



PLANNING STATEMENT & DESIGN & ACCESS STATEMENT

THE CHEQUERS, 15 HIGH STREET, HOLBEACH, PE12 7DU



1.0 INTRODUCTION

This Statement was prepared by Clayton Architecture Limited on behalf of the Applicant API Limited to support the submission of a Full Planning Application at 15 High Street, Holbeach, PE12 7DU.

The proposal involves complete renovation and partial change of use of The Chequers pub and B&B in the centre of Holbeach. No new buildings have been proposed. **Policy SG2 of South Holland's Local Plan states:** *'All proposals for development must be located having regard to sustainable development principles. They should: 1) adopt a sequential approach with gives priority to the use of previously developed land and buildings 2) make efficient use of land...'* By only renovating the buildings on site and not building any new buildings, we will retain a pub and restaurant, 4 residential units and create 11 more residential units from the B&B and function room.

The main body of work involves converting and remodelling the existing rooms that form the B&B as well as the first floor function rooms into a range of one and two bedroom self-contained apartments. This means a change of use from a B&B (use class C1) to residential apartments (use class C3) The ground floor pub and kitchens would also be completely renovated and retained as pub/restaurant. The overall goal is to bring The Chequers back as a centre piece and hub for activity on the high street as opposed to the eye sore that it has become.

The reason for converting the B&B into residential apartments is simply because the B&B is no longer a viable business model and will not be financially viable to upkeep in the future. By converting the building into residential units it will bring more permanent residents into the centre of Holbeach which aims assist in boosting the local economy. It will also provide more safety and security to the surrounding areas by the addition of full time residents and their natural surveillance over the area, in particular the rear car park which has become a dumping ground.

The main highlight of this proposal is that the pub and its remaining feature will be fully renovated and retained, the owners intend to provide a family friendly pub and restaurant which is something that the local residents would love as well as bringing more people to the high street. Overall the proposal aims to benefit the local amenities, provide a quality service for local residents and improve the areas desire as a place to live and spend time.

Currently the building is falling into disrepair and has internal leaks and damp throughout, these have been there for some time as they have caused the floor joists and walls to become rotten and start to erode. If left this building with its significant historic background and heritage will get to the point where it needs demolishing as opposed to renovating.

This project will not be affected by affordable housing allocations as the project is bringing a disused building back into use. There will be no extensions or new buildings as part of the proposed works.



