

DESIGN, ACCESS & WASTE MINIMALISATION STATEMENT.

FOR

**Change of use from veterinary surgery (D1)
to two residential flats**

At

**Ground Floor of 21 & 23 Boston Road South,
Holbeach, PE12 7LR**

PREPARED FOR:

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by

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1.0 Introduction

1.1 This statement is prepared by ATP Architects + Surveyors Ltd on behalf of ARB Commercial Enterprises Limited in support of a Change of Use planning application of ground floor from former veterinary surgery (D1) to 2No residential flats of 21 & 23 Boston Road South, Holbeach PE12 7LR to the South Holland District Council.

1.2 The Statement should be read in conjunction with all submitted drawings which are submitted as part of the application:

19289_001, 19289_002, 19289_003, 19289_004, 19289_005A, 19289_006

This statement is brief and sets out the basic criteria required for a Change of Use planning application. This report is an overview and aims to provide background information to the overall project proposals for the site and all buildings within the client's ownership.

2.0 The site and its context

- 2.1 The site is located on the main road B1168 Boston Road South, Holbeach. The overall subject property is a semi-detached terraced house. The subject property previously being used as a veterinary surgery and first floor consist of one bedroom flat with kitchen accessed via external front stairs. The property is accessed from the existing front main road and side access road directly off of the public highway. The subject property currently vacant and not in use from last several years
- 2.2 Access to the property for pedestrian via Boston Road South and side entrance road. The overall condition of the side entrance of the property and grounds is in fair condition. Flat A accessed from the front entrance from Boston Road South and Flat C is accessed from the side access road. There are multiple public car park located opposite the property and local off-road parking available which can be accessed 24 hrs.



2.3 **Site Description**

The site has a net area of approximately 126 sq.m is a former veterinary surgery currently vacant. The subject building is two storey semi-detached terraced house. Externally painted solid brick wall, pitched roof with chimney stack. Property has sash windows and 1No arch windows. This section of area in Holbeach and around the site has a retail character, with residential, retail storage and office uses at upper levels. The area has mixed type of residential and commercial properties.

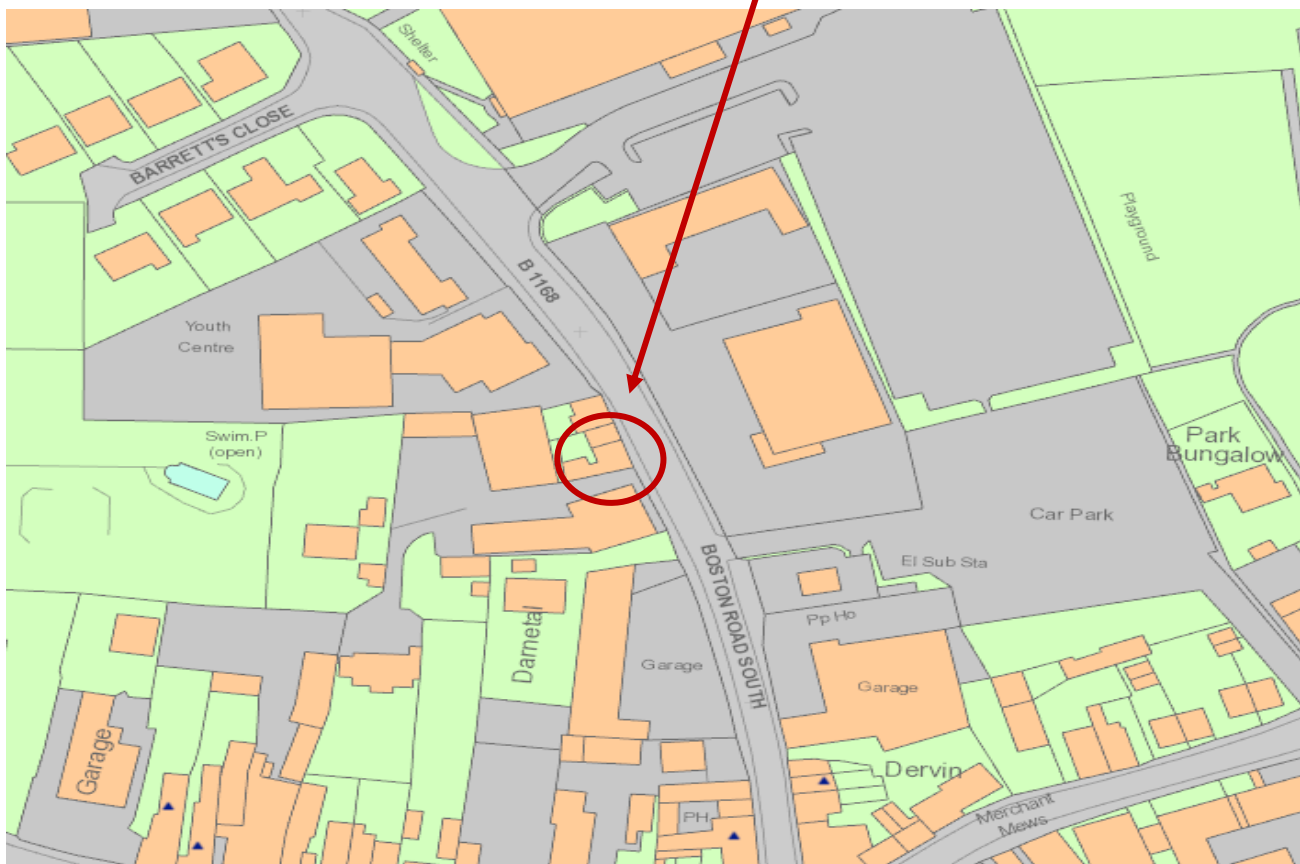
The subject property is located within Holbeach Conservation Area under South Holland District Council.

