



Project: **DEMOLITION OF DETACHED GLASSHOUSE, AND CONSTRUCTION OF NEW
GLASSHOUSE EXTENSION, AND DETACHED BUILDING, INCORPORATING
STORAGE AND POTTING SHED**

Client: **ELSOMS SEEDS LTD
Pinchbeck Road Spalding PE11 1QG**

Reference & date: **20036/PDG
November 2021**

Design & Access Statement

1. Introduction

PDG were instructed by our client on behalf of Elsoms Seeds Ltd to submit a full planning application for the demolition of a glasshouse and construction of an extension to an adjacent glasshouse, and construction of a new detached single storey building to provide storage for agricultural (business) vehicles and general business materials, along with an area for potting of seeds and the like.

Elsoms Seeds Ltd have become the UK's leading independent plant business. A culture of investment, passion, expertise and integrity has ensured the company continues to adopt and fulfil the changing demands of its customers, suppliers and partners. Considerable upgrading of the site has taken place in the recent years and this proposal aims to continue that ethos. This proposal will enable the company to continue as the leading independent seed specialist and plant breeder.

2. Design and Access

2.1 Planning History

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| • H16-0081-19 Alterations and extension to wheat trials building | Approved |
| • H16-0368-15 Proposed new boundary fence | Approved |
| • H16-0594-14 Laboratory extensions | Approved |
| • H16-0004-13 Proposed extension and re-development | Approved |
| • H16-0738-12 Proposed glasshouse | Approved |
| • H16-0511-11 Proposed glasshouses and polytunnels | Approved |
| • H16-0340-09 Proposed block of glasshouses | Approved |
| • H16-0136-03 Erection of dwelling houses Class C3 | Approved |
| • H16-0444-95 Demolish existing seed warehouse and construct new seed warehouse and packaging unit with laboratory etc. | Approved |

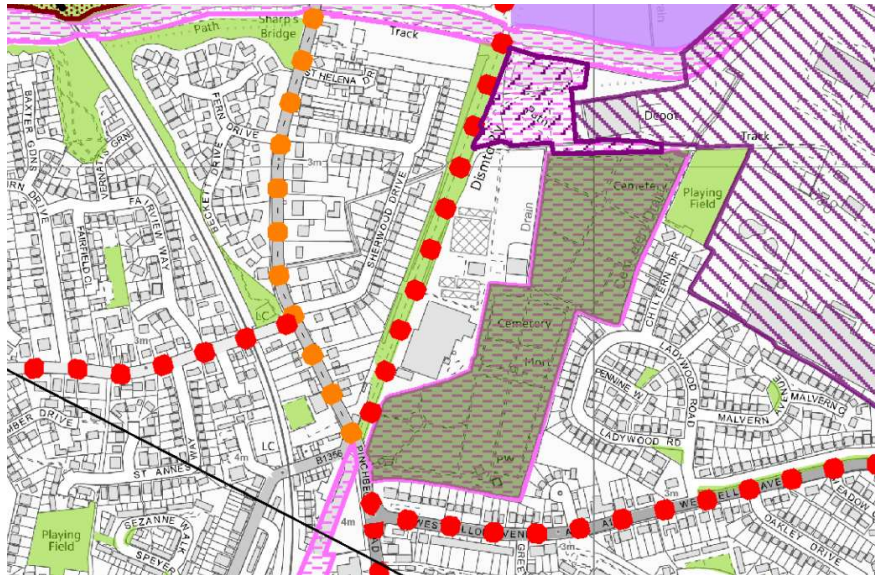
2.2 Site Summary & Contextual Analysis

The site is located to the north of Spalding Town centre. It is bordered by Spalding cemetery to the east, a dismantled railway line to the west and the north and Pinchbeck Road to the south, off which is the main entrance to the site. A significant tree line of both deciduous and evergreen trees, line the north and west boundaries of the site, behind which is the dismantled railway which is now used for a cycle route and pedestrian footpath, beyond which are residential properties (Sherwood Drive).



Extract from Google Maps, Aerial

The site falls within the development boundary of Spalding, and is the start of commercial development which wraps around the north of Spalding.



