Design and Access Statement

PROPOSED APPLICATION FOR CHANGE OF USE FROM FORMER POSTOFFICE TO ENTIRE RESIDENTIAL PROPERTY INCLUDING ERECTION OF FRONTAGE BOUNDARY WALL

60 MAIN STREET

GEDNEY DYKE

SPALDING

LINCOLNSHIRE

Advertised on right move as a 5 bedroom house and states a former post office/store (long staff, Holbeach)

Design and Access Statement

60 MAIN STREET, GEDNEY DYKE, SPALDING, LINCS

Existing site: The existing site comprises of a former post office that ceased trading around 9th May 2013 due to financial and personal problems of the former owner. The property has been sent to auction twice, the first occasion (Savills estate agents) the reserve was not met and thus withdrawn from auction. The second time the property was sent to auction (Longstaff estate agents), after being for sale for over 1 year, it was purchased by my clients Mr. Ken Kirk and Ms Helen Atkinson. On inspection of the property it was apparent that it had been disused for some time.

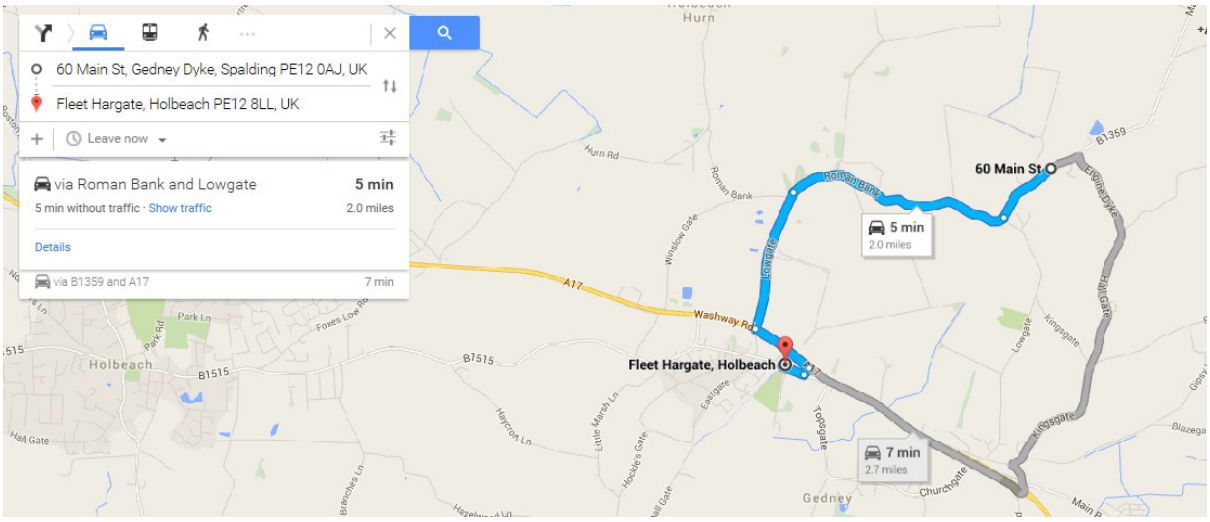
Proposed development: This planning application has been submitted to formally apply to shut the post office and change its use to entirely residential. The post office ceased trading 9th May 2013 and has not been open for purpose to date.

The proposal is to change the use of the post office and various internal alterations of the rooms to enable a more residential feel than that of the existing use. Further installation of windows has been introduced to create more light and a boundary frontage wall, to create a further residential feel to the property.

