



DESIGN & ACCESS STATEMENT – PLOT E – SELF STORAGE UNIT

3606 – THE QUADRANT, BOSTON, LINCOLNSHIRE

INTRODUCTION

The following Design and Access Statement accompanies a application for a new self-storage unit on Plot E, The Quadrant, Boston, Lincolnshire.

The application seeks to use of part of the undeveloped Plot E land for the new B8 Unit.

A separate application is to be submitted for the remaining area of the site – which is proposed to be used for an extension to the existing Travelodge unit.

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



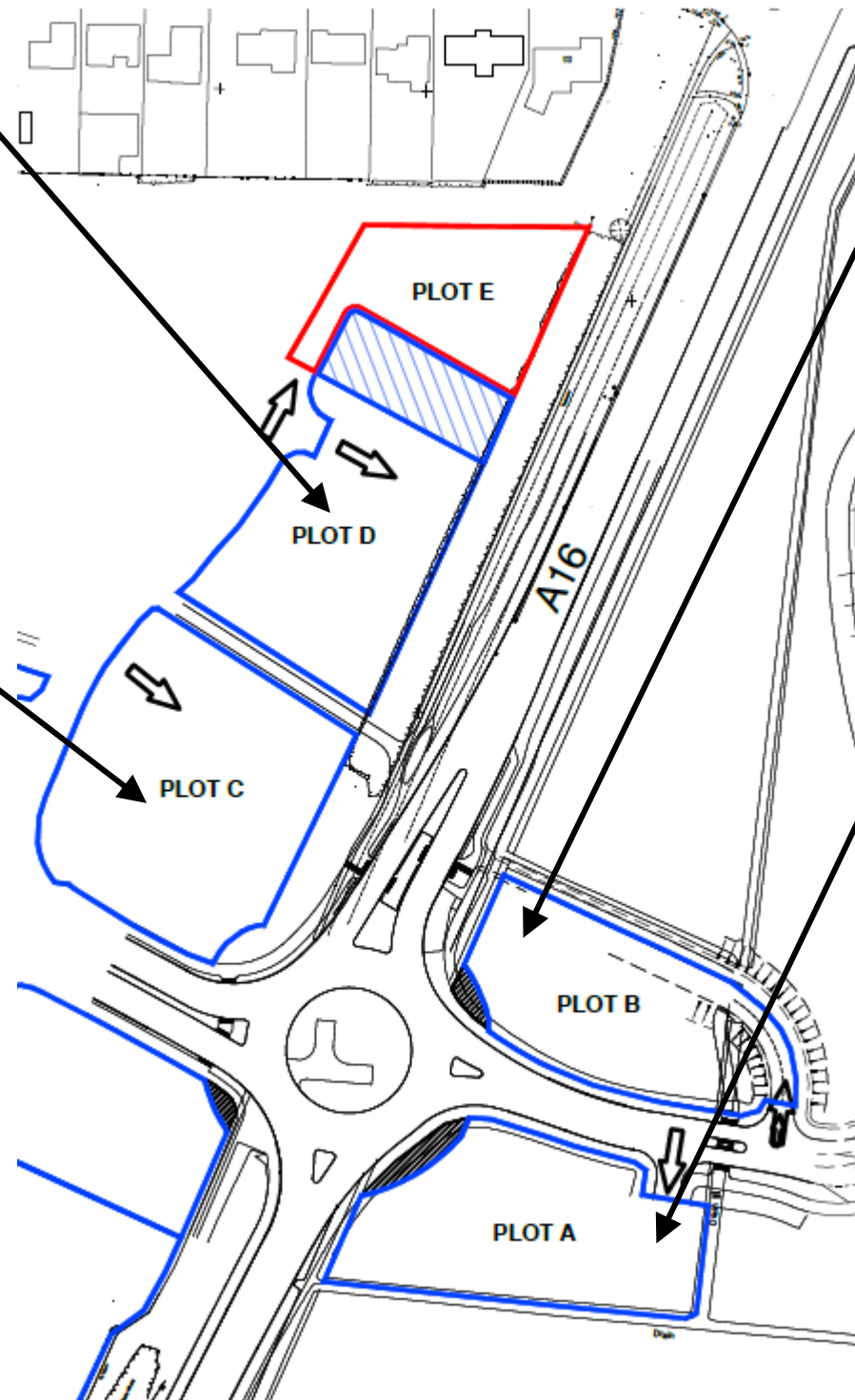
• Plot B – Costa Coffee

REF: B/18/0321



• Plot A – Burger King and Greggs

REF: B/18/0348



= APPLICATION SITE

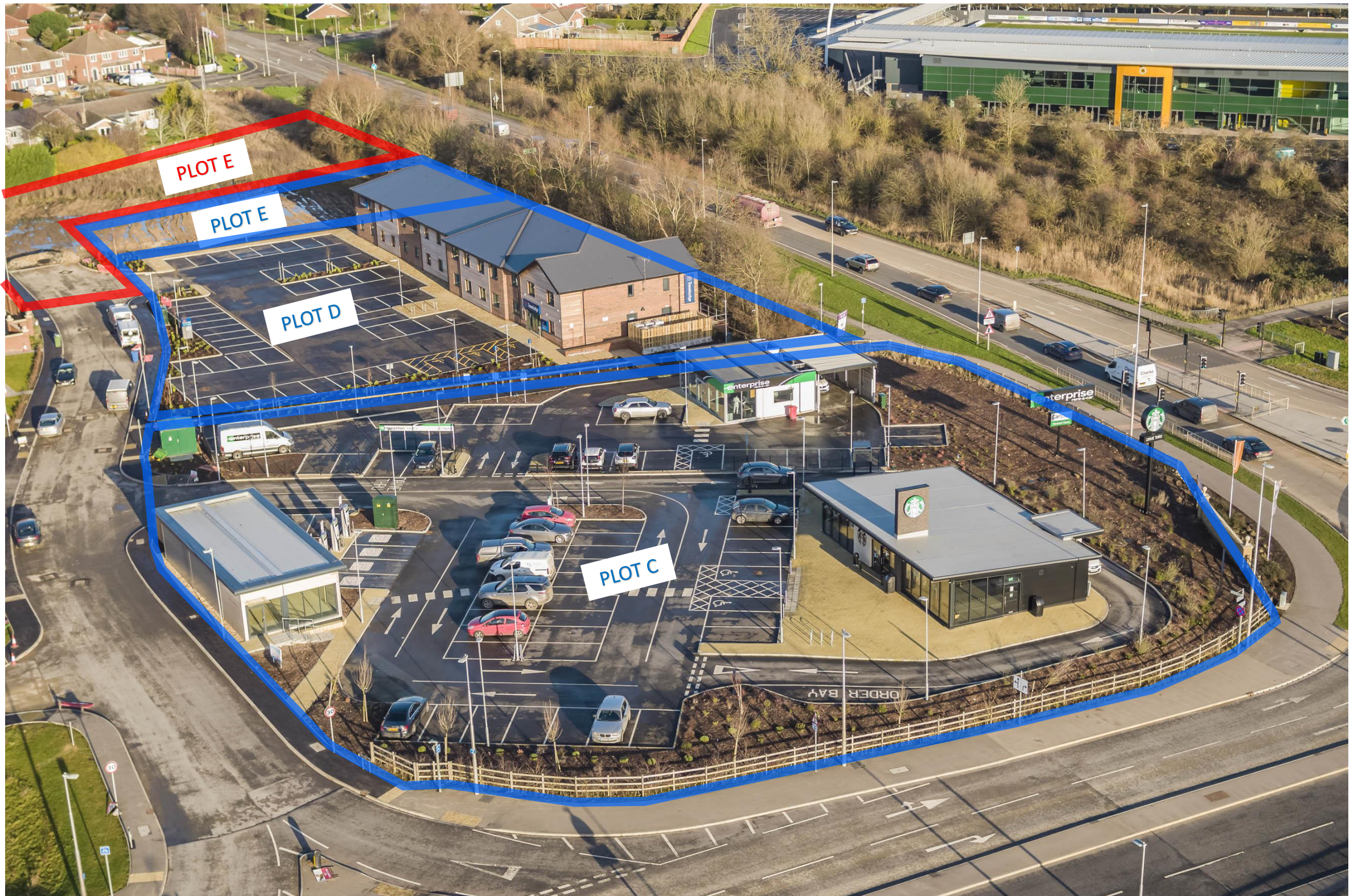


= ADJOINING SITE WITHIN OWNERSHIP



= SEPERATE APPLICATION TO FOR THIS AREA OF PLOT E

LOCATION CONTEXT



PROPOSED DEVELOPMENT – SITE AND FLOOR PLANS



1 PROPOSED PARKING

Sixteen new parking spaces are proposed to serve the new Drive-thru unit, including 2 disabled access bays.

