



**PROPOSED ADDITIONAL CAR PARKING FOR DELI SOLUTIONS AND
FARM HOUSE FARE ALONG LINCOLN WAY**

Design and Access Statement

Job Number 5251/5252

Revision A. 30th October 2018

INTRODUCTION & SCOPE OF WORKS

This document is produced to support the application for proposed parking along Lincoln Way at Deli Solutions and Farmhouse Fare.

Both Deli Solutions and Farmhouse Fare require the provision of more car parking capacity to accommodate staff and visitors. It is proposed that additional spaces are created along Lincoln way.

The drawings in support of this application are:

- 5251-01B Existing Site Plan
- 5251-02B Proposed Site Plan (1:500 Scale)
- 5251-03A OS Site Location Plan
- 5251-04 Proposed Site Plan Farmhouse Fare (1:200 Scale)
- 5251-05 Proposed Site Plan Deli Solutions (1:200 Scale)

SITE DESCRIPTION

The site covers the two addresses below:

Deli Solutions
Salthill Industrial Estate
Lincoln Way
Clitheroe
Lancashire
BB7 1QL

Farmhouse Fare
Salthill Industrial Estate
Lincoln Way
Clitheroe
Lancashire
BB7 1QL

The site lies to the Eastern end of Lincoln Way, bound by Lincoln Way and the Salthill quarry reserve, it is in full ownership of AJA Smith Properties. AJA Smith have owned the site for over 20 years and have continued to develop the site in accordance with local and regional economic growth and in line with the requirements of local business tenants.

All the buildings on site are steel portal frame metal clad structures.

USE

The proposed overall use of the buildings and site will remain as industrial as existing.

LAYOUT

The proposed parking outside of Deli Solutions has been designed with a similar layout to the existing parking spaces across the road (see fig.1 below). The proposed parking spaces are tight up to the fence with a path behind to provide safe access to the proposed pedestrian gated site access points (2No.). Borders to the paths have been positioned to accommodate the existing lamp posts.



Fig. 1 Existing car parking along Lincoln way, opposite the application site.

The verge to the front of Farmhouse Fare is narrower than that of Deli Solutions, therefore the proposed parking spaces have been positioned end to end tight up to the fence with a path behind to provide safe access to the proposed pedestrian gated site access point.

The verge to the front of Farmhouse Fare has been an ongoing issue with vermin rodent infestations causing health and safety concerns. The proposal to form car parking spaces on the verge removes the habitat for the rodents, helping to alleviate the problem.

AMOUNT & SCALE

There will be a total of 48 car parking spaces created by the proposed works, 27 along the Deli Solutions verge and 21 along the Farmhouse Fare verge. Spaces to the Deli Solutions verge are to be 2.5x5m. Spaces to the Farmhouse Fare verge are to be 2.5x6.1m.

Accessible spaces will remain as existing, located closer to the buildings than the proposed spaces.

The scale of the development is in accordance with the current site uses and surrounding structures and uses.

APPEARANCE / MATERIALS

The car parking spaces, clear zones and paths will be surfaced using concrete with concrete kerb edging.

Grass verges to be retained where indicated.

The proposed replacement fencing to the front of Deli Solutions and Farmhouse Fare along Lincoln Way is to be 2.4m high palisade metal fencing to match that of the adjacent businesses.

ACCESS

The existing vehicular entrance and egress to the site will remain unaffected by the proposed works. New pedestrian access gates will serve the proposed parking spaces as outlined before.

Accessibility within the building remains unaffected by the proposed work.