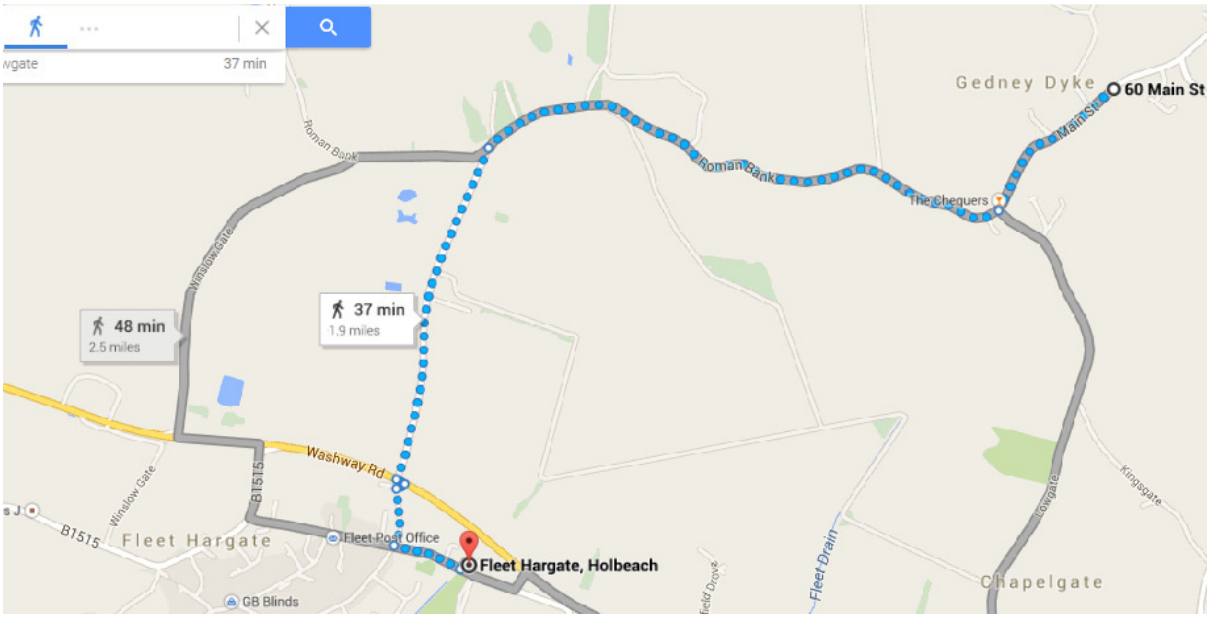
Following some research into the existing property and its current closure;

A letter has been sent to the Parish Council at a meeting taken place on 10th March at Gedney Victory Hall, to advise the local community and Parish that this application was to be submitted to the Local Council in due course. By informing the community and Parish of this proposal was to allow the news to be open and not become 'out of the blue' upon this submission. Having spoken with the Clerk of the Parish Council it was discussed that the Post office closure was a concern to the community, rather than the shop side, due to there not being one in the village, at all, if this was to be approved.

Following the above information received, a search was carried out to find the next, nearest post office. This, in fact, was Fleet Post Office Old Main Road, Spalding PE12 8LL, telephone: (01406) 422127 situated only **2.0 miles drive or 1.9 mile walk away** from the former post office at 60 Main Street.



(Above)Car route taken from Google Maps (directions from Fleet Hargate post office from 60 main street, Gedney Dyke)



(Above) Walking route taken from Google Maps (directions from Fleet Hargate post office from 60 main street, Gedney Dyke)

A village post office may not always be essential if surrounding village post office' are situated close by: 1.9 miles walk or a 4 minute drive seems acceptable in this case. Due to the community of Gedney Dyke already accustomed to going elsewhere for their post office; for **22 months** the post office has been unofficially **closed**.

Further research- Longstaff Estate Agents had the property up for sale for over a year and there was talk that the post office should be reopened, unfortunately there was not enough community support to allow it to be reopened, thus remaining closed for so long.

Following the information and research, this planning application is only being submitted to "officially have a written approval" of the post office closure as it not a new occurrence. Internal

alterations are minor and do not create any additional extension of floor space, the only external frontage change is, two additional windows and a boundary wall to the front elevation.

Design/Layout: The wall has been chosen to prevent bystanders being able to walk straight up to the front door and windows; this could possibly pose a problem for theft and prevent privacy of the residents. The wall is within keeping of the surrounding area and helps lend a more residential property appearance, enabling the residents to create a shrubbery garden surrounding the existing bay windows. This would also soften the appearance than the exclusive tarmac area that exists currently. The wall is to be erected using red multi common bricks to match the existing property, with a metal gated entrance way to the front door.