It is also proposed to provide an order bay adjacent to the drive thru route.

2 LAYOUT

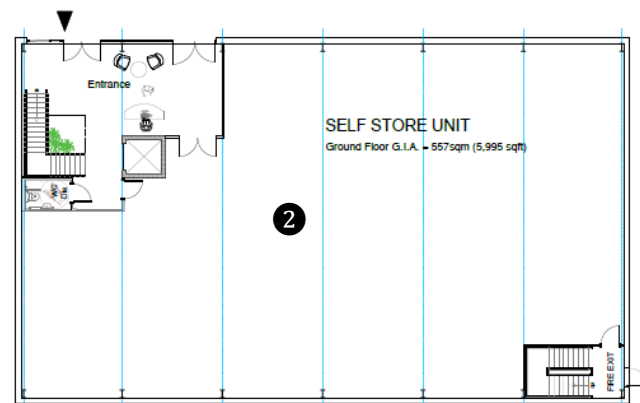
The new A5 unit will be approximately 186m² in size. The layout is indicative at this stage with more detailed layouts provided once an occupier is confirmed.

3 LANDSCAPING

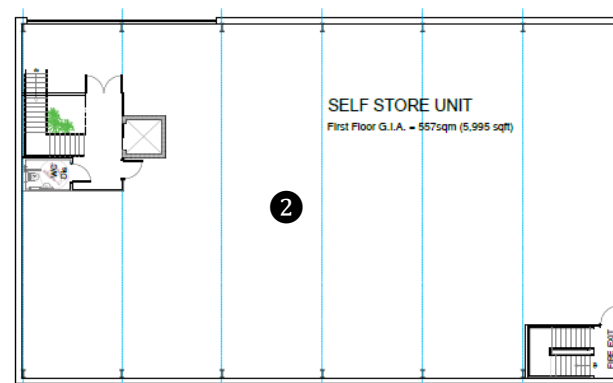
New landscaping is proposed with planting to the Northern boundary – this provides additional screening for the residential properties that adjoin the site on this boundary

4 SIGNAGE

All signage shown is indicative at this stage – a detailed signage drawing can be provided once an occupier is confirmed.