2.0 ASSESSMENT

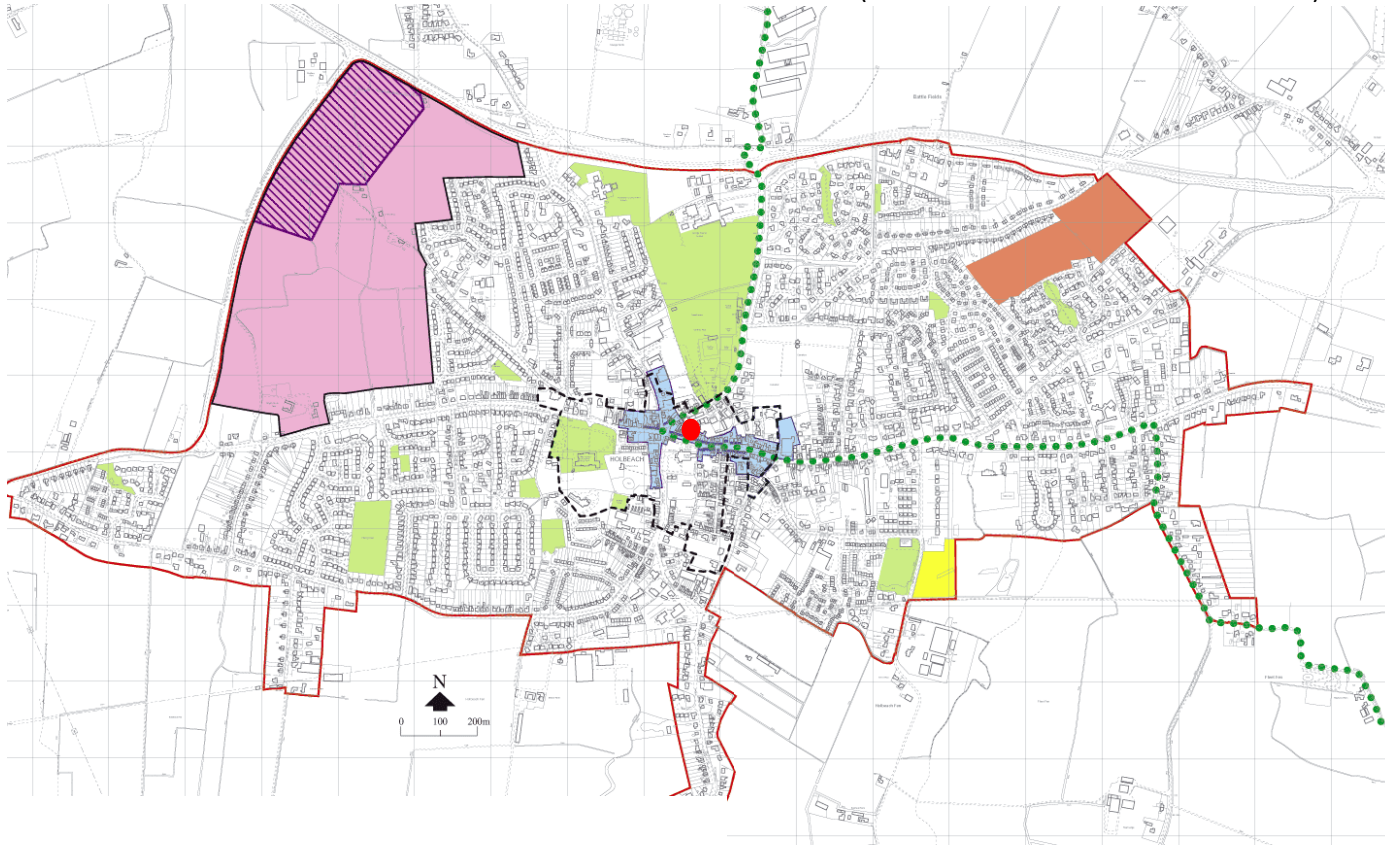
2.1 PHYSICAL CONTEXT

The site is located in the centre of Holbeach Conservation Area. Opposite the site is a Grade I listed church and there are shop premises on either side of the site which continue along the road. There is a lot of history in the area and the site itself was considered to be *'one of the town's most historic buildings'* by the council during preapplication feedback. The following images show some of the site context. The building, particularly the rear has become down and the buildings are uninhabitable.



Policy HS4 of South Holland's Local Plan states: *'Residential development will be permitted on suitable sites within Spalding and the Area Centres, where the following criteria are satisfied: 1) The site is within the defined settlement limits as shown on the proposals map; and 2) the site constitutes brownfield land, unless it can be demonstrated that no suitable brownfield sites are genuinely available.'*

The red line shows the defined settlement limit which the site is within (red dot shows the location of the site).



2.2 SOCIAL CONTEXT

A Facebook page was created on social media by the Applicant for The Chequers. This was to help us understand what the community wanted from the restoration project and allowed us to gather research on the history of the site from a social point of view. An overwhelming amount of people in the local area have spoken on the page about bringing the building back into use. Many people have been sharing memories of the pub when it was open and it seems to have had a large impact on the local community's lives in the past. The overwhelming consensus is that the community are excited to hear that the pub and restaurant may be reopened. There was very little mention of the B&B so it would appear the pub alone was the heart of the building and that function was the only portion worth retaining.

Policy SG1 of South Holland's Local Plan states: *'Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where: 1) the quality of life for residents is unimpaired or enhanced...'*. From reading through comments on the social media page the local area is lacking a family friendly pub and restaurant so it could be argued that its reinstatement would enhance the local residents quality of life.

Policy 8 of National Planning Policy Framework states: *'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): ... b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being...'*

Policy 85 of National Planning Policy Framework states: *'Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should: ... f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites'*. Although some people are unsure about the B&B being converted into flats, they understand that the flats make the whole project feasible and therefore they are necessary to ensure the pub and restaurant are opened, remain open, and are well maintained in the future.

Policy 91 of National Planning Policy Framework states: *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages'*.



2.3 ECONOMIC CONTEXT

Many of the buildings on High Street are currently unoccupied and are falling into disrepair. Many of the buildings once contained shops which are now no longer in use. By reopening the pub and restaurant on the ground floor, the building will once again be providing a service to the community as well as encourage more people to visit High Street which will boost the area's economy. This has the potential to bring more businesses back to the area and reopen more of the unoccupied shops. To open the pub and restaurant, however, the B&B must be converted into flats to make the project financially viable. The rent from the flats whilst providing additional customers for the pub also creates a more stable and regular income which help to maintain the building and ensures it remains open and thriving.

Policy SG3 of South Holland's Local Plan states: *'For the purposes of controlling and regulating development, and also to reflect the wider functions of settlements the following hierarchy will be applied: 2) Area Centres Towns of Holbeach... are defined as Area Centres. They will provide for housing, employment and commercial development to support their roles as service centres for surrounding rural areas.'* The Chequers will provide residential units and a large commercial unit which will require staff to run it day to day, therefore this one proposal provides all three support roles for Holbeach.

Policy EC5 of South Holland's Local Plan states: *'Defined retail centres will be the focus for new retail, employment, leisure and other key town centre uses. Retail (and other) proposals which help to sustain and enhance the economic role of the defined retail centres, and which are otherwise in accordance with the policies of this plan, will be permitted.'*

Policy 8 of National Planning Policy Framework states: *'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure...'*



3.0 INVOLVEMENT

During the production of this proposal, multiple specialists have been consulted as well as a Pre Application. The comments have been summarised below.

