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# Planning Statement

## Conversion of former hairdressing salon to florist and holiday let

**3A South Street,**

**Crowland,**

**Peterborough,**

**PE6 0AH**




JC Architectural Consultant Report Reference 0503

October 2025

# 1. Introduction

## 1.1 The Application

This Planning Statement has been prepared in support of a Full Planning application for the conversion of a former hairdressing salon to a florist and holiday let at 3A South Street, Crowland. This application includes the conversion of the interior of the building to form the two proposed spaces and also some very minor works to the front elevation. This Planning Statement explains the application in greater detail and includes a Heritage Impact Assessment due to the building being situated within the Crowland Conservation Area.

Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' has been used as guidance throughout. This document gives advice in accordance with the National Planning Policy Framework and emphasises that the level of detail in support of such applications for both Planning and Listed Building Consent should be no more than is necessary to reach an informed decision, yet needs to be proportionate to the significance of the heritage assets affected in the impact on that significance.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to create a public open space that can be used by members of the public now and into the future.

## 1.2 Documents List

This application is accompanied by the following documents:

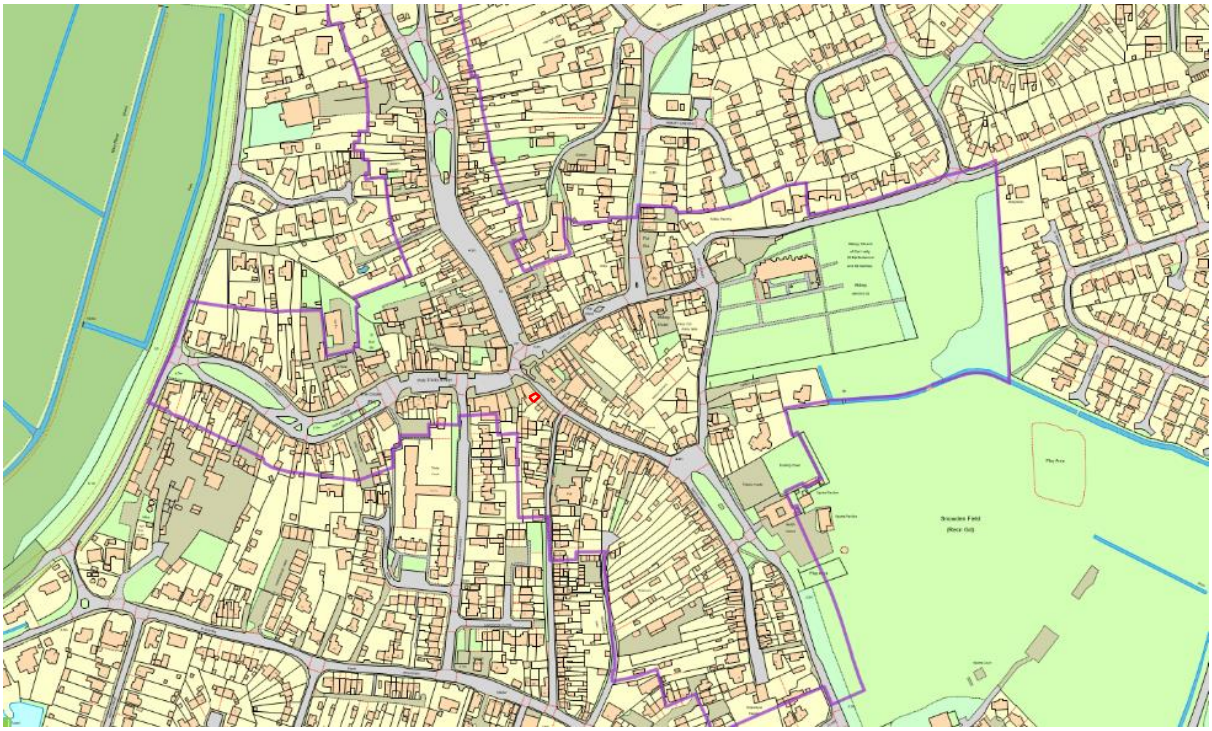
0503-25-01 Proposal



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### 1.3 Conservation Area

The site falls within the Crowland Conservation Area, as can be seen by the SHDC map extract below showing the outline of the area in purple running close to the site, outlined in red. The building is also within close proximity of the nearby Grade I Listed 'Holy Trinity Bridge' the current stone version of which dates back to the 14th century, however the earliest mention of the bridge dates back to 716. This unique three way bridge once crossed the river Welland and a distributary until the rivers were rerouted in the mid 17th century.



