



DESIGN & ACCESS STATEMENT – PLOT E – TRADE UNIT

3606 – THE QUADRANT, BOSTON, LINCOLNSHIRE

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DOVETAIL
 ARCHITECTS

INTRODUCTION

The following Design and Access Statement accompanies a application for a new Trade unit with electric car charging on Plot E, The Quadrant, Boston, Lincolnshire.

The application seeks to use of part of the undeveloped Plot E land for a trade unit.

An application previously submitted and approved for the construction of Self-Storage Unit (Class B8) at Plot E with the Ref: B/22/0068.

Also, an application approved for the remaining area of the site – which is proposed to be used for an extension to the existing Travelodge unit (Ref: B/22/0069) which is currently under construction.

LOCATION CONTEXT

The site is located and is part of the larger Quadrant development. The map below highlights the various development that have been granted approval around the application site.

• Plot D – Travelodge

REF: B/18/0348



• Plot C – Starbucks and Enterprise Car Rental

REF: B/19/0050



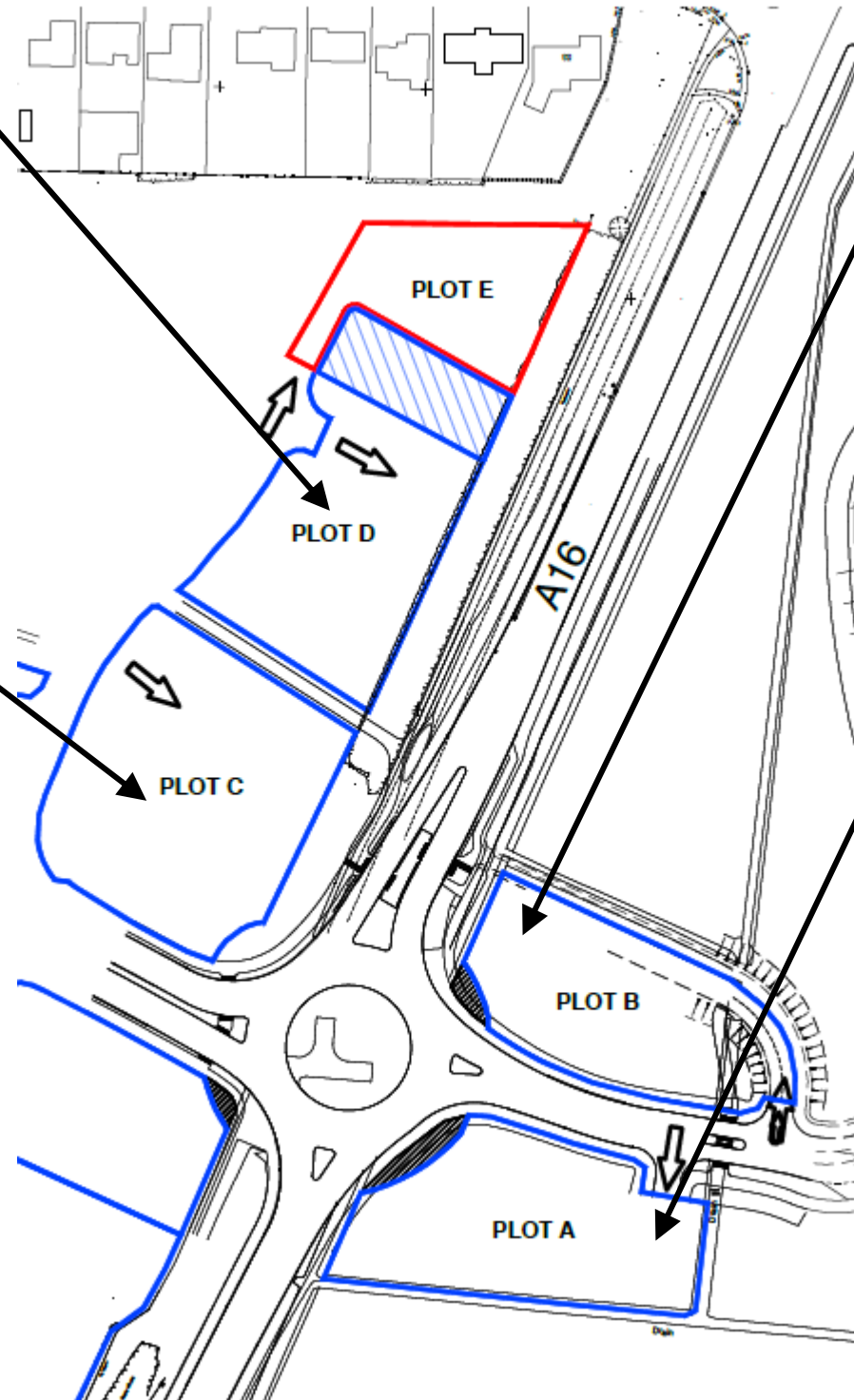
• Plot B – Costa Coffee

REF: B/18/0321



• Plot A – Burger King and Greggs

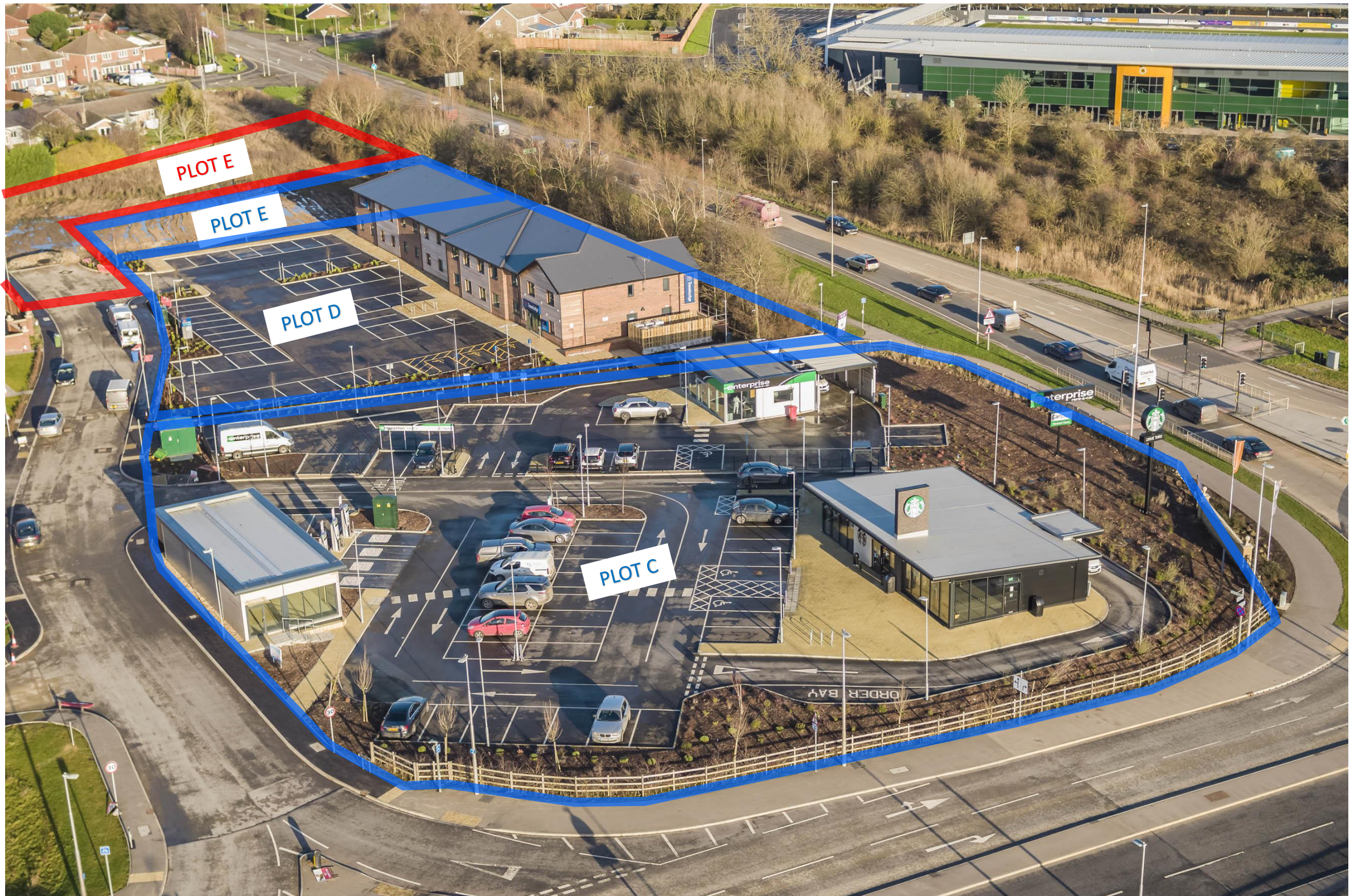
