

DESIGN AND ACCESS STATEMENT FOR

9 High Street, Holbeach, Spalding, PE12 7DU



INTRODUCTION

MJB Technical Services LTD acts on behalf of Rugby Property Assets Ltd who owns 9 High Street, Holbeach, Spalding, PE12 7DU.

This Design and Access Statement supports a full application for change of use of rear ground floor ancillary to retail to residential. Change of use on first and second floor from offices to residential, internal alterations to the front ground floor, external alterations to the rear of the property for a proposed access door and internal alterations of the building to allow for a proposed layout. This Design and Access Statement provides relevant background information including contextual assessment, an overview of the proposal and analysis of the planning issues.

The Description of Development is:

This Design and Access Statement is supported by a drawing package which is submitted along with the application.

Drawing Package:

Drawing No#	Description
HOLB-ZZ-DR-AR-0001	
HOLB-ZZ-DR-AR-0002	
HOLB-ZZ-DR-AR-0003	
HOLB-ZZ-DR-AR-0004	
HOLB-ZZ-DR-AR-0005	
HOLB-ZZ-DR-AR-0006	
HOLB-ZZ-DR-AR-0007	
HOLB-ZZ-DR-AR-0008	

1.0 FEATURES OF THE SITE

The property is situated in the very centre of Holbeach and also lies in a Conservation area. The property consists of 3 floors, ground, first and second. There are 2 buildings that are connected by an enclosed walkway on the first floor. The ground floor currently consists of 1 large retail unit in the front most property and ancillary to retail on ground and first at the rear most property. The first and second floors in the front building are existing offices.

2.0 USE

The current use of the property is retail on the ground floor of the front building with ancillary to retail on the ground and first floors at the rear building. The first and second floor of the front building is currently offices. The building is currently vacant on all floors. The proposal would see the retail unit be split into 2 smaller units as the current unit is quite large. The rear building will see both the ground and first floor change from ancillary to retail to residential. The offices on first and second floor of the front building will see a change of use from office space to residential.

3.0 ACCESS

There are two entrances to the front of the property each providing access to the retail unit. There is also a door at the back of the unit to provide access to the rear alleyway and the rear building. The alley way can be accessed through a gate west of the property. The alley way leads to the rear property which is accessed through a main door at the front of the rear property. This leads to the rear of the building and also leads to stairs which go to the first floor. The rear building is connected to the front building by an enclosed walkway on the second floor. Crossing this walkway leads to the first and second floors of the front building. There are stairs from the first floor to the second floor in the front property. The proposed layout would see the introduction of a new door at the rear of the front property for the proposed retail unit.

4.0 DESIGN CONSIDERATIONS

The building has been sitting vacant for some time and with an unusual layout means it's difficult to let or sell in its current state. Looking at other retail units in the area we see that they are a lot smaller than what the property has. By splitting the retail unit into two separate units it makes the retail units more desirable to smaller businesses. Having smaller business then means that they need a lot less space for storage so the back building can then be used as flats along with a change of use to first and second floors to flats bring

5.0 OPPORTUNITIES

One of the main opportunities is to provide additional residential space throughout this property which would highly benefit the area it is situated in, as the property is so central. Also, gaining one extra retail unit space.

6.0 Constraints

The only constraint to this property is that it lies in a conservation area, however we are not carrying out major external works to this property and are only slightly changing the layout internally.

7.0 LAYOUT

The layout has been designed to suit the local amenities and space standards for residential and retail.

8.0 CONTEXT

The property is situated in the centre of Holbeach and is surrounded by buildings of mixed uses, including retail and residential.

9.0 CONSERVATION

The property is situated in the centre of Holbeach which is a conservation area. In keeping with this we have not made any changes to the front elevation. There are some minor changes to the rear. However, these changes cannot be seen from the front and will only be seen by people in the flats in the alley way and other workers in the nearby retail units. As there are currently 2 entrances to the retail unit there is no need for proposed access to the new retail unit. At first and second floors applying for a change of use to flats but this again will not affect the front elevation.



MJB TECHNICAL
SERVICES LTD

Design & Access
Statement