

Design & Access Statement

FULL PLANNING APPLICATION FOR THE REPLACEMENT OF A FLAT-ROOF WITH FLAT-TO-PITCH SYSTEM AND REPLACEMENT OF RAINWATER GOODS

Bakkavor Meals, Langley Park, Chalk Ln, Sutton Bridge, PE12 9YF

Nov 2025

Revision 01

EVANS
McDOWALL
ARCHITECTS

E27 Sparkhouse Studios, Rope Walk, Lincoln, LN6 7DQ
Tel: 01522 837280 Email: mail@emcdarchitects.com

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1.0 Practice Profile

- 1.1 Evans McDowall Architects are an RIBA Chartered Practice based in Lincoln. Established in 2018, by founding directors, Alan Evans and Andy McDowall, we work on projects throughout the UK. Our clients are diverse: from individual homeowners to Higher & Further Education providers and major international organisations. The work of the practice ranges from architecture, interior design and conservation to planning, technical design and consultation.
- 1.2 As architects, our role is to create great buildings that work well, are cost effective and are a pleasure to use. We aim to design buildings that integrate with their context and maximise their potential, bringing delight to their users and the surrounding community.
- 1.3 We work closely alongside our clients, to develop their brief and gain a thorough understanding of their aims and aspirations. The building design will evolve in response to the brief, an analysis of their context and an exploration of space, light and materials.
- 1.4 We enjoy simplicity and the craft of making architecture, believing that coherent and modest buildings, with an integrated sustainable approach, will stand the test of time. We strive to provide buildings that are both appropriate and inspiring inside and out. Quality underpins all that we do.



2.0 Introduction

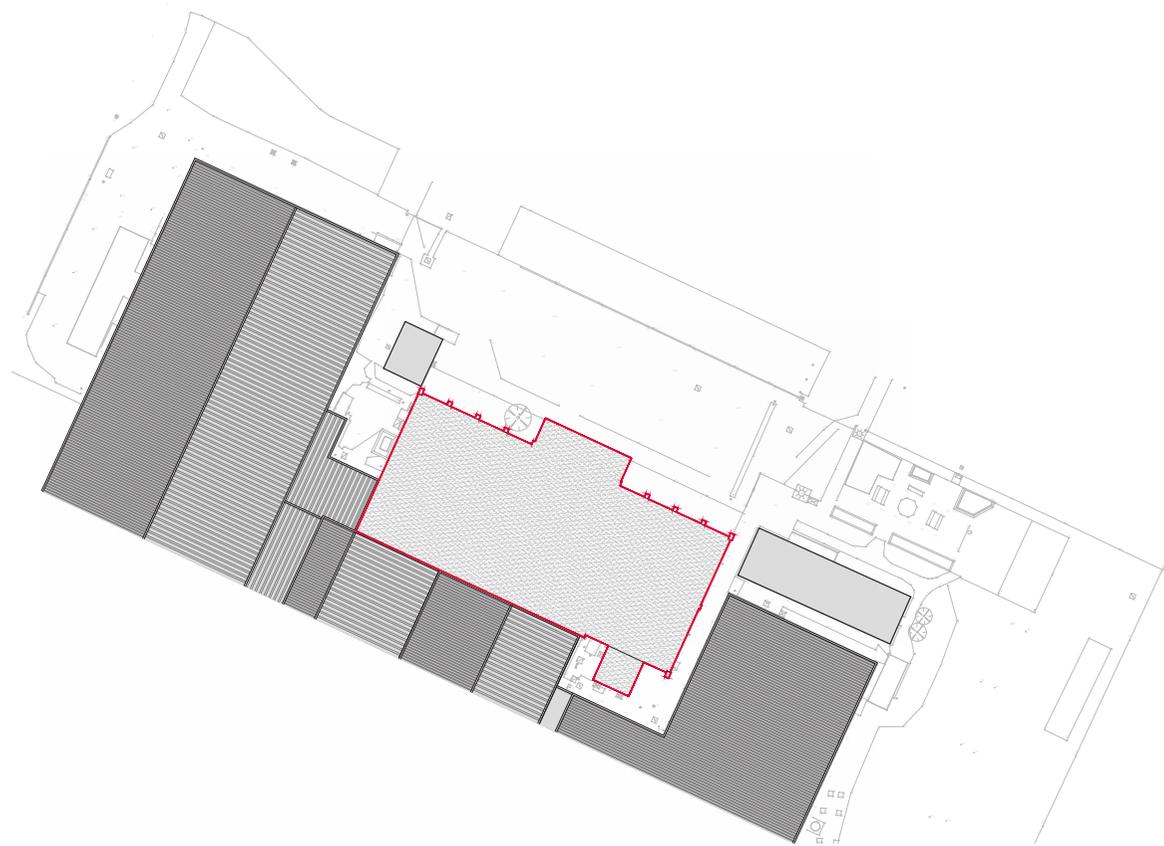
2.1 Evans McDowall Architects have prepared this statement in support of a planning application for the replacement of an existing flat roof with a structural lightweight flat-to-pitch conversion system and replacement of associated rainwater goods, at Bakkavor Meals located on Chalk Lane in Sutton Bridge, Lincolnshire (herein called the Site).

