

DESIGN & ACCESS STATEMENT

**Change of Use from Existing Ancillary Residential Accommodation to
Ground Floor Retail Unit to 3 Self-Contained Flats
(2 x 1-Bed)(1 x 2-Bed)**

6 West Street, Crowlands, Spalding, Peterborough. PE6 0ED

Prepared by:

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(Director)
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Client:

Sterling Bluebrick Ltd. 59 Morris Road, Leicester. LE2 6BR

INTRODUCTION

R P Design Limited have been commissioned by **Sterling Bluebrick Limited**, to prepare a Design and Access Statement to accompany planning application for the **Change of Use from Existing Ancillary Residential Accommodation to the Ground Floor Retail to 3 Self-Contained Flats (2 x 1-Bed)(1 x 2- Bed).**

The proposal for the flats will be on the first and second floors, retaining the existing retail use on the ground floor.

The brief is to create a high quality and sustainable living environment that integrates well with the best local vernacular for the provision of new energy efficient residential development to meet local housing needs.

Scope of the Design and Access Statement

The purpose of the document is to clearly demonstrate to the reader the rationale behind the scheme. In order to help explain the preparation of the proposals, the statement has been structured to provide the design basis for the proposed development and then follows into the components within which the proposal fits.

Site Location

Crowland is a thriving market town supporting a population of approximately 4,200 with the majority of the residents living within the town itself. The town is a pleasant mix of older properties surrounding the Trinity Bridge and Croyland Abbey and several large modern housing estates on the edges which overlook the rural landscape. A feature of the town is the many greens in the centre of the streets radiating out from the Trinity Bridge.

There are good transport links to Peterborough and Spalding, both under 10 miles away, which was further enhanced when the new A16 opened.

The town is served by a primary school which achieves extremely good results. There are also 2 playgroups located in the town. The health and wellbeing of the residents is taken care of by the local health centre in Thorney Road.

PLANNING HISTORY

Reference	H02-0030-13
Status	REFUSAL
Proposal	Repositioning of front entrance door
Location	6 West Street Crowland Peterborough Cambs PE6 0ED
Parish	Crowland
Case Officer	Tracey Meachen
Received	16-01-13
Validated	17-01-13
Decision By	14-03-13
Decided	13-03-13
Applicant	Mr M Shafiq 6 West Street Crowland Peterborough Cambs PE6 0ED
Agent	Branston Associates 400 Eastfield Road Peterborough Cambs PE1 4RE

Reference	H02-0489-15
Status	Withdrawn Applicat'n
Proposal	Proposed signage in connection with ATM machine
Location	6 WEST STREET CROWLAND SPALDING PETERBOROUGH PE6 0ED
Parish	Crowland
Case Officer	Julie Middleditch
Received	27-05-15
Validated	29-05-15
Decision By	24-07-15
Decided	02-11-15
Applicant	Notemachine UK Ltd, Russell House Elvica Business Park Crickhowell Powys NP8 1DF
Agent	Notemachine UK Ltd, Russell House Elvica Business Park Crickhowell Powys NP8 1DF

Reference	H02-0923-15
Status	Approved
Proposal	Signage in connection with ATM machine - retrospective re-submission of H02-0489-15
Location	6 WEST STREET CROWLAND SPALDING PETERBOROUGH PE6 0ED
Parish	Crowland
Case Officer	Julie Middleditch
Received	02-10-15
Validated	05-10-15
Decision By	30-11-15
Decided	30-11-15
Applicant	Notemachine UK Ltd Russell House Elvica Business Park Crickhowell Powys NP8 1DF
Agent	Notemachine UK Ltd Russell House Elvica Business Park Crickhowell Powys NP8 1DF

Reference	H02-0922-15
Status	Approved
Proposal	Installation of ATM machine - retrospective re-submission of H02-0488-15
Location	6 WEST STREET CROWLAND SPALDING PETERBOROUGH PE6 0ED
Parish	Crowland
Case Officer	Julie Middleditch
Received	02-10-15
Validated	05-10-15
Decision By	30-11-15
Decided	30-11-15
Applicant	Notemachine UK Ltd Russell House Elvica Business Park Crickhowell Powys NP8 1DF
Agent	Notemachine UK Ltd Russell House Elvica Business Park Crickhowell Powys NP8 1DF

Use:

The existing building comprises ground floor Retail Shop with ancillary living accommodation at first and second floors.

The site is in a sustainable town centre location where the majority of the accommodation is Residential Flats. There is no policy opposition to such a re-use as the site is within a settlement limits and National Policy encourages the re-use of buildings for housing and as such the loss of this facility should not be considered problematic.

Amount:

Ground Floor Retail: 136sqm (to be retained)

First Floor: (Proposed)

Flat 1 – 42sqm

Flat 2 – 45sqm

Second Floor:

Flat 3 – 50sqm

Layout:

The ground floor will be retained as retail.

Layouts of the proposed development are shown in the accompanying drawings RPD/OCT/2020/098
Flat layouts have been designed to ensure a reasonable level of amenity for occupiers and other occupants in adjacent flats.

The proposed development will comprise **3 Self-Contained Flats**; the internal floor spaces for each flat are marked on the plans.

The proposed development has also been laid to ensure it does not result in any unacceptable overlooking towards the garden areas or windows of existing houses.

Scale:

The existing scale / mass of the existing building will remain unchanged

Landscaping:

The existing boundary treatments will generally remain unaltered.

Appearance:

No external material changes are proposed.

Local Development Frame Work:

To comply with LPA planning policies.

Access:

The Existing access to and from the building will remain unchanged i.e. direct from the Public Highway at the front of the building

Vehicular and Transport Links:

The area benefits from public transport links, buses, on-site storage for cycles, and on road parking permitted.

Heritage Impact

The application site is located along West Street with access direct from the public highway The site lies within Spalding's Conservation Area but is not Listed albeit does have Architectural and Historical merit and therefore the conversion into Residential will protect this building for generations to come. There will be no alterations externally that will not have an adverse effect of any heritage asset or be detrimental to the conservation area.