- South Holland Planning Department
 - *"I consider the principle of your proposals acceptable in general and a good use to protect the long-term future of the heritage asset which we would strongly encourage and I hope you find this letter supportive of your aspirations."*
 - *"If the larger room is original it would need careful justification to alter the historic character and sub-divide the room. This principle is also true across the entire development - any alterations to historic features/fabric/layout should be avoided or justified through the HIA/HS."*
(Please see attached Heritage Impact Assessment which confirms it is not original and has been heavily altered over time)
- Environmental Agency
 - *"Not interested as outside flood zones"*
- Lincolnshire County Council
 - *"it would be really good to bring it back into use and save it from dereliction like some other large hotels we know...Reopening the arched window on the south side of the function room would also be a welcome bonus"*
 - *"can we ask them to reinstate the painted name on the first floor of the façade (even if they drop the word 'Hotel')? This would ensure its historic name is preserved, even if the restaurant downstairs is called something else..."*
 - *"Another concern would be how they will handle the arched windows in the function room with the new split level floor."*
 - *"We would also recommend full building recording is carried out as this is one of the town's most historic buildings and the conversion will mean the division of many historic spaces, and the potential loss of features and materials with evidential value" (please see attached Heritage Impact Assessment and Building Recording)*
- Lincolnshire County Council's Highways and Lead Local Flood Authority
 - *"For The Chequers Hotel, the principle of redeveloping the upper rooms to apartments is acceptable in highway terms. The premises are in the centre of the town and residents of the apartments would not therefore necessarily need to have the use of a motor vehicle to access shops, facilities, transportation and employment opportunities."*
 - *"I am aware that there is also a fairly extensive outside area associated with The Chequers. The Highway Authority and Lead Local Flood Authority would be interested in any development on, change of use or drainage of, or change of access to, that outside area."*

Heritage specialist Geoff Tann (Geoff Tann Heritage Research) and Naomi Field (Prospect Archology) have also carried out the attached Heritage Impact Assessment and full phot recording in accordance with the Pre Application feedback.



4.0 EVALUATION OF SITE APPRAISAL AND IMPACT ON DESIGN

- Physical context
 - Conservation area
 - Very few alterations are to be made to the exterior, all timber sash windows are to be retained particularly on the primary elevations
 - Considered to be of historical significance to the local area
 - The lack of alterations to the exterior will ensure the historical character of the design will be maintained
- Social Context
 - Local community are eager for the pub and restaurant to reopen
 - Ground floor to remain a pub and restaurant
 - Of historical significance from a social point of view as many people have been sharing their memories of the building
 - Bringing the pub and restaurant back to the community. We have made ground floor accessible to the public but created entrances for the flats which are more private.
- Economic context
 - Conversion of the B&B into flats makes the pub and restaurant financially viable
 - 15 one and two bedroom units have been created on site using the old B&B rooms, function room and cottages
 - Would bring more people to the area
 - The pub and restaurant are being retained and will be open to the public
 - Potentially encourage more businesses to occupy the other unused buildings on the street with the improvement to the local economy
- Involvement
 - South Holland Planning Department
 - Proposal would be protecting long term future of a heritage asset
 - Justification needed to alter character and subdivide spaces if they are original
 - According to the Heritage Impact Assessment, *“Internally the reconfiguration of spaces is unlikely to have a detrimental impact as previous internal configurations have removed almost all historic features” and “a previous partitioning of the hall has occurred, with a brace obscuring part of one original circular vent and associated later cornicing altering the room’s appearance.”*
 - Environmental Agency



- It is outside flood zones
- Lincolnshire County Council
 - Encourage reopening blocked arched windows
 - Blocked arched windows have been reopened, the balcony reinstated and the railings are to be retained or replaced with replica railings. Most of the high level circular vents in the function rooms will be opened as windows (One will not be opened up as it is blocked by structural restraints from where the function room has previously been split).
 - Encourage reinstating painted name
 - The applicant has agreed to reinstate the painted name as shown on the elevations
 - Interested in how the arched windows will be split
 - The arched windows will be split in the most sympathetic way. The floor plate will be set back from the windows to hide the split from the outside (see section 5.3 for further detail).
 - Asked for a Heritage Impact Assessment to be completed (see attached Heritage Impact Assessment)
 - The Assessment has helped us to define which areas of the build are of historical significance to ensure we retain what remains of the building in character in keeping with the conservation area.
- Lincolnshire County Council's Highways and Lead Local Flood Authority
 - Redevelopment into flats is acceptable as it is close to shops and other facilities
 - Drainage to be shown for Lead Local Flood Authority to assess
 - A drainage scheme has been highlighted on the plans and an explanation has been provided further into this document.
- Heritage Impact Assessment
 - The Assessment has helped us to define which areas of the build are of historical significance to ensure we retain or even reinstate some of the buildings most important features.