REF: B/18/0348



 = APPLICATION SITE
 = ADJOINING SITE WITHIN OWNERSHIP
 = Recently completed Travelodge Extension

 = ADJOINING SITE WITHIN OWNERSHIP

LOCATION CONTEXT



PROPOSED DEVELOPMENT – SITE AND FLOOR PLANS



1 PROPOSED PARKING

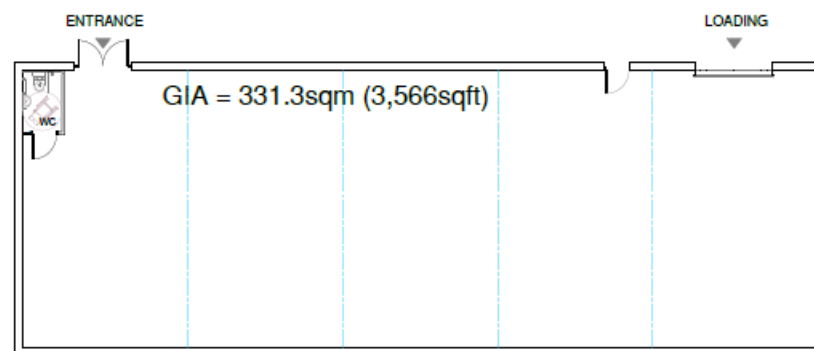
Nineteen new parking spaces are proposed to serve the new trade units, including 12 Electric Car Charging and disabled access bays.

2 LAYOUT

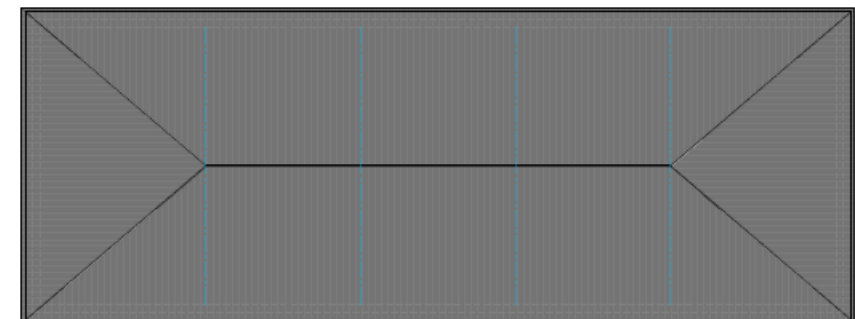
The trade units will be 331.3sqm (3,566sqft) in size.

3 LANDSCAPING

New landscaping is proposed with planting to the eastern boundary.