2.2 The document should be read in conjunction with all accompanying drawings and documentation, which include:

- EX001 - 00 - Existing Site Layout & Roof Plan
- EX100 - 00 Existing Elevations
- PP001 - 01 - Proposed Site Layout & Roof Plan
- PP100 - 01 - Proposed Elevations

3.0 Site Context

- 3.1 The proposed site is located off Chalk Lane in the town of Sutton Bridge, and within the South Holland District of Lincolnshire, approximately 7 miles North of the town of Wisbech and 9 miles West of the town of Kings Lynn. The site can be located through National Grid Reference TF 48435 20505, and postcode PE12 9YF,
- 3.2 The Site is located to the Southeast of Sutton Bridge and immediately to the South of the A17 which forms the main link road to Kings Lynn to the East and Newark on Trent to the West.
- 3.3 The location of the Site is indicated on the adjacent drawing and on the accompanying Site Layout Plan (EX001).



Existing Site Location Plan
Proposed Site Boundary ———
Land in Applicants Ownership ———

Existing Site Photographs



Top: View from the existing access looking Southwest toward the main entrance to the site.

Bottom: View from the existing access looking West toward the main entrance to the site.

Top: View from the existing access looking East toward the adjacent structures.

Bottom: View from the existing access looking West toward the adjacent structures.

View from the existing access looking Southwest toward the main entrance to the site.

4.0 Design Statement

- 4.1 Under this application, the proposed works are centred around the replacement of an existing flat roof with a structural lightweight flat-to-pitch conversion system (Ash & Lacey Ashjack System) and replacement of associated rainwater goods.
- 4.2 The aim of the project is to enhance and upgrade the aesthetics of the immediate frontage of the Site as well as providing a more effective drainage system.
- 4.3 The key proposed works pertaining to this application are summarised below;
- replacement of existing flat roof with Ash & Lacey AshJack structural lightweight flat-to-pitch over-roof conversion system;
 - new concealed box guttering and associated downpipes
- 4.4 For further information refer to the accompanying drawings 'PP001 - Proposed Site Layout & Roof Plan' and 'PP100 - Proposed Elevations'.

Access

- 4.5 Existing vehicular and pedestrian access and parking will remain unaffected by the proposed works.

Scale

- 4.6 The proposal has been designed to work within the constraints of the existing site and in consideration of its immediate setting. The new pitched roof will increase the height of the existing by approximately 1.45m (at the highest point exc. flashing) but will, however, remain subservient to the surrounding pitched roof structures forming a part of the same facility.

