

# Design and Access Statement

Proposed Industrial Units

on

Land off Avalon Road,

Kirton,

Boston

for

Mr B Duckworth

January 2023



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architecture ■ design ■ planning

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## 1. Site History

The proposed site is within the Kirton Storage and Distribution Park created by Lincolnshire County Council under Outline Planning Permission (ref B/05/0562) which covers Storage and Distribution, General Industrial and Light Industrial uses.

## 2. Proposed Scheme

The proposed scheme seeks to provide 8 No industrial units (2 blocks of 4 No), each of approximately 190 sq m, with associated external access roadways, car parking etc..

**2.1 Amount** – the proposed buildings (2 No) each have 4 No units each of approximately 190 sq m, giving a total building area of approximately 1520 sq m.

**2.2 Layout** – the 2 proposed buildings are identical in design and each of the 4 No units, in each building, are the same, comprising of an entrance door, corridor serving an office, kitchenette and WC with access to the main industrial unit off the corridor, which also has roller shutter door access to the front. The roof has translucent panels to help provide natural light into the unit.

**2.3 Scale** – the proposal buildings are of a typical industrial unit scale, with an eaves height of approximately 5.2m from finished floor level and a ridge height of approximately 6.8m above finished floor level.

**2.4 Landscaping** – the site will include for soft landscaping (grass and tree planting) with the necessary hard landscaping for car parking and access roads to the buildings.

**2.5 Appearance** – the buildings are to receive a brick base to the front façade's with a "flat" cladding panel above, whilst the sides and rear elevations will be of ore standard profiled cladding panels. The roofs are a standard roof cladding panel. The colour pallet has been chosen to give a distinctive and good quality appearance.

**2.6 Use** – the application would maintain the already approved industrial / light industrial use (old B1-c, B2) - Class E,c,iii / E,g,i, ii, iii.

**2.7 Access** – access into the site is via the already provide access of the highway, this width is continued into the site and reduced to 6m width for the area serving block B. It should be noted that the access off the highway will in due course also serve a remaining area which is under the applications ownership – an indicative layout for this area has been shown.

## 3. Flood Risk Assessment

The site lies with a flood risk zone 3 area, according to the EA records. To that effect a specialist Flood Risk Assessment has been prepared to accompany the planning application. This has determined that the proposed floor levels be set at 3.3m OD.