5.0 DESIGN

5.1 ELEVATIONS

Policy SG1 of South Holland's Local Plan states *'Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where:...3) South Holland's essential character and main environmental assets are not damaged'.*

Policy SG14 of South Holland's Local Plan states *'New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration: 1) local distinctiveness; ... 3) the historic pattern of development in the locality; the relationship of the development to the character, form and scale of existing buildings nearby; 4) the relationship of the development to the character, form and scale of existing buildings nearby; ... 7) the effect of the development on the amenity of nearby residents in terms of noise, smell, general disturbance, overlooking and loss of light...'*

Policy SG17 of South Holland's Local Plan states: *'Planning permission will be granted for development which would not cause material harm to residential amenity. In considering proposals the following criteria will be taken into account:- 1) the extent of any overlooking or loss of privacy; 2) the extent of any overbearing or overshadowing effect...'*

Policy SG20 of South Holland's Local Plan states: *'The extension and alteration of existing buildings will be permitted subject to the following criteria. ... In the case of alterations:- 5) the alteration would not detract from the character, appearance or historic significance of the building...'*

After completing the site appraisal and receiving the Heritage Impact Assessment, the front, side and function room elevations (Elevations 01, 02, first floor of 03, first floor of 04 and 06) have been deemed to be of historical significance. As a result, these elevations will hardly be altered, and when altered, will be altered sympathetically to retain and preserve the historical character. Only minor alterations and repairs will be made to original windows with the non original windows replaced with replica timber sashes. No new buildings or extensions are being added as part of the proposal and therefore the development will not cause overlooking or loss of light. See proposed elevations for further detail.



5.1.1 FRONT ELEVATION (ELEVATION 01)

The front elevation will not be altered, only repaired in the following ways to conserve the historical significance of the building and street scene. **Policy SG20 of South Holland's Local Plan states:** *'The extension and alteration of existing buildings will be permitted subject to the following criteria. ... In the case of alterations:- 6) the alteration would not harm the uniformity of a terraced frontage or otherwise harm the appearance of the local street scene.'*

- The front elevation is to be cleaned and most likely repainted following inspection of the brickwork. The brickwork is assumed to be blown and therefore no longer suitable to be exposed. This will clean up the elevation and make the building look more presentable as a family establishment.
 - **Policy SG14 of South Holland's Local Plan states** *'New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration: ...2) Choice of materials...'*
- The front door and timber surround is to be retained and repaired with 'The Chequers' written above to match the main signage.
- Planters or stone band to be replaced following investigation to brighten up the elevation and retain the character of the building.
 - **Policy SG14 of South Holland's Local Plan states** *'New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration: 6) architectural detailing; ... 8) planting and measures to promote biodiversity'*
- All window frames on the front elevation are to be retained following investigations. Any damaged glass to be replaced with clear single glazing.
- Soffit, fascia, guttering, downpipes and hoppers to be assessed on site and replaced with black timber and UPVC if required.
- Chimney stacks to be repointed where required and chimney pots to be retained. The three chimney stacks each with three chimney pots is a prominent feature dating back to the original building of The Chequers.
- 'The Chequers' is to be repainted onto the front elevation to ensure the historic name is not lost in response to Lincolnshire County Council's comment *"can we ask them to reinstate the painted name on the first floor of the façade (even if they drop the word 'Hotel')? This would ensure its historic name is preserved, even if the restaurant downstairs is called something else..."*.
- Slate roof has been inspected and will be retained and repaired where necessary.





Architects Registration Board



Chartered Practice

5.1.2 SIDE ELEVATION (ELEVATION 02)

Minor alterations and repair works will be completed on the side elevation as follows:

- The side elevation is to be cleaned and most likely repainted following inspection of the brickwork. The brickwork is assumed to be blown and therefore no longer suitable to be exposed. This will clean up the elevation and make it look more inviting.
- Soffit, fascia, guttering, downpipes and hoppers to be assessed on site and replaced with black timber and UPVC if required.
- Slate roof has been inspected and will be retained and repaired where necessary.
- 3 timber window frames are to be installed to match the adjacent original windows (please see attached proposed elevations). These windows are currently smaller, single glazed single sheet aluminium framed windows which are no longer suitable with modern building standards.
- The rest of the window frames on the side elevation are to be retained following investigations. Any damaged glass to be replaced with clear single glazing. Please note that since initial site investigation the stain glass windows which where not original have been heavily vandalised and as such will also be replaced with clear glazing which would have been the case prior to stained glass anyway.
- Chalk board to remain in place
- 4 panel rectangular fanlight above door to be retained and repaired



5.1.3 FUNCTION ROOM (FIRST FLOOR OF ELEVATIONS 03, 04 AND 06)

Minor alterations and repair works will be completed on the function room elevations as follows:

- Circular windows to be assessed on site and vents to be replaced with glazing. One circular window will remain blocked as it is covered by a structural restraint inside.
- Door to balcony on Elevation 03 to be retained and restored
- Bricked up archway on Elevation 03 to be reopened and door/window to be reinstated. When proposed during the preapplication, Lincolnshire County Council commented, *"Reopening the arched window on the south side of the function room would also be a welcome bonus"*.
- Fire escape door to the rear of the function room (Elevation 06) to be removed and replica window to be installed to match the adjacent windows
- Balcony and metal rail to be repaired or replaced with replicas.
- All arched windows to be retained and restored
- Soffit, fascia, guttering, downpipes and hoppers to be assessed on site and replaced with black timber and UPVC if required.
- Fire escape staircase to be removed.



