

**DESIGN AND ACCESS STATEMENT
FOR THE DEVELOPMENT OF ADDITIONAL
ACCOMMODATION @
Stamford Garden Centre, Old Great North Road,
Little Casterton, PE9 4BB**

Introduction

This Design and Access Statement is in support of the proposal of adding an additional floor above the existing Café area to provide office accommodation, staff toilets and storage. This has been instigated due to the fact the existing Café roof/glazing has reached the end of its natural life and water is penetrating.

The Site

The site is situated along Old Great North Road, in Little Casterton, Stamford. This site is long established with in particular the Café being a well populated meeting venue for the area. An OS location plan is enclosed with the application.

Scheme Outline

Full planning is sought by the owners of Stamford Garden Centre to remove the existing roof and roof dome above the Café and develop an upper floor provide office accommodation and ancillary rooms for this expanding business.

Appraisal of Context

Context of local landscape and buildings

The chief landscape features of and around the site are: -

- A) The site itself is quite large and contains various buildings along with parking facilities.
- B) Access is South of the site off Old Great North Road.
- C) Main buildings are to the North of the site. Containing the Garden Centre, clothing outlet, and various food shops e.g butcher, grocer.
- D) To the South is a predominately parking & a car wash facility.
- E) To the West is Road End Farm.
- F) The site is in a flood risk zone 1- Low Risk- and a flood risk assessment is not required.

Evaluation of opportunities and constraints affecting the development of the site:

Physical features: The development considers all the restrictions forced by the shape and design of this existing building.

Design Factors:

We have looked to keep a low-pitched section of roof to the front (West) section overlooking the car park including floor to ceiling height doors on both ground and upper floor thus maximising the best light.

The upper floor section incorporates a balcony which runs along the first-floor accommodation.

The structure is to be built in timber stud with the facing walls receiving a black timber shiplap cladding. Windows and doors are to be smoke grey powder coated aluminium.

The roof is to be aluminium sheet cladding (grey). This structure will overhang the front edge by approx. 1500mm providing cover for the balcony area.

Windows to the East elevation will be storey height and to the North elevation from floor level 2100mm matching the door entrance height.

The appearance of the development will endeavour to match its previous character.

Site Services

The extension will have connection to mains water and electricity with the intention of the heating to be efficiently served. With implemented modern techniques for hot water & heating.

Sewage will be connected into the existing main drainage system contained within the existing site. Rainwater connected into the existing services as no increase to roof area.

Energy Statement

The development will use modern, efficient materials and sustainable principles where possible.

Scheme considerations include:

- High level of insulation and air tightness
- Low energy light fittings
- Dual flush sanitary fittings
- Low E, Argon gas filled double glazed windows

THE DESIGN COMPONENT

Scale of proposed development

The developed area will be sitting on the footprint of the ground floor.

Providing office/storage, staff toilets accommodation

Landscape

No change to the existing.

Appearance of the development

The intention is to retain character to the building without being too imposing but primarily 'killing two birds with one stone' i.e ensure the structure has watertight roof structure together with additional desperately needed accommodation.

THE ACCESS COMPONENT

Access to the site itself

Old Great North Road.

Emergency services

No change, access available.

CONCLUSIONS

The site is already an established site so the development can not constitute an infringement on the neighbours and the well-defined boundaries.

The proposals do not adversely affect the immediate neighbours.

N A Overton

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