

## Design and Access Statement

Applicant: R Seed

Re: Kitchen Green Farm, Ribchester

**Proposal: Expansion of existing business requiring additional B1/B8 building**

The existing diesel engine fuel system parts business was set up in 2003 and located in buildings converted on the farm. New and reconditioned parts are ordered via the applicant's website and delivered regionally. Having had a very successful 14 years of trading and growing the workforce from a one man band to a specialist team of three (full time equivalent), it is now time to improve the facilities. The original and very low concrete block buildings with low eaves, make impossible the safe/effective working and storage of the significant range of parts required.

The proposed new building will provide the necessary dry and dust free workspace and storage for the high tech and sensitive parts of modern fuel systems. The reputation and success of the business depends entirely on quality of parts new and reconditioned being prepared, tested, packaged and loaded effectively in sterile conditions. Separately within the building will be included the proper office space, staff welfare and facilities required of all businesses under current employment and health and safety legislation.

### **Design**

Proposed is a portal framed building to be constructed within the existing yard area. The cladding and materials will match those on site and already approved.

The resulting increase in storage, workshop and loading space will ensure that the required floorspace is provided. This will enable all work and loading to be carried out under cover within the climate controlled and sound insulated properties of the proposed building. Given the current summer heatwave and previous winter conditions this is also preferable to the employees. The existing buildings are to remain complete and unaltered in external appearance.

### **Transport & Access**

The existing access arrangements will be utilised from the road to the proposed building, farmhouse, buildings, yard and land. The entrance is onto a straight section of road with good sightlines. This application does not seek to alter the type of use of the entrances. The highways officer has previously inspected the site and site access, with sightline improvements carried out to his satisfaction. A recent discussion with both planners and highways officers has clarified both the historical and current status. The applicant has confirmed as part of this application that the existing sightlines will not be obstructed.

### **Access around the Building**

Access to and around the buildings is to be from the existing yard area which will continue to service the existing buildings including the workshop area. Safe loading, secure overnight garaging of the delivery vehicles owned by the business within the building will include provision to carry out necessary servicing and repairs as required.

### **Appearance**

The proposal will match the materials of the existing building. The construction is part concrete block construction, with juniper green box profile sheeting above with a juniper green box profile sheet roof. The south east front elevation is secured with roller shutter and personnel doors. The proposed building is set back from the road sufficiently to be sufficiently screened by the existing hedgerow and mature trees. The proposed site is not in any area of special significance or near a public footpath. The plain cladding of the rear (north west elevation) provides an improved aspect as the proposed building screens the three roller shutter doors of the existing building. To the rear of the building a new fence will be erected and a new hedge planted using the Lancashire hedgerow mix as recommended. This will improve the existing screening affording by the high roadside hedge and high hedges to the north. The proposed building is screened to the south and south west by the house, buildings and large mature trees in the field boundaries.

### **Appraising the Context**

There is a requirement for additional space for the existing parts business in terms of working space in order to protect existing jobs and create three new jobs. The doubling of the current workforce is dependent on the completion of the proposed works. The applicant and his agent have considered all the existing business facts and a number of different options before deciding on the chosen proposal. The considerations for the chosen option have been made whilst having regard for the policies regarding development in rural areas.

### **Summary**

On balance the national and local policies regarding farm diversification and the expansion of an existing business lend support to the proposed additional business space. This is an established high-tech business requiring additional purposed designed quality floorspace on an existing site and the very best specialist modern premises.