5.1.4 COTTAGES (ELEVATION 05 AND GROUND FLOOR OF ELEVATION 04)

The cottages to the rear of the site are not of architectural or historic significance and are hardly seen from the street (only seen through the opening on site between The Chequers and number 17 High Street). We still aim to ensure these tie in with The Chequers and surrounding buildings in the conservation area.

- **These cottages comprising units 06, 09, 14, 15) are already residential units which are being renovated and retained.**
- The flat roof infill between the cottages and the main building will be accessed on site and replaced with GRP or similar.
- The door currently used to access units 06 and 09 is to be blocked up and replaced with a hinged white UPVC sash style window to tie in with the historic character of the main building.
- All cottage windows are to be replaced with hinged white UPVC sash style windows to tie in with the historic character of the main building.
- Door to unit 14 to be replaced with a new UPVC door.



5.1.5 INTERNAL ELEVATIONS

The internal elevations are not seen from any public domain and can only be accessed by a top floor fire escape. Only two sash windows appear to be the originals which will be retained and restored. The rest of the windows on the internal elevations are all more modern additions and poorly done in some cases. All newer additions will be blocked or replaced with hinged white UPVC sash style windows to tie in with the historic character of the building.

All painted brickwork will be cleaned and repainted in white. All exposed brickwork will be retained and repointed.

All soffits, fascia boards, SVP's RWP's guttering and hoppers will be replaced with black UPVC.



5.2 SPLITTING INTERNAL SPACES

The splitting of the internal spaces was picked up in the preapplication feedback. If the rooms were the original rooms, it would alter the character of the internal spaces of the building.

"If the larger room is original it would need careful justification to alter the historic character and sub-divide the room. This principle is also true across the entire development - any alterations to historic features/fabric/layout should be avoided or justified through the HIA/HS." South Holland Council

Preapplication Feedback

"We would also recommend full building recording is carried out as this is one of the town's most historic buildings and the conversion will mean the division of many historic spaces, and the potential loss of features and materials with evidential value" Lincolnshire County Council Preapplication Feedback

The Heritage Impact Assessment noted that the banquet room has been split before which is evident in the structural restraint partially blocking one of the original circular vents. The rest of the rooms in the original building have been split multiple times in the past losing the historic character of the original interior.

"Internally the reconfiguration of spaces is unlikely to have a detrimental impact as previous internal configurations have removed almost all historic features" Heritage Impact Assessment

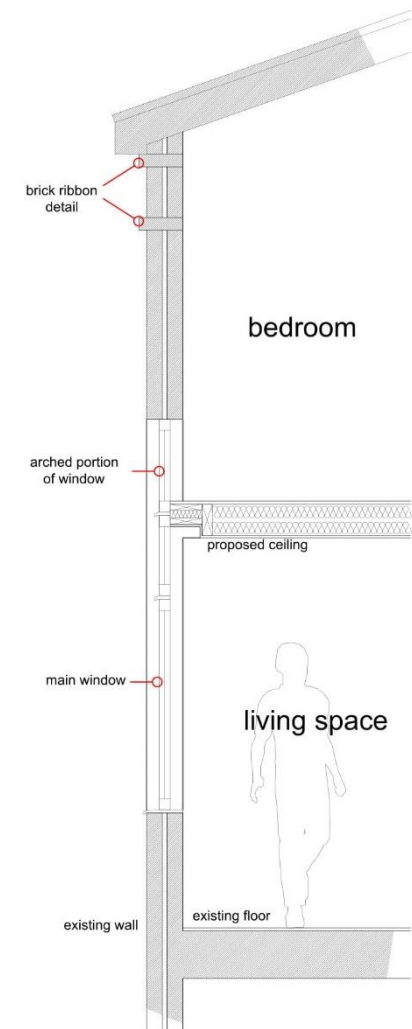
"...a previous partitioning of the hall has occurred, with a brace obscuring part of one original circular vent and associated later cornicing altering the room's appearance." Heritage Impact Assessment



5.3 SPLITTING OF ARCHED WINDOWS

"Another concern would be how they will handle the arched windows in the function room with the new split level floor." Lincolnshire County Council Preapplication Feedback

The section shows how the windows will be split where the thickness of the frame and windowsill is at its maximum to reduce the impact on the character of the windows and to reduce the amount it is seen from outside. The photograph below shows that there are currently blinds on the windows inside. The floor plate will look very similar to this from outside the building and therefore will have minimal impact on the external views and will create some interesting spaces inside the building.