FLOOR PLAN

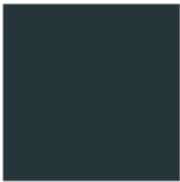


ROOF PLAN

PROPOSED DEVELOPMENT – ELEVATIONS

The details of the materials to be used will be as follow:

01 JI Shield Built-Up System – Roof 1 - Colour RAL 7016



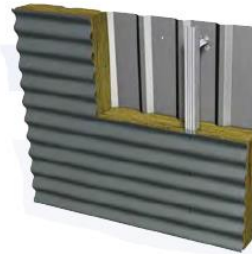
RAL 7016

02 JI Shield Built-Up System – Wall Vertical 1 - Colour RAL 7001

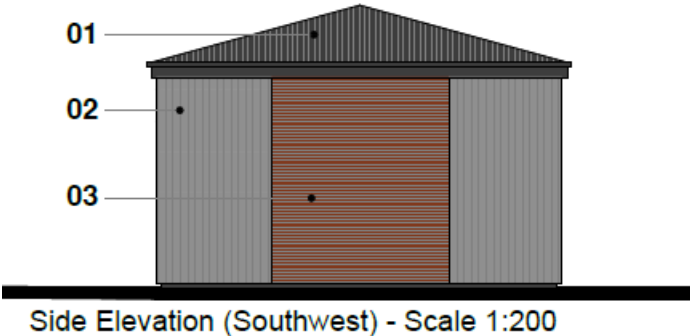
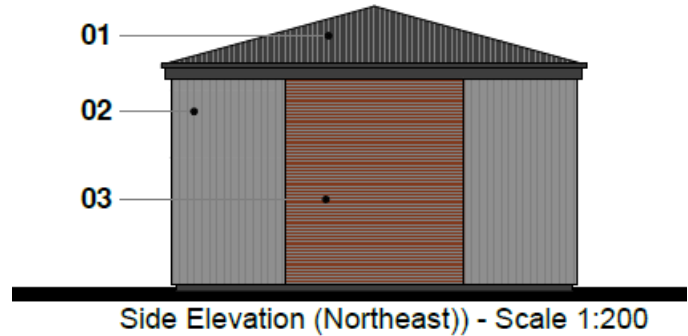
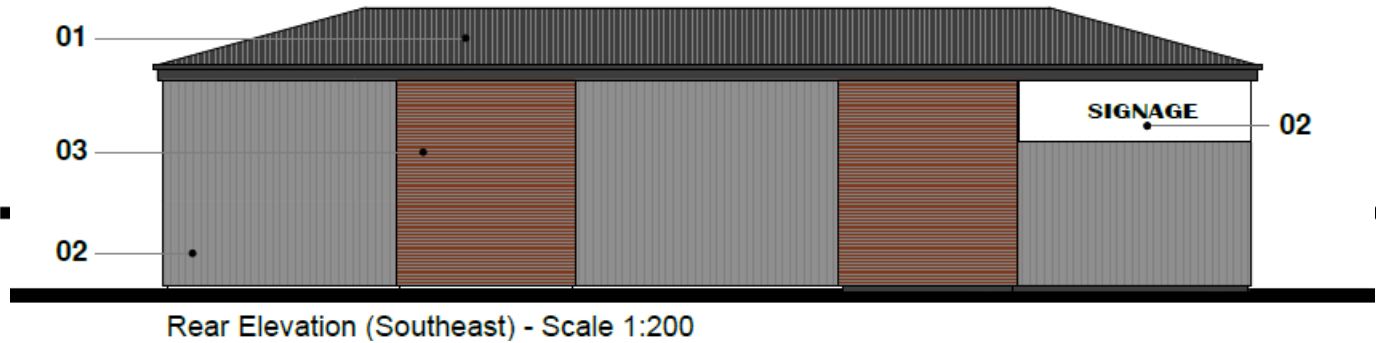
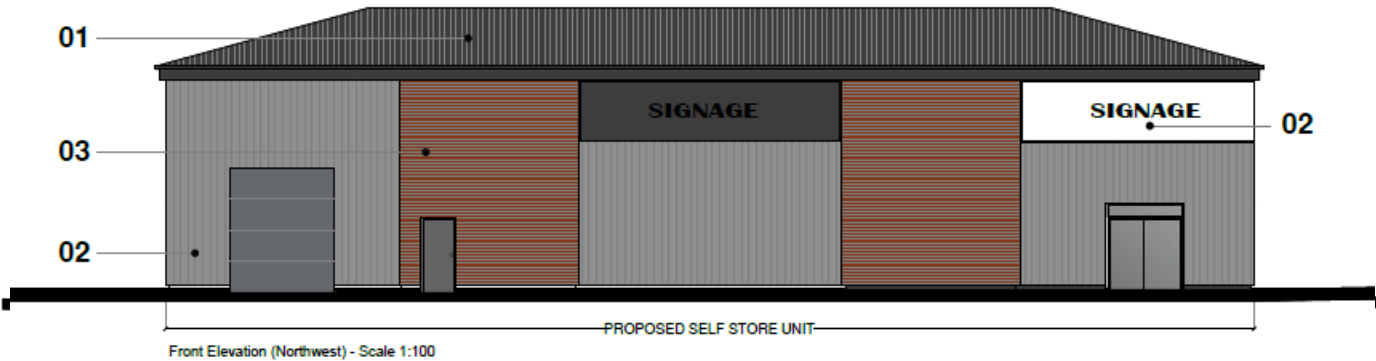


