proposed layout makes best use of the land surrounding the offices.

Scale – The development consists of a two storey side extension.

Landscaping – Where possible the existing mature landscaped gardens will be retained.

Appearance – The design philosophy underpinning the proposals aims to ensure that the development has a clear affinity with common aspects of the existing office, along with the character and architectural style that are appropriate for a modern extension. The proposals therefore aim to strike a balance between accommodating historical reference taken from the existing office and creating an attractive, modern extension in its own right.

Access – The site is accessed off Spalding Drove and this access arrangement will remain the same.

Sustainability

Layout & Form – Achieving good levels of daylight and sunlight utilizing solar gains are extremely useful in increasing the efficiency of space heating and reducing fuel bills. The scheme design makes best use of daylight and also offers the opportunity for renewable technologies to be incorporated on the property in the future.

Energy & Water Efficiency Measures – The new extension will comply with the current Part L of the Building Regulations.

Construction Materials – A key aspect of improving sustainability is the reduction of construction waste. Where possible this will be promoted by waste recycling.

Conclusion

The proposal in its current form follows the principles of the South Holland District Council local plan. The design solution responds directly to the site in its form, layout and scale and the design of the development has been driven by a desire to produce high quality offices.