5.4 ENVIRONMENTAL IMPACT

The applicant is currently in the process of researching specialist consultants to help with reconnecting the services to the site. Through using modern technology such as electric heating, the applicant aims to achieve a high EPC score for the buildings on the site whilst conserving the historical character.

The proposed renovations will improve on the efficiency of the building which is already there.

Policy 8 of National Planning Policy Framework states: *'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): ... c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'.*

Policy SG1 of South Holland's Local Plan states *'Planning permission for development will be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development, and where: ...2) reasonable measures have been taken to conserve energy and natural resources...'*



6.0 ACCESS

6.1 HIGHWAYS

Policy SG2 of South Holland's Local Plan states: *'All proposals for development must be located having regard to sustainable development principles. They should: ...3) ensure that, wherever possible, development is served by a choice of transport modes including existing public transport...4) ensure that the development is acceptable in terms of traffic generation and road safety in the surrounding area.'*

Policy SG16 of South Holland's Local Plan states: *'Development proposals will be required to provide appropriate parking and servicing arrangements. Parking will be required in the form of residential or operational car and cycle spaces which shall be provided in accordance with the maximum parking standards appended. Where appropriate provision will be assessed as an average across the development rather than a plot by plot basis. The precise level of provision will be determined by negotiation to reflect the proposed use, its location and potential for access by public transport.'*

In the preapplication feedback, Lincolnshire County Council's Highways and Lead Local Flood Authority said *"For The Chequers Hotel, the principle of redeveloping the upper rooms to apartments is acceptable in highway terms. The premises are in the centre of the town and residents of the apartments would not therefore necessarily need to have the use of a motor vehicle to access shops, facilities, transportation and employment opportunities."*

Policy SG15 of South Holland's Local Plan states *'Proposals for development shall provide safe and convenient access to and within the site for motor vehicles, cyclists, pedestrians, the less able-bodied and people with disabilities to accommodate the potential increase in movement generated by the proposal. New and improved roads, cycleways and footpaths shall reflect through layout and design the anticipated nature of future traffic and the character of areas to be served'.* The area to the rear of The Chequers is primarily accessed via a private access road from the High Street. This road is private and will be gated for security and safe passage of traffic (staff and deliveries). The pedestrian access to the East will also be gated and allow safe passage for residents. No parking will be allocated to the residents due to the town centre location with lots of surrounding amenities and transport links. The lack of cars accessing the area to the rear will ensure that it is safe for pedestrians, cyclists as well as cycle and bin storage.

Policy SG17 of South Holland's Local Plan states: *'Planning permission will be granted for development which would not cause material harm to residential amenity. In considering proposals the following criteria will be taken into account:- ...3) potential noise nuisance including that associated with vehicular activity...'. There will be no need for an increase in cars in the area as the residents are in the heart of the town centre and have easy access to public transport and shops.*



