

**DESIGN & ACCESS STATEMENT FOR A NEW PROPOSED POTATO STORE TO
GRANGE FARM, FISHERGATE, SUTTON ST JAMES, SPALDING**

DESIGN STATEMENT

Use:

The site is an established agricultural holding, it is proposed to install a much needed Potato Store.

The site has existing access road off of Fishergate, which will remain unaffected.

It is proposed to develop the site, with the provision of a Potato store adjacent the existing farm buildings.

Amount:

The proposed gross footprint for the new unit is 280m². The application site for the new building covers 0.17 Hectares, which is part of the much larger Agricultural holding.

Layout:

The proposal is to create a detached Potato Store which will be used in conjunction with the existing use on site. The loading/unloading sectional door which is facing south-west would be accessed via the existing site access road within the site. The building would be in simple form, with a 15 degree pitch roof with an eaves height of 7m from slab level, which would be 150mm above local ground level.

The existing access road to the site will be retained.

Scale:

The proposed building to be sited adjacent the numerous existing Agricultural buildings, which would provide automatic screening of the new building. The location of the building on a remote agricultural holding would also be sited over 72m from the highway.

The building roof eaves height are proposed at 7m with roof ridge height under 8.9m, would allow vertical pallet storage. The proposal would not over develop the site.

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

Due to the nature of development and its location it is would be considered to cause any detriment impact on the locality

Landscaping:

The agricultural holding has established planting, which would not be affected by the proposal. Due to the nature of the use of undeveloped land on the Holding, it is not proposed that any additional landscaping be required.

Appearance:

The external appearance would be plasticol profiled metal cladding in Olive Green BS12B27 to both walls and roof. The sectional loading door and metal personnel door are both in matching Olive Green. The cladding would have matching coloured trims and flashings.

Rainwater goods would be in black upvc.

Parking:

The existing parking on site would be unaffected by the proposal.

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:

- Equality Act 2010
- 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 to be installed both externally and internally.

To ensure that safe access of foot traffic, wheelchair, ambulant users, car and goods vehicles are provided.

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 at the existing access points.
- Internal access to the building is to be constant and level, with internal doors allowing full access/egress.
- Car parking is not required to the proposed building, which will only be accessed agricultural vehicles, for loading and unloading, access provided via a concrete apron.
- 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 for AG Ellis and Sons Ltd