



DESIGN AND ACCESS STATEMENT

PROJECT: PROPOSED OFFICE AND LEISURE FACILITY

AT:
BRIDGE FARM,
HOLBEACH ROAD,
SPALDING,
PE12 6JP

Project Reference: 25171
Drawing References: 25171-PL001, 25171-PL005, 25171-PL006,
25171-PL010, 25171-PL011, 25171-PL015,
25171-PL016, 25171-PL017, 25171-PL018,

Date: 16/10/25
Written by: J.KNIGHT

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1.0 Existing Site and Context

The application site is located on Holbeach Road (dwelling grid reference 52.800397, -0.119178) approximately 450m from Springfields Roundabout, Spalding. The application site is as shown on Location plan indicated on drawing 25171-PL001 and is currently being purchased by Gramaro Properties Ltd.

Existing access to the site is to the South-West via a shared driveway with the adjacent dwelling- our proposal seeks to widen this to create two separate accesses. The site comprises of existing numerous barns, a large area of concrete hardstanding and in-part, agricultural field (as seen of existing site plan drawing reference 25171-PL005).

Relevant planning history for the application site:

- H16-0465-22 – Change of use of agricultural buildings to one dwelling including the demolition of existing buildings & the erection of a detached garage – *Approved*

Relevant planning history for Holbeach Road:

- H16-0780-25 – Two storey and single storey extensions to existing office building – *Approved*
- H16-0668-24 – Refurbishment of restaurant including alterations to elevations including extension and associated works – *Approved*
- H16-0455-23 – Change of use from agricultural land to enclosed dog walking paddock/exercise field – previously approved under H16-0455-23 – *Approved*
- H16-0955-23 – Erect petrol station, fastfood drive thru' restaurant with associated works including access – *Approved*
- H16-0455-23 – Change of use from agricultural land to enclosed dog walking paddock/exercise field – *Approved*

2.0 Description of Proposal

This application seeks full planning permission for the development of office accommodation and a leisure facility, as detailed within the accompanying plans and supporting documentation.

The proposed office accommodation will be delivered through the sensitive restoration and adaptive reuse of a proportion of the existing barns located on the site. The lean-to structure situated to the north, together with the large rectangular barn to the south, is scheduled for demolition, as detailed within the demolition plans (drawing references 25171-PL010 and PL011).

In addition, a padel court is proposed as a distinct facility, designed to complement the office development and enhance the overall community offering. The architectural approach respects the character of the retained barn while introducing a contemporary, functional structure that reflects its intended sporting use.

This scheme has been conceived not only to provide high-quality office space for a growing local business but also to create a venue that fosters community engagement through a sport of increasing popularity.

Comprehensive supporting statements prepared by the applicant, Mr. Bowater of Gramaro Properties Ltd, and 77 Leisure, accompany this submission and are asked to be conveyed to consultees for detailed consideration.

A carefully curated selection of materials has been chosen to ensure the development is both sympathetic to and complementary with the character of the existing barn conversion and surrounding area. These materials (listed below and on drawings 25171-PL016, PL017 & PL018) have been selected not only for their durability and aesthetic quality but also for their ability to harmonize with the traditional rural architecture of the site, preserving its heritage while introducing contemporary functionality.

The materials used within this project include the following, tailored to each element of the proposal:

Offices:

- Walls: Retained and repaired existing brickwork; black vertical timber cladding.
- Roof: Marley Lincoln Clay pantiles in rustic red.
- Doors/Windows: Black aluminium.
- Other: Black UPVC rainwater goods.

Padel Clubhouse:

- Walls: Vandersanden Old Farmhouse brick plinth with black horizontal timber cladding.
- Roof: Natural slate.
- Doors/Windows: Black aluminium.
- Other: Osma oiled oak frame with hit-and-miss screening; black UPVC rainwater goods.

Staff Wellness Shed:

- Walls: Vandersanden Old Farmhouse facing brickwork with black horizontal timber cladding.
- Roof: Marley Lincoln Clay pantiles in rustic red.
- Doors/Windows: Black aluminium.
- Other: Black UPVC rainwater goods.

3.0 Landscaping

The proposed landscaping on site has been carefully designed to deliver measurable ecological benefits. Dedicated green spaces will enhance biodiversity, while the introduction of native tree species will strengthen local habitats and provide long-term environmental benefits.

The existing trees found along Holbeach Road will be retained and safeguarded throughout construction, ensuring continuity of the established landscape and visual character from the street scene.

4.0 Drainage

At present, the site does not benefit from any existing foul water drainage infrastructure. It is proposed that all new surface water and foul drainage provisions shall be implemented in accordance with the drainage strategy and associated technical drawings prepared by Messrs Shields Wilson Ltd. The relevant documentation includes:

- SW25-346-REP-01 – Proposed Surface & Foul Water Drainage Strategy
- SW25-346-005A – Proposed Drainage Strategy & Flood Exceedance Arrangement
- SW25-346-006A – Proposed Basin & Dyke Drainage Sections & Details

These proposals have been developed to ensure full compliance with current national and local planning policies, including Building Regulations and the guidance set out by the Lead Local Flood Authority (LLFA).

