



Date: 13/08/20
Ref:J131-PDA

PLANNING DESIGN AND ACCESS STATEMENT

for

PROPOSED CHANGE OF USE OF RETAIL OUTLET
TO FRONT FROM FORMER BUTCHERS TO
BARBERS SHOP (AND ONE OTHER TO SIDE) AND
THE CREATION OF AN APARTMENT AT THE REAR
FROM THE FORMER STORAGE AND PREPARATION
AREA OF FORMER BUTCHERS

at

26 - 28 HIGH STREET HOLBEACH
SPALDING PE12 7DY

FOR

MR ZANA SAHEED RASULI

Introduction: -

My client has purchased the former Butchers Shop known as Swepestones Butchers to create a Barbers Shop.

The former Butchers closed its doors to business in April 2018 and its been on the market ever since. This proposal seeks to breathe new life into the premises creating a vibrant Barbers Shop with an additional small shop to the side (to be rented out so use unknown at present but likely to be A1). The creation of proper facilities will be provided to both shops offering 'access for all WC' and including office and or storage. The shops floor is already level with the external footpath therefore access for all is already catered for and the revised shop fronts will offer proper access for all doors.

The rear former storage and preparation area of the Butchers Shop is to be proposed as an apartment. This conversion will be low key allowing for 2 additional windows for bedrooms and a rooflight over the kitchen area, but apart from that the form factor remains the same. This apartment will be for the owner of the Barbers Shop.

The Barbers Shop name is shown on the drawings. The separate shop name is shown vacant as unknown.

Site: -

The shop is in the middle of Holbeach and therefore on good public transport links. There is no parking for either the shops or apartment however there are good car parking areas within Holbeach and the shop is within easy walking distance of these.

Domestic**Use: -**

The proposal is to create 1 property for domestic use.

Amount: -

The proposal is to create 1 property for domestic use. See associated drawings.

Layout: -

The layout of the site is better explained by the drawings.

Scale: -

The scale of the buildings is already set as we use the existing buildings.

Landscaping: -

This remains the same as it is set within the confines of the existing building.

Appearance: -

A more modern appearance is proposed.