

**DESIGN & ACCESS STATEMENT FOR AGRICULTURAL EXTENSION BUILDING AT
KING JOHN FARM, 134 AVENUE FARM ROAD, SUTTON, SPALDING. PE12 9QF**

DESIGN STATEMENT

Use:

The site falls within an established agricultural area.

The proposed agricultural building is an extension of existing agricultural building used for Agricultural machinery.

The site is owned by a charitable trust and has an Agricultural tenant.

Amount:

The proposed gross footprint for the extension is 295.51m². The application site covers 0.37 Hectares. The Owner holds significantly more land that abuts this site.

Layout:

The proposal is to create single storey extension in the same form as the existing Agricultural Building, the removal of the existing gable cladding would allow the extension to be open to the existing building.

The existing access road to the site will be retained.

Existing parking on the hardstanding remains unaffected.

Scale:

The proposed extension is to be sited on existing agricultural crop land.

The extension is to line through with the existing eaves and ridgeline and north facing wall line.

The matching extension roof eaves heights are 5m and roof ridge height of 6.22m.

The roofline would be set at 15 degrees, which again is a modest pitch.

The extension is proposed to be set back min 12.1m from the southern facing elevation of the existing building. Due to the nature of development and its location it is would be considered to cause any detriment impact on the locality.

Landscaping:

The site has no established planting, except for the crops that are grown on and around the site. The site have existing hardcore and concrete hardstandings. Due to the nature of the site and use it is not proposed to introduce any additional landscaping.

Appearance:

The external appearance would be to match the existing units on site. The existing gable cladding and flashing trim in Moorland Green would be reused to the new gable.

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New Moorland Green profiled cladding would be used to the South and North Elevations.

The extension roof would be in Cement fibre profiled sheeting, there are no external doors and windows required.

Rainwater goods would be in black upvc would discharge to 2no 1.4m diam and 2m high water storage tanks which would be used for crop irrigation.

Parking:

The proposal being sited on crop land would not affect the existing parking arrangements on the existing hardstanding.

ACCESS STATEMENT

Scope of Works:

The project is to ensure that access arrangements are to be provided as part of the proposed scheme.

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 existing access arrangements be retained which would be suitable for the proposed extension use.

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 unchanged for agricultural vehicles which will access the site hardstanding.
- Internal access to the building is to be constant and level, with existing gable cladding being removed to allowing full access/egress.
- Car parking is provided on the existing hardstanding, this remains unaffected by the proposal.
- 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 Douglas Scott Developments Ltd On 12th April 2022