

DESIGN & ACCESS STATEMENT FOR PROPOSED DETACHED GRAIN STORE AT WESTMERE HOUSE FARM, NEW ROAD, SUTTON BRIDGE, SPALDING. PE12 9Q

DESIGN STATEMENT

Use:

The site consists of an established existing Agricultural Holding with arable farming taking place, at present 182 hectares are farmed.

The site produces more than one product, with potato and grain forming part of the crops generated. The proposal is to provide adequate grain storage on site in order ensure the development becomes more financially viable, with on site storage which will reduce transportation costs and also reduce overheads.

The proposal is to generate 720m² grain store which will be detached.

Amount:

The proposed gross building floor area formed would be 720m², with the building being 30mx24m. The building would be 7m to eaves and 9.3m to ridge.

Layout:

The proposal is to create a detached grain store, adjacent the existing potato store found on site. The building would be in simple form and will also follow and replicate other buildings on site.

The building would have a single access point to one end to allow loading and unloading. A single personnel door would provide access at other times.

The loading door would be 6m x 6m to allow grain tipper lorries. ding and also vehicle movement.

The grain store would be sited parallel to the existing potato store and the northern wall face would run in line with the existing building.

Scale:

The proposed building would be of a same scale of buildings found on site, furthermore the site is relatively remote from any substantial development and would therefore be in keeping with the site itself. The roof pitch of 10 degrees would also replicate the roof pitch of the adjacent store.

The building would be smaller than the adjacent existing store and would be partially screened by other buildings on site, due to it location it is would be cause any detriment impact on the locality.

Landscaping:

The site has a degree of planting which would be retained, by its nature the arable farming would also provide some softening of the vista depending upon the time of year. Due to the nature of the site it not proposed that any additional landscaping be required.

Appearance:

The external appearance would be replicate the existing cladded elements with the use of plastisol profiled sheeting in Olive Green (BS 12B27) to both the walls upper element, whilst pre-cast concrete panels would be located to the lower section of the wall.

The roof would be Natural grey cement fibre profiled sheeting.

Trims and flashings to the cladding, doors, louvers would all match the Olive green cladding.

Rainwater goods would be black upvc.

Doors would be galvanised finish..

Parking:

The existing site has the adequate parking, whilst the loading and unloading area in-front of the door would be rolled stone hardcore as the existing hardstanding.

ACCESS STATEMENT

Scope of Works:

The project is to provide an effective method of providing on site storage of Agricultural produce is grain. The proposal is for a single storey storage facility which will be sympathetic to its particular environment.

Guidance and legislative standards:

The following guidance and legislative standards were used as the basis for design decisions:

- Disability Discrimination Act 1995
- Current Building Regulations with particular reference to Parts B (Fire) and M (Access)
- British Standard 8300 (Design of buildings and their approaches to meet the needs of disabled people – Code of Practice)

Project Brief Stage:

Consultation with client at the initial stages of the project to establish the level of accessibility required so the development of the design could take full account of their requirements.

It is proposed that the access arrangements via access doors with level approach for access/egress to the building for foot traffic and vehicle access.

Design Stage:

The design of the proposed works has been developed taking into account the guidance and standards referred to above and the level of accessibility agreed with client. Provision for the

following has been included:

- Access to the site will remain, with access via the road/track through the farm.

A loading and unloading point is to be provided to the southern gable of the building which would be on the same side as the adjacent potato store, thus minimising the extent of any additional hardsurfacing.

- Building access would be via local concrete ramps which would be used by farm personnel and loading vehicles. Direct access would also be suitable for non able bodied persons should the need arise.

- Car parking is provided on site in the form of hardstandings formed in concrete and stone hardcore, due to the operation there is no need for formal parking to be provided. Loading goods will take place directly via the building access door. There is no requirement for specific designated disabled car parking.

- Means of escape: the provision of a safe means of escape is to be provided via compliance with Building Regulations Approved document Part B.

- Door widths and openings: all to meet minimum requirements of Approved Doc M and BS 8300.

Prepared on behalf of Hoyles Farming

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