

DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS

Address:

Olive Grove Oundle Ltd
Polebrook Road
Oundle
PE8 5LQ

Proposed Development:

New building for storage use extra security for machinery

Assessment of the surroundings of the proposed development:

The proposed site for the new store is on a brown field area right in the centre of our business. 50% of our polytunnels have been taken down to accommodate the new building so it will not impact on any fresh greenfield ground.

DESIGN COMPONENTS

Proposed Use(s):

The proposed building is intended to house our large stock of Italian, resin pots. It will also house our Forklift, loaders and horticultural machinery. Giving us much needed extra storage space and security for our high value machinery.

Scale:

We decided that 180m² was sufficient in area as this would similar in size to surrounding buildings without overpowering them.

We decided to keep the eve height to 4,.2m to lessen the impact visually. The new building in its proposed location will not be visible from the main road parallel to it.

Landscaping:

The entire site is surrounded by over 500 trees (all planted by ourselves) so we have a fantastic natural surrounding and this does block the structural infrastructure from passing traffic.

Appearance:

The building itself is clad in green allowing it to blend in with our natural surroundings and rain water tanks will harvest 100% of the water allowing us to irrigate plants located close to it. We also fully intend to have Solar panels installed on one side of the roof as soon as funds become available.

ACCESS COMPONENTS

Technical advice:

In regards to access, the proposed store will have 2 roller doors. One either end allowing us to unload deliveries in one end and dispatch stock from the other. Access for customers will be strictly prohibited. As it will be located in the centre of our business, it will enable us to move stock more efficiently than at present and keep machines in a secure facility whilst ensuring they are away from the general public. Currently we have to keep them in our main sales area.

Degree of access:

Access will be through the current site.
Access will only be available to staff members and will be off limits to the public

Emergency access:

There is plenty of access for any emergency access.