*Outline of Crowland Conservation Area in purple*

# 2. Proposal

### 2.1 Ground Floor

The ground floor consists of one large open space, there is a large staircase immediately to the left when you enter the building from the front that accesses the first floor area but beyond this is the open area. There is an additional access door to the rear left corner of the ground floor which accesses the covered vehicle access to the left side of the building. Within this area there is also a redundant chimney breast with a small adjacent



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cupboard that served as the storage for the hot water cylinder whilst the building was used as a hairdressing salon.

The proposal will leave the majority of the floor space as an open area to form the florist store. The existing staircase to the first floor will be removed to open up the space when you enter the building and a new staircase will be installed to the rear that will be accessed via the second door to the side. This new staircase will access the new holiday let to the first floor and will be completely separate from the ground floor florist store. The redundant chimney breast will also be removed, as it has already been removed above at first floor level, in order to open up the space further, all with the aim of maximising the space as much as possible. The existing access doors to the front and side will be replaced with a new suitable door that is suitable for modern use but also traditional in style to preserve its Conservation Area setting. Along with this the larger shop front window will be reinstated to the front elevation which will replace the somewhat detrimental smaller window that has been installed with poor quality brick infill to the original opening.

## 2.2 First Floor

The first floor is currently accessed by the staircase to the front of the building which finishes at a landing area with a small W.C to the rear of this space. The remainder of the first floor is an open space that would have previously been used as part of the hairdressing salon. There are two large windows at the first floor level which have seen a modern UPVC double glazed unit installed previously, both with a large bottom opener.

The proposal is to install a new first floor structure which will be approximately 500mm lower than the existing floor, the existing floor structure will then be removed. This serves two purposes, firstly it will create a more intimate setting within the florist store to the ground floor and secondly it will give a greater sese of space to the first floor which will be of great benefit given its floor area. The new staircase will be installed to the rear of the space and divided by a half height wall to aid with the feeling of space. There will be a small shower room to the rear left corner adjacent to a small kitchen area, but the remainder of the space will be given over to the bedroom and seating area.



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# 3. Heritage Impact Assessment

The building sits just within the boundary of the Crowland Conservation Area which runs just to the south west of the rear wall. The property forms a central unit of a run of terraced properties of mixed use commercial and residential with a covered vehicle passage and a hairdresser beyond to the south east and a residential property to the north west. The nearest listed building to the property is the 'Holy Trinity Bridge' at the junctions between North Street, East Street, South Street and West Street, which is Grade I listed and the only three way stone arch bridge standing.

Given the property is situated in the Crowland Conservation Area and is within close proximity of the Grade I Listed 'Holy Trinity Bridge' it is important to evaluate the impact the proposed works will have on the setting. The immediate impact to be considered is visual, given that any alterations to the visual appearance of the building will directly have an effect on the setting within the Conservation Area. However, there is very little visual change being made to the exterior of the building, with the majority of the works being carried out internally. At present the front elevation of the building, facing on to the highway, has been altered in a way that is detrimental to the setting of the area. The large shop front window has been removed at some point previously and the opening has been crudely bricked up with only a small window being installed that is out of character to the setting and the use of the building. This is proposed to be replaced be a large shop front window in a traditional style that will fill the original opening, reinstating what would have been there previously and bringing the front elevation of the building far more in line with what would be expected within the Conservation Area.

Further to the visual impact there is also the economic impact the proposal would have on the Crowland Conservation Area. The florist store proposed to the ground floor would, in simple terms, introduce a new source of economic income for the area in a place that is currently vacant and generating no income. The applicant proposed to run classes and workshops from the florist store to teach and give guidance on flower arranging, this will further help boost the economic impact on the Conservation Area by bringing people from further afield who may normally not visit the area. The first floor holiday let is intended to serve as a short term lettable unit that will give the option for people visiting for the classes to stay the night and also offer a short term holiday let the remainder of



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time. Both uses will bring people to the area who are then likely to visit other services within the town as well as potentially visit the historic and Listed buildings within the area, including the 'Holy Trinity Bridge', all of which can only be seen as a positive boost to the Conservation Area setting.

It is very apparent that the significance of the Crowland Conservation Area and the nearby Listed Buildings and structures will not be negatively affected in any way by the proposed works and therefore the impact on these will be very minimal and it is therefore requested that the LPA approve this application.



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