

DESIGN AND ACCESS STATEMENT

FULL PLANNING APPLICATION

FOR

**1no. PROPOSED GREENHOUSE & 1no. PROPOSED
AGRICULTURAL BUILDING**

AT

**THE OLD BARN, GREENS LANE, TILNEY ALL SAINTS, KINGS
LYNN, NORFOLK, PE34 4RR.**

Job ref: 21-P42

Date: September 2021

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1. INTRODUCTION

1.1 This statement has been produced to accompany the full application for the erection of 1no. proposed greenhouse and 1no. proposed agricultural building.

This document accords within the advice contained within Section 2 Changes to the Outline Planning Permission Process of DCLG Circular 01/2006 Guidance on Changes to the Development Control System, which came into force on the 10th August 2006.

1.2 This statement also recognises the fundamental changes which have occurred to the format and level of information now required to accompany a planning application, as a result of Circular 01/2006 in particular the need to “demonstrate more clearly that the proposals have been properly considered in the light of relevant policies and the site’s constraints and opportunities”. However, as this statement accompanies a full application many of the issues are fixed, in comparison to an outline application, where design and layout issues are reserved for subsequent approval.

1.3 This document needs to be read in conjunction with all documents produced to accompany this application. This access and design statement will cover the following issues:

Use - the extent of the application proposals and what the buildings and spaces will be used for.

Amount & Scale - The amount and scale of development

Appearance and Landscaping - What the buildings and spaces look like and how the open spaces and boundaries of the site are to be treated to protect the character of a place.

Layout & Access- The layout of the site i.e. the way, in which the buildings routes, open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development. Vehicular and transport links and inclusive access.

2. USE – The extent of the application proposals and what the buildings and spaces will be used for.

The proposal seeks to erect 2no. buildings, one is a greenhouse to be used for growing cut flowers and foliage to supply to local florists. The other proposed building is an agricultural store to be used for keeping bulbs, tools and general gardening equipment safe. Also, a small space within the building is to be used for the preparation process.

3. AMOUNT and SCALE – The amount and scale of development.

The site area totals at 13,359.35m² approximately. The proposal intends to utilise 1050.65m² approximately comprising the 2no. buildings, and an element of both hard and soft landscaping.

The greenhouse will have a ridge height of 3835mm approximately and eaves will be at 1714mm approximately. The agricultural building will have a ridge height of 4750mm approximately, and eaves will be at 4000mm approximately.

4. APPEARANCE – What the buildings and spaces look like and how the open spaces and boundaries of the site are to be treated to protect the character of a place.

The proposal plans to construct a high standard, elegant style green house comprising a gable projection intersecting the main building, with UPVC rainwater goods and several openable roof windows. The structure is to be that of a typical greenhouse; galvanised steel and glazing.

The agricultural building structure will be a steel frame clad with plastisol cladding in colour anthracite grey is to be used externally with black UPVC rainwater goods. The doors are to be in brown. It is to be of a rectangular formation with a roller shutter door at one gable end (west) and a personnel door at the other end (east).

The surroundings comprise of a gravel driveway and grassed area. There is to be a hardstanding area to the north of the agricultural building to house water-butts which will be used to recycle surface water for watering the flowers and foliage.

5. LAYOUT – The layout of the site i.e. the way in which the buildings routes, open spaces (both private and public) are provided, placed and orientated in relation to each other and buildings and spaces surrounding the development.

The proposed buildings are designed to be located within part of the existing site area and will form the north extent of the development with a grassed area and gravel driveway; which is to be an extension of the existing gravel driveway.

The buildings are proposed to situate approximately 3.6m from the northern boundary; desires to be a laurel hedge of 1.8m high and approximately 21m from the north-west boundary.

The entrance is located west of the site between The Old Barn and Willoway, the driveway navigates from the western entrance easterly from Greens Lane for approximately 30m and then redirects to head north (slightly north-east) towards the new buildings and then extends further towards the agricultural building to form an area for turning.

In conclusion the layout of the site makes sense considering how the space is currently used; the residential dwelling sits east of Greens Lane just south-east of the entrance. There is an element of natural habitat remaining that is further east of the residential dwelling comprising trees and mature vegetation that my client appreciates therefore feels strongly about the location of the development. The proposed buildings are of substantial distance from the residential dwelling therefore not causing much disruption to the rest of the site at all.

The application has also been designed to minimise the impact of vehicular traffic, which has resulted in the use of an existing access and the cut flowers and foliage are likely to be delivered on Thursdays and Fridays, not collected and obviously this is



likely to decrease over the colder months. My client currently works from home so there isn't any commuting traffic in and out of site therefore less traffic than if my client travelled to a workplace.