Materials

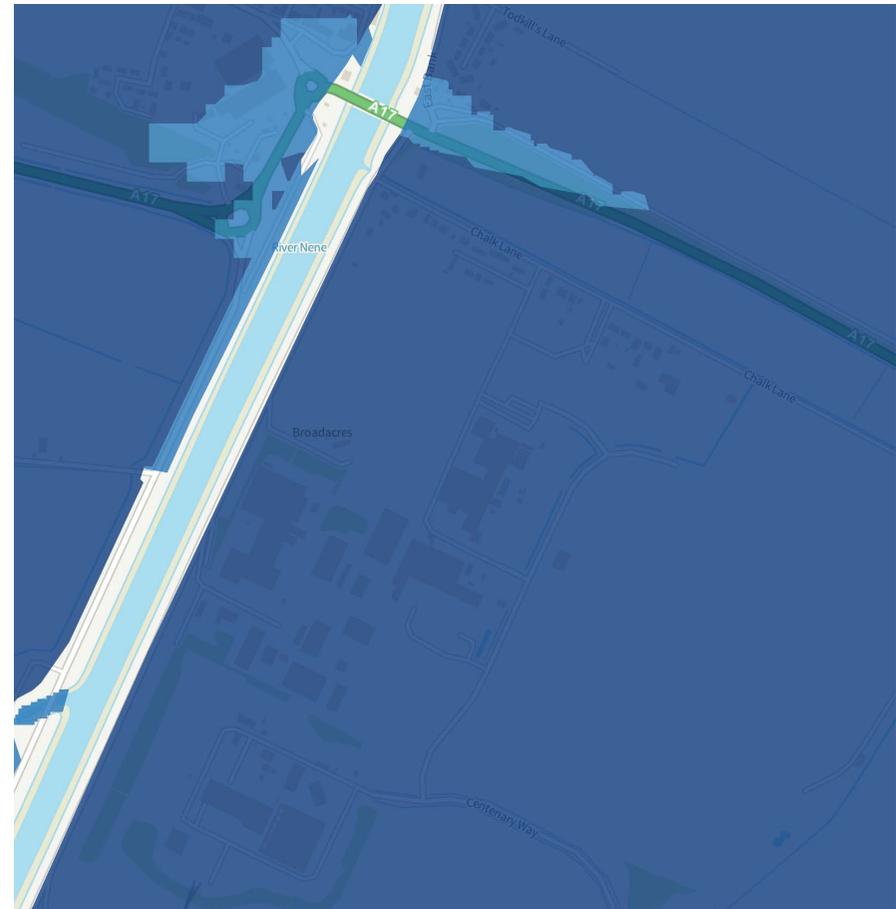
- 4.7 The roof will finished in Leathergrain Plastisol Coated Trapezoidal Profiled Roof Covering (Colour - Goosewing Grey in order to match that of the adjacent pitched roof structures. Rainwater goods are to be replaced in aluminium.

5.0 Biodiversity Net Gain

- 5.1 Regulation 4 (De Minimis Exception) of UK Statutory Instrument 2024 No. 47 - The Biodiversity Gain Requirements (Exemptions) Regulations states that the biodiversity gain planning condition does not apply in relation to planning permission for development which meets the below conditions;
- a) the development does not impact an on-site priority habitat and;
 - b) the development impacts less than 25m² of on-site habitat that has a biodiversity value greater than zero; and less than 5m of on-site linear habitat
- 5.2 In response to the first condition; it is not expected that the Site represents any habitat defined on the list of 'Habitats of Principle Importance in England' under Section 41 of the Natural Environment and Rural Communities Act 2006.
- 5.3 In response to the second condition; the proposed works consist of the replacement of an existing roof only, and therefore, affects existing sealed surface only, with an existing baseline of zero habit units. Therefore, the proposed development will not encroach upon 25m² of on-site habitat and no on-site linear habitat will be effected.
- 5.4 Given the above, it is expected that the proposed development will be exempt from the biodiversity gain planning condition and no biodiversity or habitat assessments will be required to supplement a full planning application.

6.0 Flood Risk

- 6.1 The Site falls within Zone 3 on the Environment Agency's Flood Map. This zone comprises land assessed as having more than 3.3% (1 in 30) each year.
- 6.2 The proposed works are for the replacement of an existing roof and rainwatergoods only, with no increase of built-footprint proposed. As a result of there being no increase in impermeable area, it is anticipated that there will be no increase in surface water flood risk either on the site or elsewhere as a result of the development. With regard to flood risk and drainage, therefore, the site is deemed suitable for the proposed use and may be occupied safely without increasing flood risk.
- 6.3 Further, the development is exempt from the NPPF sequential test as the development is a non-domestic extension with a footprint less than 250m².



7.0 Summary

- 7.1 This application seeks full planning approval for the replacement of an existing flat roof with a structural lightweight flat-to-pitch conversion system and replacement of associated rainwater goods, at Bakkavor Meals located on Chalk Lane in Sutton Bridge, Lincolnshire.
- 7.2 The scheme has taken into consideration the qualities of the site location and the policy framework for the area to develop a proposal that will enhance the immediate frontage of the Site.
- 7.3 The supporting information demonstrate that the replacement roof is appropriate in scale and that all material considerations have been satisfied. It is clear that the development would not lead to harm that would significantly or demonstrably outweigh the significant benefits that the scheme would bring.

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