**DESIGN & ACCESS STATEMENT**

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| Client: | Mr & Mrs Ali |
| Project: | Proposed agricultural store, Fenland Lodge, King John Bank, Walpole St Andrew, Wisbech, Cambs, PE14 7JT |
| Ref: | 091603 |
| Document Ref: | DAS01 (P1) |
| Date: | 27.09.16 |

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INTRODUCTION

The proposed site is located at the rear of Fenland Lodge, King John Bank, Walpole St Andrew.

This application replaces planning application ref. H18-0603-16.

USE

The proposed use is for an agricultural store that will include garaging for the applicant's tractor.

AMOUNT

The proposal is for 1 no. agricultural store building with an internal floor area of 186.3sq.m. The application site area is approximately 0.9ha.

LAYOUT

The building will be located over an area of existing concrete hardstanding. The building will face into the site with access doors on the south-west elevation.

SCALE

The scale and form is in keeping with other non-residential storage buildings along King John Bank. Indeed there is a steel framed building under construction on neighbouring land directly to the south.

LANDSCAPING

The existing landscaping is not affected by the proposal.

APPEARANCE

The building will have block walls painted white and a pitched roof of brown low-profile concrete tiles that will match the existing dwelling. The doors will be timber with steel frames. Windows will be white upvc and rainwater goods will be of black plastic.

ACCESS

Access will be via the existing field.

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