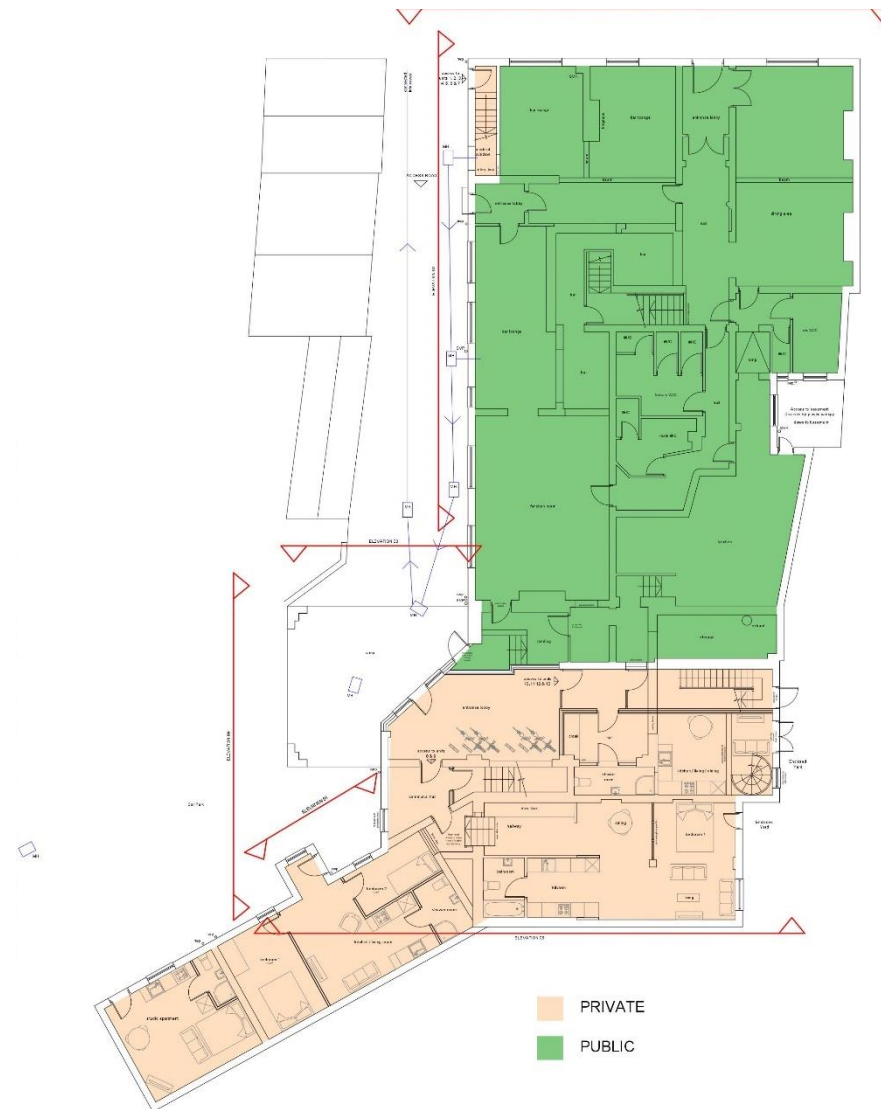
6.2 PUBLIC AND PRIVATE ACCESS

As the Chequers will remain open to the public on the ground floor, separate access has been created between the public areas and the private areas. As you can see from the plans, the pub and restaurant can be accessed from the door on the front elevation and the second door from the left on the side elevation. These are the two doors the pub was previous accessed by.

The first door from the left on the side elevation is access to units 1, 2, 3, 4, 5, 6 and 7 only. There is also a door at the top of the staircase which has the potential to be coded or lockable for further security.

A smaller entrance lobby has been formed in place of the previous entrance lobby which is accessed from the covered area under the function room. Within this space is protected cycle storage for the flats and also provides tow separate access points, one for units 8 and 9 and one for units 10, 11, 12 and 13.

Units 14 and 15 have their own entrances.



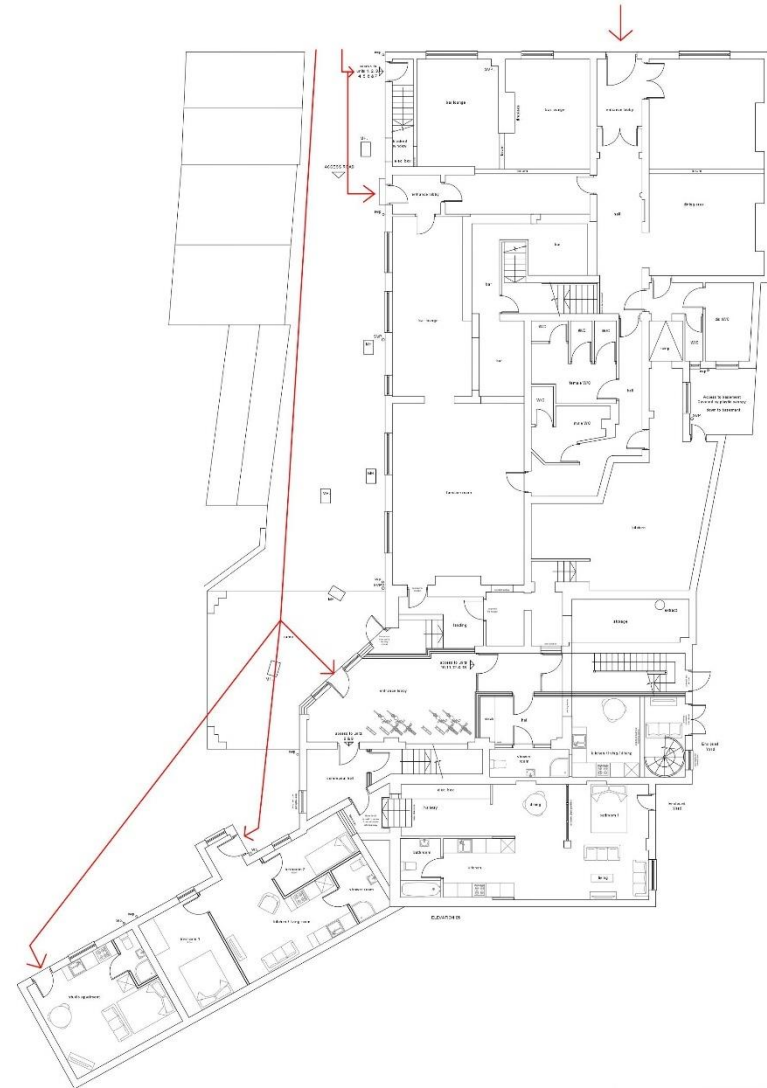
6.3 SECURITY

The site will now be habitable 24/7 which will reduce opportunities for crime.

By splitting the entrances across the site, we have ensured that there will always be a flow of traffic across the grounds which will also reduce opportunities for crime.