The existing property is a ground floor post office and shop, while the remaining ground floor and entire first floor forms the residential property (advertised as 5 bedrooms). We propose to create a single master suite and further 3 bedrooms. 2 bedrooms (master suite included) have their own ensuite while the remaining 2 bedrooms share a communal bathroom, created with the space existing from a former walk in cupboard. On the ground floor the layout has changed to create a more flowing design, the former small kitchen has been transformed to a kitchen/diner area, bay window seats installed to compliment their natural size and in keeping with the style of this sort of dwelling. A sitting and living room area has been created which has the option left to install doors/curtain if this larger space was to be sectioned off, during family gatherings (play room for children).

Drainage*:* The drainage system is to remain as existing, with the installation of a new soil and vent pipe to accommodate the new bathroom. Minor works will be undertaken to install a new inspection chamber attaching to the existing drainage run.

Soakaways are to remain as existing, as no external floor space is being created. This is a change of use application with alterations to the internal floor area.

Access*:* The main pedestrian entrance to the property is fronting Main Street; this will remain in its existing position. A proposed boundary wall is to be erected to enclose the frontage boundary that is on the owners land. The new wall's foundations will be situated on the owner's property and not encroach onto the public highway, thus a party wall act may not need to be sort.

The existing parking arrangements are to remain the same which will enable entrance and exit from Engine Dyke, off Main Street. There are currently 2 parking spaces which will remain as existing and already approved to be used as such since the post office has been open, we propose to do the same and leave the parking arrangement as it always has been.

Biodiversity Checklist: Protected Species

Bats- has the site been surveyed for bats? NO

Are there any structures on site which have the potential to support roosting bats? NO

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from Natural England.

Are there any trees on the site which have the potential to support roosting bats?

Barn Owls- has the site been surveyed for barn owls? NO

Is there any evidence of barn owls nesting in or near the site or are there suitable nesting areas on the development site? NO

Breeding Birds- has the site been surveyed for breeding birds? NO

Will areas of hedgerow/scrub/woodland/trees or other features likely to be used? NO

Badgers- has the site been surveyed for badgers? NO

Is there any evidence of badgers on or near the application site? NO

Are badgers commuting through the site to foraging areas? NO

Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins, as well as on Brownfield land. Wherever appropriate, safe routes to foraging areas should be incorporated into the development proposal. Further information can be found in 'Badgers

and Development' available from Natural England.

Dormice- has the site been surveyed for dormice? NO

Is there suitable habitat for dormice on, or close to the application site? NO

Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse, scrub, heath land and alder trees in reed beds. Further information can be found in The Dormouse Conservation Handbook available from Natural England.

Found only in parts of Essex and Suffolk in the East of England region.

Great crested newts- has the site been surveyed for great crested newts? NO

Is there suitable habitat for great crested newts on, or close to the application site? NO

Great crested newts are often recorded in ponds, reed beds, ditches and mineral workings. Terrestrial

habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines available from Natural England and the Great Crested Newt Conservation Handbook available from www.froglife.org.

Reptiles- has the site been surveyed for reptiles? NO

Is there suitable habitat on the site for reptiles? NO

Reptiles use a variety of habitats including rough grassland, heath land, allotments, scrub, Brownfield sites, field margins and abandoned gardens. Further information can be found in 'Reptiles: Guidelines for

Developers' available from Natural England.

Other protected species (white-clawed crayfish, water voles, otters)

Has the site been surveyed for any other? NO

Is there suitable habitat on the site for any other? NO

A current list of protected species is available from the Joint Nature Conservation Committee and the Office of Public Sector Information.

** If the answer to any of the above questions is 'Yes', then the survey report should include details of the species concerned, the population level at the site, the direct and indirect effects of the development upon that species, full details of any mitigation or compensation required and whether the impact is acceptable and/or licensable.*

Other features of nature conservation interest

Does the application site support habitats of principal importance or local biodiversity action plan priority habitats? NO

Details of Habitats of Principal Importance can be found on Natural England's web site and BAP Habitats can be found at www.natureonthemap.org.uk. Where such habitats are present on site, the application should include details of the habitat, the significance and recommendations for mitigation and compensation

If 'YES' list types of habitat:

Does the application site support species of principal importance or local biodiversity action plan species?

If 'YES' list species……

Details of Species of Principal Importance can be found on Natural England's web site. Where such species are present, the application should include details of the species, the significance and recommendations for mitigation and compensation

Have details of biodiversity enhancements been included with the application? NO