2.4 Satellite view (not to scale) –



The site

2.5 Site Location Plan (not to scale)



2.6 **Parking and Accessibility**

The subject property is located within the area of retail, cafe/public house and other business uses. The site is accessed from the Boston Road South, Holbeach via pedestrian access to the building. Property is accessed via existing front main road and side entrance road. There are multiple public car park located opposite the property and local off-road parking available which can be accessed 24 hrs.

3.0 **The Project Description**

3.1 **Proposal**

The proposal is made for Change of Use planning application of ground floor from former veterinary surgery (D1) to create 2No residential flats at 21 Boston Road South, Holbeach PE12 7LR. The intention is to develop a scheme which is sympathetic and in character with the context of the site and the neighbouring properties. Upon review the surrounding, the client has decided that overall property would benefit from residential use. There are no significant modification or alteration proposed to the subject property. Some of the non-structural internal plastered board partitions will be removed. Some of the walls will be infilled with fire and sound compartment materials. New partitions will be erected to create 2No flats to facilitate the residential use. New opening will be created at the rear side of the property to install patio door and window to provide access to the amenity.

The proposed residential dwellings have been designed to comply with the Local Plan in respect of acceptable floor space and areas.

All windows, doors are to be white upvc units, matching the design of the existing window and door units. The proposal has been restricted to the existing building's footprint.

3.2 **Access**

The subject property is located within the area of retail, cafe/public house and other business uses. The site is currently accessed from the Boston Road South, Holbeach via pedestrian access to the building and from the side entrance road from the left side of the property. Access routes will remain the same in this proposal. Property can be accessed via existing front main road and side entrance road. There are multiple public car park located opposite the property and local off-road parking available which can be accessed anytime.

3.3 **Travel**

The area has strong transport links from every direction from the building and is 3 minutes' walk from the local bus stop and local bus garage. Local town centre is located approximately 4-5 mins walk from the property where various transport services available such as Taxi, bus etc.

4.0 Waste Minimalisation:

- The type of works proposed will generate a considerable amount of general building waste from the removals of the existing partitions walls, fixtures and fittings, etc.
 - It is unlikely that any significant degrees of any waste generated will be re-usable – any that cannot as part of the proposal due to suitability, timing, etc or is found hazardous or uneconomical to re-use elsewhere, will be taken to an appropriate approved centre for re-cycling or disposal. Records of the same will be kept.
 - New timbers, joinery, etc that may be used will be from a sustainable source and will be used in preference to others – proof of sourcing will be mandatory.
 - As an active water conservation measure, twin flush cisterns are proposed, together with basin & sink taps with spray head nozzles and thermostatic blending valves. Showers will similarly be thermostatically controlled for both safety & economy
 - Careful material estimating will be employed to minimise both waste and cost.
 - Removal skip will be hired and waste will be removed weekly.
- NO BURNING OF WASTE WILL TAKE PLACE ON THE SITE**

5.0 Summary:

By its nature, design and location, the proposal is considered appropriate for the buildings included and is making economic use of the facility and will further provide additional essential residential accommodation in great demand throughout the local district generally.

This proposal is well designed and sympathetic to the location and the surrounding properties, in terms of form, detail and materials.

The character of the existing buildings surrounding the site will not be harmed as a result of this development and the amenity they enjoy will not be affected

It is recommended that the necessary approvals be granted.