Policy SG14 of South Holland's Local Plan states *'New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration: 12) measures to reduce the potential for crime and disorder'.*

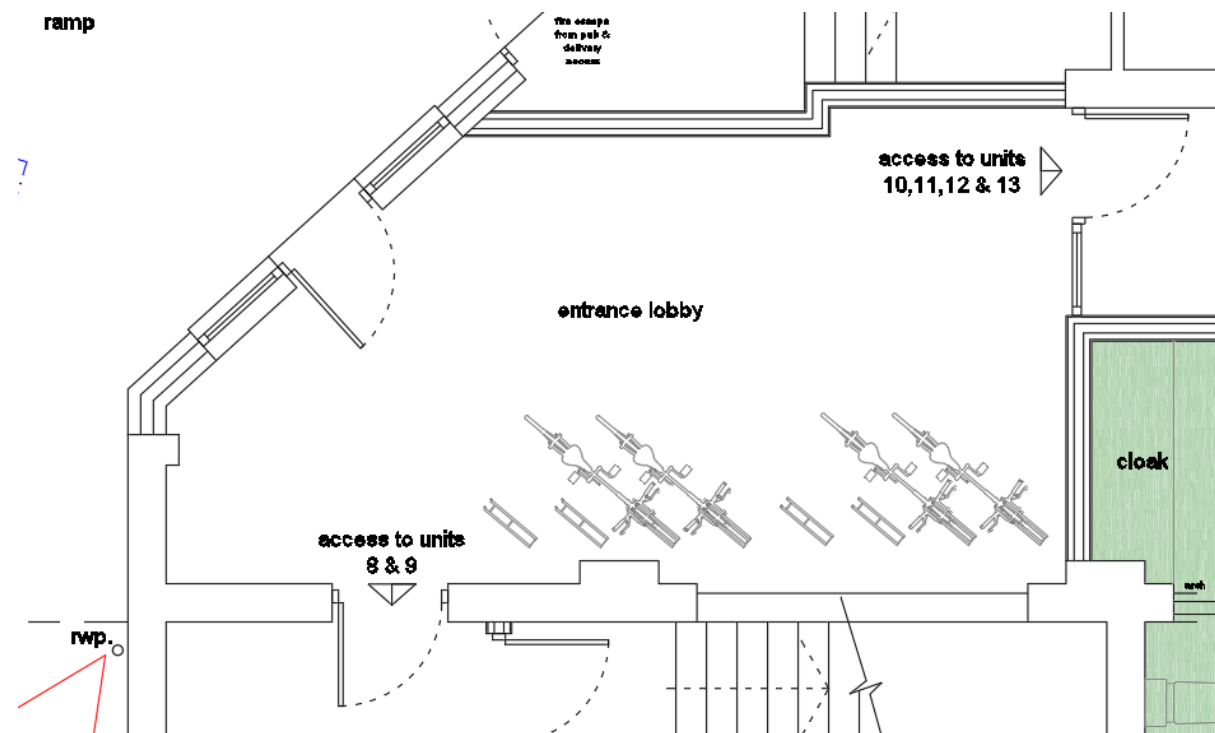
Policy 91 of National Planning Policy Framework states: *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: ... b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...'*



6.4 CYCLE STORAGE

Cycle storage is available for the tenants of the flats to encourage healthy living and to allow them more transport opportunities.

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6.5 DISABLED ACCESS

As the building is an existing building in a conservation area, the step into the front entrance is to remain as it is a feature of the original building. A removable ramp will be fitted inside the front door to allow disabled access into the building.

The current ramp to the rear of the building was installed far too steep to be retained. Allowing access through the main front door along with all other building users is much more preferable.

Policy SG14 of South Holland's Local Plan states *'New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration: ...10) the needs of disabled persons'.*



6.6 BIN STORAGE

Bin storage drawings are attached to show how the bins will be stored securely on the site out of the way. This will reduce the smells caused by the rise in rubbish generated on the site as it will be contained in one secure unit.

Policy SG14 of South Holland's Local Plan states *'New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts. In assessing the design and layout of new development the following matters will be taken into consideration: 7) the effect of the development on the amenity of nearby residents in terms of noise, smell, general disturbance, overlooking and loss of light...'*

Policy SG17 of South Holland's Local Plan states: *'Planning permission will be granted for development which would not cause material harm to residential amenity. In considering proposals the following criteria will be taken into account:- ...4) the levels of smell, emissions and pollutants'*



6.7 DRAINAGE

No new buildings or extensions are to be built on the site therefore a Flood Risk Assessment will not be needed for the application.

The Environmental Agency were consulted as part of the preapplication and their response was that they are *“Not interested as outside flood zones”*.

Please see blue lines on the attached proposed plans which show the route of the drainage.

No new SVP's and RWP's will be created. The location of all soil pipes within the B&B have been surveyed and flats designed accordingly.

As stated in section 5.1, guttering, downpipes and hoppers are to be assessed on site and replaced with black UPVC if required.

