

For
'Be a Garden Maker'

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1) Introduction

- 1.1 The site has been an established garden centre for nearly 20 years and the previous owners who established the business have now retired.
- 1.2 The business provided a retail outlet for garden and outdoor products, a horticultural nursery for producing plants for sale together with an indoor café and retail area.
- 1.3 The applicants purchased the site in 2015 and propose to refurbish the existing buildings and expand the existing business together with providing facilities for a garden and rural craft centre.

2) Site and Development Proposal

- 2.1 Coars Farm would have been a working farm prior to the previous owners establishing the garden centre. The former farm house and garden centre are located to the northern part of a 2.721 hectare (6.724 acre) field which the previous owners planted with trees and hedges to the road side boundary.
- 2.2 The applicants are not seeking to increase the footprint of the buildings but to refurbish them and re-arrange the existing uses within the existing footprint.
- 2.3 The access to the site will remain unaltered from the road except the boundary treatment and gates to the access will be re-formed.
- 2.4 There are existing established areas for parking within the site, these will be retained with low level lighting located around these areas to provide safe access to and from the garden centre.
- 2.5 Floor areas of the existing building; Café & Shop – 62.5m²; Display adjacent Café & shop – 68m²; remainder display areas 259m². Total existing floor area 389.5m².
- 2.6 Proposed Floor Areas; Shop & Gallery – 130.5m²; Café 62.70m²; Shop/Workshop 27m²; Workshop/Classroom 21m². All remaining areas 148.3m² are kitchen, servery, WC's, plant and circulation areas – total 389.5m²
- 2.7 Once completed the development will employ 7 full time and 20 part time staff together with business being generated to local suppliers.

3) Design and Access Statement

Design Approach

5.1 The existing buildings are all constructed from timber frame with the main building incorporating the retail and café area clad in ship lap boarding with shingle roof covering. The display area to the north of the café is constructed with a timber frame and trusses and clad with a tarpaulin sheet material. The building to the south of the café is again timber framed but clad with green mesh and PVC sheeting to the roof, this building provided internal display for plant products etc.

5.2 The proposals are to retain the existing central timber clad building and form an extension to create a covered central entrance into a shop and gallery area with external entrance to the main garden centre. The former display area to the north will form part of the shop and gallery area but will be clad with timber over insulated walls with a metal profiled sheet over an insulated roof, this area will also provide an external entrance to the garden centre.

5.3 The existing building to the south of the proposed entrance building will be clad with timber to the walls and insulated internally and a profiled steel sheeting over an insulated roof. This building will be accessed from the garden centre and will incorporate a café, kitchen, WC's, workshops, retail and classroom areas. The spaces around the café to be multifunctional depending on seasonal requirements ie the spaces in winter more likely to be used as classrooms and workshops and in the summer additional retail space. Access to this building is only from the garden centre and customers will exit the garden centre via the main shop and gallery area which will incorporate tills.

5.4 The external appearance of the buildings to be utilitarian to reflect the garden centre use by having timber clad walls using cedar boarding which will weather naturally to a silver/grey colour; profiled roof sheeting finished dark grey with the same colour used for windows and doors and to the existing exposed timber frame structure.

5.5 The main entrance building will retain the existing timber cladding building which will be stained as it was originally; the entrance extension will be formed with stained timber posts with timber shingles to the roof to match the existing.

5.6 The external areas to the garden centre will be retained as they now are together with the poly tunnel to the east of the site.

Access and Parking

5.7 Access from the highway will remain the same but the fencing and gates will be replaced by stone side walls and black finished metal gates with low lying shrubs from the kerb to the proposed wall.

5.8 Applied individual letters to form signage will be fixed to the stone walls with ground level lights to illuminate the wall and entrance.

5.9 The existing access road will be retained with improvements as necessary to the surface, low level bollard lighting is proposed to both sides of the road.

5.10 The existing parking areas will be retained with improvements to the existing surface materials as necessary together with low level bollard lighting to illuminate routes to the main building.

5.11 Hard surfaced areas are proposed to the disabled parking bays and entrance areas by using block pavements to the disabled parking bays and stone flags to the entrance area. Level access will be provided in to the building from the car park and between all locations and buildings within the garden centre.

4) Conclusion

6.1 The proposals are to enable an existing rural business to expand together with enhancing the area by visual improvements to the buildings and the site.

7.2 Substantial investment is proposed by the applicants to improve the appearance of the garden centre and provide facilities which will attract new and old customers to this rural enterprise.

7.4 The applicants are proposing employment opportunities not only on site but by using local suppliers and craftsmen who will display and sell their products which can only be beneficial to the local economy.

Submitted Information

Drawings:

Survey – Floor & Roof Plans; 38/2015/01

Survey – Elevations & Sections; 38/2015/02

Survey – Site Plan; 38/2015/03

Proposed – Floor & Roof Plans; 38/2015/04

Proposed – Elevations & Sections; 38/2015/05

Proposed – Site Plan; 38/2015/06

Location Plan – 38/2015/07

Bollard Light Details

Ground Light Details to Road Entrance

RAL Colour 7016 for roof sheets, door and window frames and paint colour for posts