5.0 Site Levels

The site is predominantly level, and the proposed development will maintain these existing ground levels to ensure minimal disruption to the landscape.

Finished floor levels for both the office building and the padel clubhouse have been established in accordance with the Flood Risk Assessment prepared by Messrs RM Associates (see document titled '*FRA Spalding Bridge Farm*' submitted with this application).

6.0 Access

Access to the site is currently via a 5-metre-wide bridge, which is shared with a neighbouring property and connects to Holbeach Road (A151) to the south-west of the site.

The proposal includes widening this bridge to create a separate, compliant access for the development. This will cross the verge and Lord's Drain, as shown in drawing 25171-PL015. Shields Wilson has prepared plans showing the required highway improvements and changes to the culvert to meet local standards.

Details of the widened access, including the extended dropped kerb, are provided in Shields Wilson's drawing pack, project reference SW25-346.

Drawings relevant can be seen listed below:

- SW25-346-011 – Existing Bridge Culvert Arrangement
- SW25-346-015 – Proposed Bridge Culvert Arrangement
- SW25-346-021 – Proposed Highway Works Arrangement
- SW25-346-022 – Proposed Highways Visibility Splay Arrangement

The widened bridge access and turning areas meet the required standards for emergency and service vehicles. Vehicle tracking has been undertaken to confirm that both emergency vehicles such as fire trucks and refuse vehicles can safely access and manoeuvre within the site; detail of this can be found on the below:

- SW25-346-031 - Proposed Vehicle Tracking Arrangement - Fire Appliance
- SW25-346-032 - Proposed Vehicle Tracking Arrangement - Refuse Vehicle

7.0 Biodiversity

The proposed site currently is made up of numerous barns, concrete hardstanding and in-part, an agricultural field.

Biodiversity has been carefully considered in the development, with measures included to protect existing natural features and create new habitats. Native planting, wildlife-friendly landscaping, and sustainable drainage features will support local species and enhance ecological value. The overall aim is to promote biodiversity and create a greener, more sustainable environment as part of the development.

A Preliminary Ecological Appraisal has been undertaken on-site and is submitted in support of this application. Additionally, a Biodiversity Metric Assessment has been prepared by Messrs Arbtech to quantify and compare the existing ecological units of the site with those anticipated following the proposed development.

8.0 Flood Risk

As outlined in the Flood Risk Assessment (FRA), the site is located within Flood Zone 3 however, it benefits from maintained tidal and fluvial defences along the River Welland and Coronation Channel, resulting in a very low actual risk of flooding. Additionally, there is no significant risk from surface water, groundwater, sewer systems, or reservoirs.

The FRA, prepared by RM Associates, confirms that not only will the finished floor levels will be raised by 300 mm above existing ground level, but the development will also incorporate resilient construction methods and include a flood warning and evacuation plan. Surface and foul water drainage will be managed through a Sustainable Drainage System (SuDS) strategy, connecting to the Internal Drainage Board network.

Overall, the scheme can be delivered safely and sustainably without increasing flood risk to the site or surrounding area.

9.0 Parking

The proposed development includes comprehensive parking provisions to support both the office and leisure components of the site. Specifically, the office building will be served by a total of 24 parking spaces, ensuring adequate capacity for staff, visitors, and operational needs. Of these, 2 spaces will be designated for disabled users, in accordance with accessibility standards and inclusive design principles.

In addition to the office parking, the padel court will benefit from a dedicated allocation of 14 parking spaces. This includes 2 accessible bays to accommodate users with mobility needs, ensuring that the leisure facility is welcoming and usable by all members of the community.

To further promote sustainable travel options and reduce reliance on private vehicles, both the office and padel court areas will incorporate secure cycle storage facilities. These will be positioned to encourage cycling as a viable and environmentally friendly mode of transport for staff, visitors, and recreational users alike.

10.0 Sustainability

Solar PV panels will be installed on the southern roof of the retained barns in accordance with current energy efficiency standards, providing on-site renewable generation to reduce grid dependency and support compliance with sustainability objectives.

To further support sustainability, electric vehicle (EV) charging points will be installed within the rear parking area of the offices, encouraging the use of low-emission vehicles and aligning with current environmental objectives (refer to Proposed Site Plan for details on locations, drawing reference 25171-PL015).

11.0 Conclusion

The proposed development represents a carefully considered and sustainable approach to the reuse of an existing site. By restoring and adapting the existing barns for office use and introducing a padel court as a complementary leisure facility, the scheme delivers both economic and social benefits to the local area and local businesses. It supports local business growth, creates jobs, and offers new recreational opportunities that encourage community wellbeing.

The design itself and materials used, respects the rural character of the site while incorporating modern aesthetics and features that enhance functionality and visual appeal.

Environmentally, the scheme prioritizes sustainability by reusing existing structures, incorporating renewable energy via solar panels, and enhancing biodiversity through native landscaping. EV charging points and cycle storage promote greener travel, ensuring the development contributes positively to both the local economy and environment.