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**CHANGE OF USE OF FIRST FLOOR OFFICE TO 2 BEDROOM APARTMENT INCLUDING  
ALTERATIONS & EXTENSION TO  
NO 1 WEST END  
HOLBEACH  
SPALDING  
LINCS  
PE12 7LW**

**FOR**

**RUTLAND COUNTRY PROPERTIES LTD**



**PLANNING, DESIGN & ACCESS STATEMENT**

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**CHANGE OF USE OF FIRST FLOOR OFFICE TO 2 BEDROOM APARTMENT INCLUDING  
ALTERATIONS & EXTENSION TO  
NO 1 WEST END  
SPALDING  
LINCS  
PE11 4AB**

This application is to acquire Town and Country Planning Permission for alterations and extension to the first-floor element of No 1 West End, Holbeach to create a 2-bedroom apartment for the benefit of Rutland Country Properties Ltd.

The levelling-up and Regeneration Act 2023 (LURA) is the key legislation enabling the conversion of vacant high street premises into residential use, particularly in area with high vacancy rates. Additionally, the Act introduces a new permitted development rights in England, allowing certain conversions without requiring full planning permission.

Unfortunately, the commercial property has been up for let for several months with interest but unfortunately no takers, mainly due to the size and layout of the building. The out of character first floor extension was built around the 1960's and is out of sorts with the major historic road junction in Holbeach, which is in the Conservation Area.

The new proposal seeks to improve the poor quality of the utilitarian existing first floor square box appearance onto a former bank, which was heavily criticized by Anderson & Glenn Conservation architects which South Holland District Council commissioned 2009 Holbeach Conservation Appraisal, this comment:

*"This rather pompous bank building of c.1920 in a neo-Georgian style uses Portland stone for dressings. It replaced a rather fine Georgian house and shop. It has a good corner relationship to Market Hill which with the angle doorway and entrance. The single storey scale is heightened by a tall parapet, but a two-storey building here would have been more suitable".*

Several discussions with Austin Heritage Consultants regarding the proposal have taken place and a Heritage Assessment Report is submitted with this application and should be read in conjunction with this statement.

The following section of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE):-

## **USE**

The current use of the building is a commercial office, formally a bank, with a strong room and offices on the ground floor. A cellar to the basement accessed off the main office area with a staircase that leads up to a further office, storage, kitchen and toilets. Since the previous tenants left there has been no one interested in taking on the tenancy for the building. Therefore, it is proposed to split the area up to access the first floor separate and convert and extend to a 2 bedroom apartment, which is the same for the majority of the buildings along High Street, West Street and Church Street.

## **AMOUNT**

The building is to be split internally to give access to the apartment from a new front door to the Northern elevation facing West Street. This will allow the main feature door to be in keeping with the commercial ground floor element. A 2-bedroom apartment will be created on the first and second floors of the development.

## **LAYOUT**

The layout of the proposed 2-bedroom apartment will allow the living accommodation within the existing first floor element of the building with access to 2 bedrooms and a bathroom on the second floor. The second floor extension will be a roof extension with dormers and a standing seam roof. The first floor kitchen / dining area will open up to flat roof of the existing premises.

The ground floor commercial until will be reduced in size and the introduction of a kitchen and ground floor toilet will be beneficially for the renting of the offices.

## **ACCESS**

A new access to the apartment will be created through the existing window on the Northern elevation that will allow access to the basement for maintenance. There will also be a ventilated bin storage room and cycle storage area for the apartment.

The main access to the office will remain.

## **FLOOD RISK**

The existing area where the change of use and first and second floor extensions are taking place is located in Flood Zone 1 therefore no Flood Risk Assessment is required. All habitable accommodation will be at first floor level with the sleeping accommodation at second floor level.

No changes to the ground floor levels of the building or surrounding area is required.

## **CONCLUSION**

The proposed works would maintain and repair the existing elevations to the North, East & South, which are key to the character of the building, the streetscape and the conservation area at this major historic junction in Holbeach.

The new proposal in accordance with Austin Heritage addresses the height issue and returns the building back to the original height of the previous historic building (in the same location), which was demolished to make way for the non-listed former bank building.

G R Merchant Ltd  
April 2025.