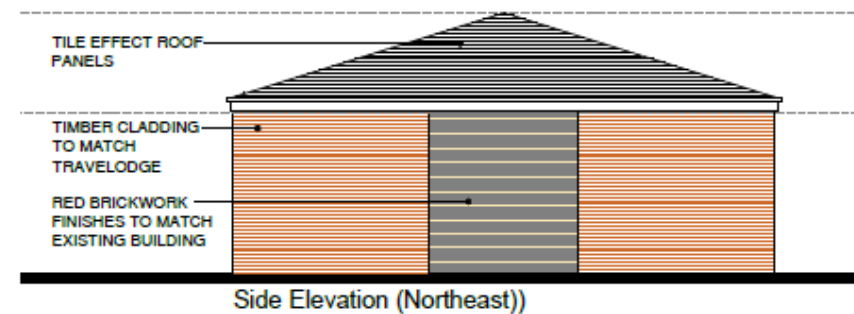
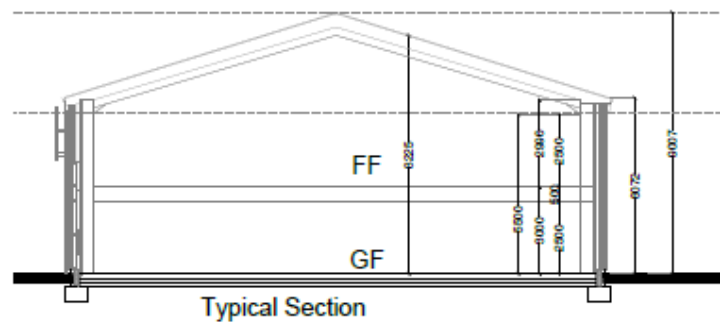
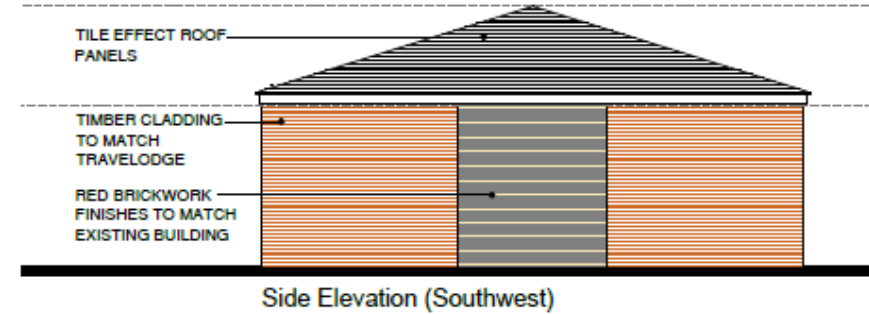
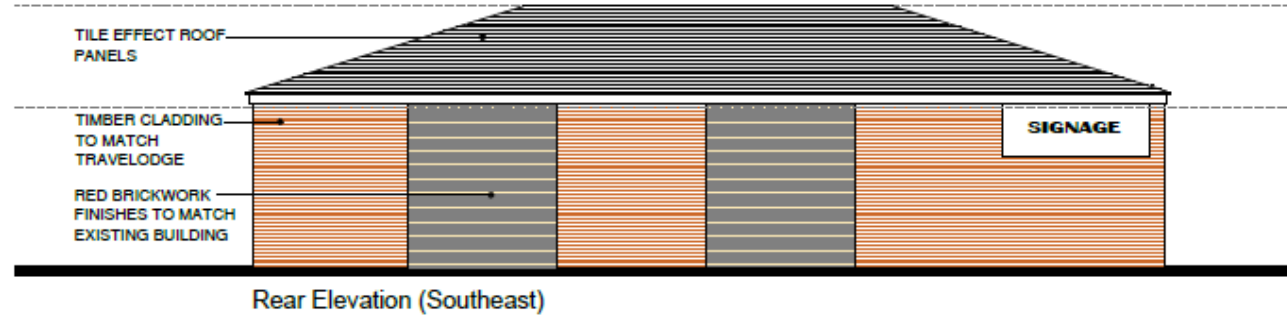
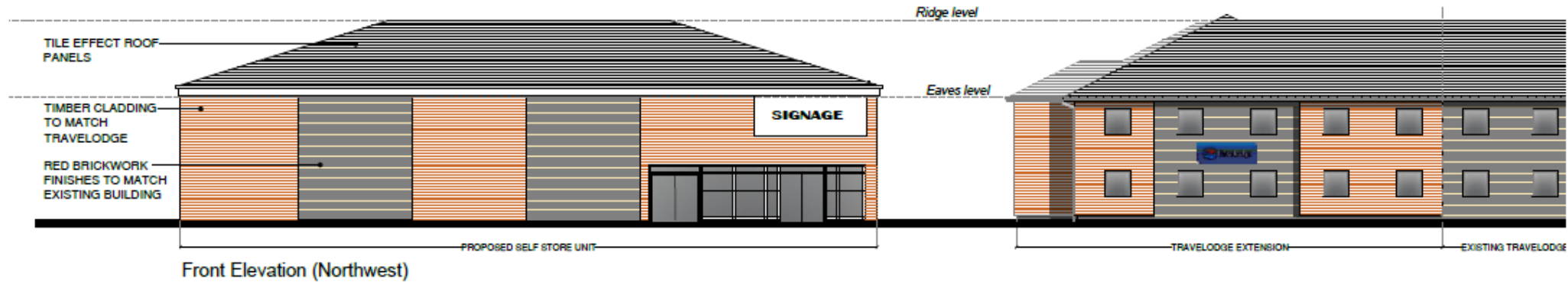
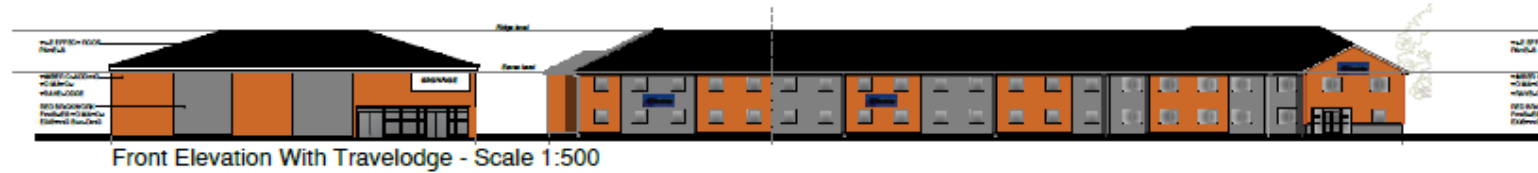
GROUND FLOOR PLAN