RAL 7001

03 JI Shield Built-Up System – Wall Horizontal 4 - Colour RAL 8012



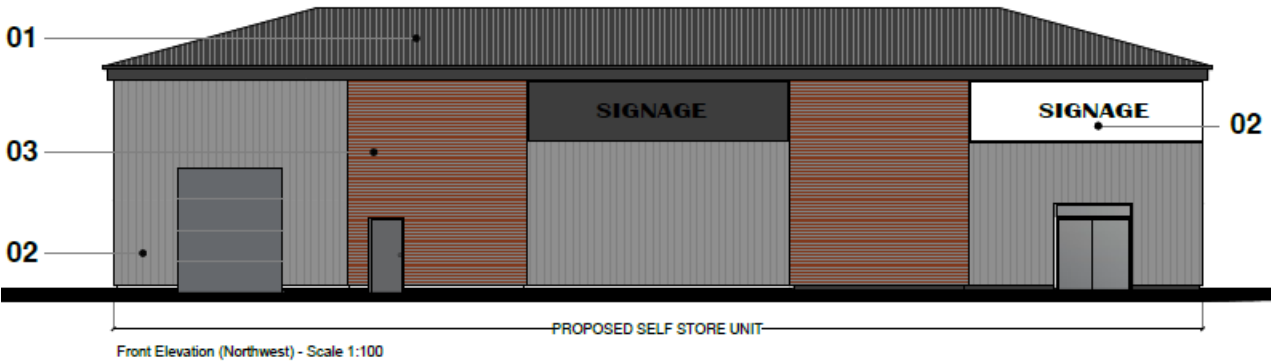
RAL 8012



PROPOSED DEVELOPMENT – ELEVATIONS



The photos below show the building recently built within the same development area. Each building have their own material characteristics and colour combinations. The materials used vary widely with brick finishes, timber cladding, variety of metal claddings of different types and colours and large glazed areas. Therefore, the use of metal cladding will blend well with the characteristic of surroundings and allow the proposed trade units to have their own material characteristics.