Extract from South East Lincolnshire Local Plan 2011-2036, Policies Map Inset Map 2 Spalding & Pinchbeck

The site is also bordered with drains running along its east, west and north boundaries, which are within the catchment zone of Welland & Deepings Internal Drainage Board.

There are a range of buildings on the site providing administration offices, Laboratories, warehousing, Trails rooms, storage, general working areas all of which are generally located at the front of the site. The rear of the site is occupied by a range of glasshouses and polytunnels, and localised parking zones / vehicle storage areas.

2.3 Principle of the development (*incl. brief*)

The proposal is to demolish a glasshouse which has come to the end of its lifespan, and construction of an extension to an adjacent glasshouse, as well as the construction of a new detached single storey building to provide storage for agricultural (business) vehicles and general business materials, along with an area for potting of seeds and the like.

The current detached glasshouse is coming to the end of its lifespan, with the structure and glass becoming difficult to maintain and concerns have been expressed over safety. This glasshouse provides growing zones as well as incorporating a potting area where staff members work. Due to limited storage areas across the site, an area is also being used to store vehicles and machinery, which in turn is taking away space for growing zones. This glasshouse is to be demolished and the adjacent glasshouse is to be extended, using the same style, which is a standard system from a specialist.

A new, single storey, detached building is to be constructed to the west of the extended glasshouse, to provide dedicated spaces for storage of machinery and materials, as well as a Potting Area for staff. This in turn maximises the growing zones in the new glasshouse extension.

2.4 Layout and Scale

The existing detached glasshouse to be demolished occupies a footprint of 2,348sqm, and is single storey in height, with ridge height of 4.62m and eaves height of 4.01m.

The glasshouse extension is to follow the parameters of the adjacent glasshouse, taking its overall width, and extending to be virtually the same position as currently, bar the loss of a small return area.

The new floor area of the extension will occupy a slightly reduced footprint of 2275sqm

The form and scale of the glasshouse will be identical to that adjacent; single storey with eaves and ridges to match.

The detached building will be single storey with mono pitch roof. It is to be positioned parallel to the glasshouse, however due to the alignment of the west boundary its footprint will be stepped in. The footprint of the building will provide an area of 240sqm. Its eaves and ridge heights are dictated by the required height for usable space as well as vehicle entry doors – that is circa 2.86m at its lowest and circa 4.4m at its highest.

The area between the detached building and glasshouse shall receive a concrete area which will be drained and linked to the attenuation system, via a sump.

2.5 Materials and Appearance

The proposal is to respond to the site's current context, with form and materials to match those that exist on the site

The glasshouse extension shall be identical to the adjacent glasshouses, and very simple in form and construction. It consists of a number of standard glasshouse "bays", forming a range of ridges and hidden gutters along its length. An aluminium frame with glass inserts, sits above a low-level masonry plinth consisting of 2 courses of standard blockwork.

The detached building will again be simple in its form, consisting of a low pitch steel portal frame, with a concrete floor slab, and clad in insulated, corrugated metal panels. Access doors and windows shall be installed to the east elevation of the building allowing vehicular and pedestrian access as well as natural daylight and observation of adjacent areas. Additional windows will be provided to the west elevation of the Potting shed area, and rooflights will also be installed, both to allow daylight into the space. A personnel door is to be provided to the north elevation to allow access to the adjacent glasshouse. The Storage Area will receive no windows, only the two access doors, for security.

The proposal also includes the formation of a footpath linking the new building to the adjacent glasshouse. To complete this arrangement a set of new doors will be inserted into the west elevation of the existing glasshouse, located at the end of the existing internal walkway. The walkway is to be covered by way of a simple timber structure clad in corrugated panels to its roof and opaque corrugated panels to its side.

2.6 Access

The proposed main vehicular access is off the existing access from Pinchbeck Road. From there a range of internal access roads allow vehicles to enter, and navigate around the site via a one-way system, before exiting in forward gear. This access is unaffected by these works

Access to the extended glasshouse shall be from one of the internal access roads to the south, and the area to be concreted between the glasshouse and detached building will allow access into the detached building.

3. Conclusion

It is proposed that overall, the application presents a scheme that is appropriate to the setting of the site, will have no additional environmental impact and makes good use of currently unused space as well as retention of used space. It will provide updated, safe and modern facilities for the business and its staff.