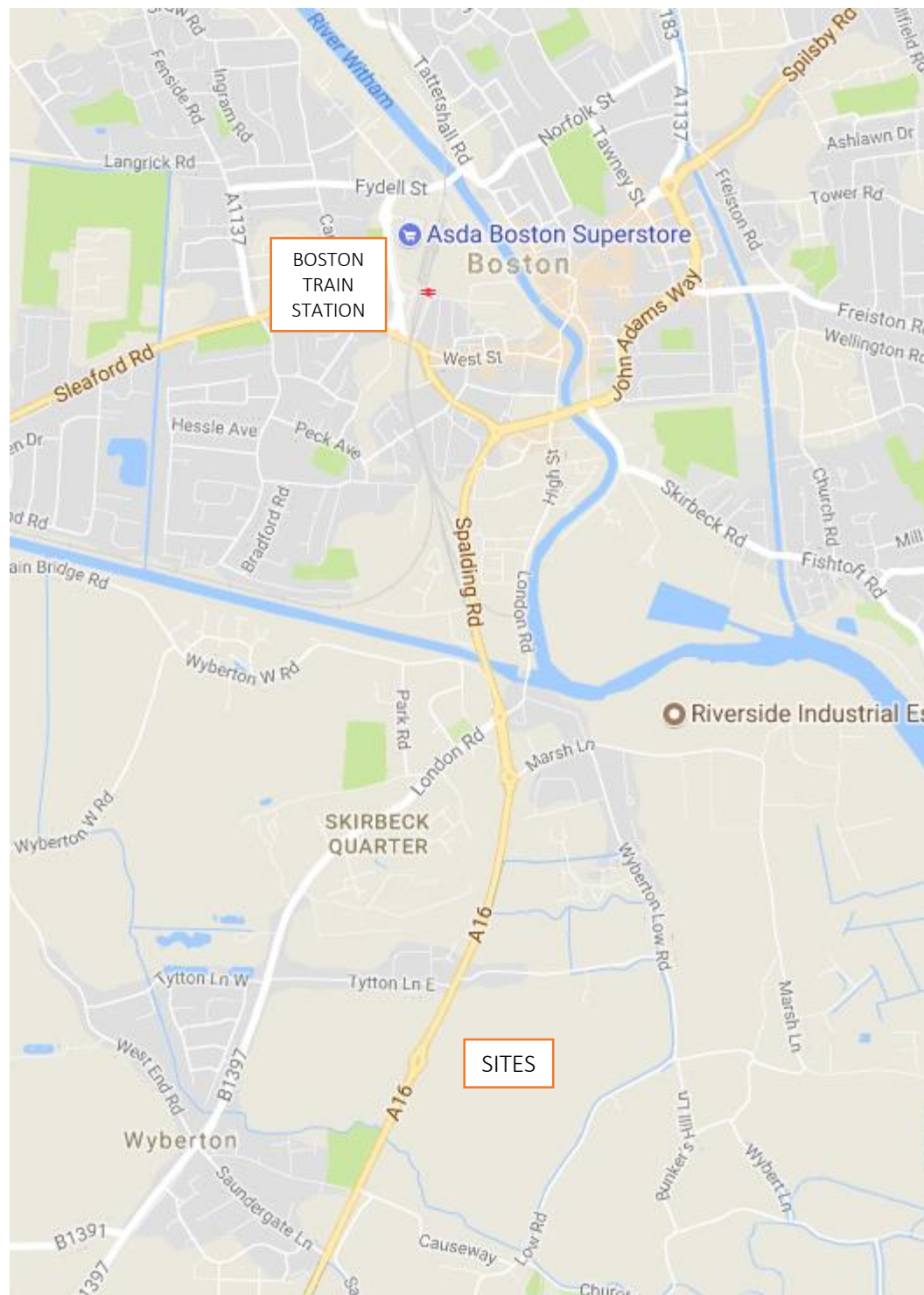
FIRST FLOOR PLAN

PROPOSED EXTENSION – ELEVATION

**Note – Elevations are indicative at this stage.*



ACCESS



ACCESS BY VEHICLES

Vehicles can access the site from a road off the newly constructed roundabout along the A16 between Tyton 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

16 parking spaces are provided for new Self Storage Unit. Parking bays to match the existing used across the rest of the development, approximately 2.5m by 5m in size, and meet the quantity provision standards of local planning guideline.