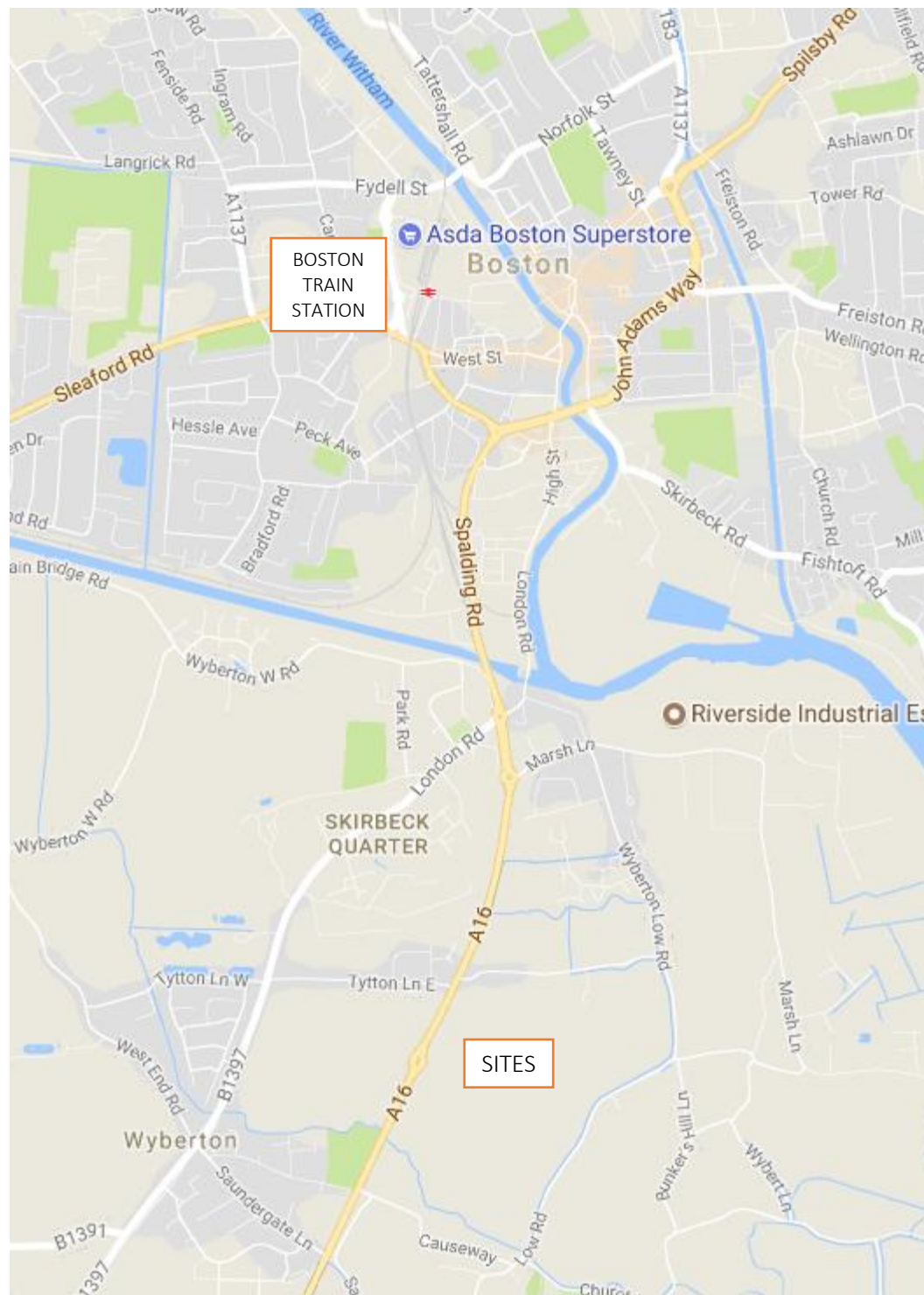


Front Elevation (Northwest) - Scale 1:100



TRAVELODGE EXTENSION

ACCESS



ACCESS BY VEHICLES

Vehicles can access the site from a road off the newly constructed roundabout along the A16 between Tytton Lane East and Causeway. Service vehicles are also able to enter, turn and leave the site.

ACCESS BY PEDESTRIANS AND CYCLISTS

Pedestrians and Cyclists are able to access the site through the path which passes through the middle of Plots C/D.

PUBLIC TRANSPORT

The A16 road to the East of the site will have 1 bus stop easily accessible from the site. It is an 11 minute journey (or 35 minute walk; 1.8 miles) on bus 58 down to Saundergate Lane, the nearest bus stop, from Boston train station.

Boston railway station provides direct connections into Sleaford (20 mins), Grantham (50 mins) and Nottingham (1h 30mins) with services to London and, other towns and cities can be accessed.

PARKING SPACES

19 parking spaces are provided for new trade units. Parking bays to match the existing used across the rest of the development which is 2.5m by 5m in size. and meet the quantity provision standards of local planning guideline.