

PROPOSED CHANGE OF USE FROM RETAIL (A1)  
TO RESIDENTIAL (C3)  
**REAR of 7 HIGH STREET HOLBEACH**  
**LINCS PE12 7DU**



**DESIGN & ACCESS STATEMENT**  
( incorporating Conservation Area Heritage Statement )

## **PROPOSAL**

Planning consent is sought from South Holland District Council for a Change of Use of a two storey building located to the rear of No.7 High Street, Holbeach.

As the current use is associated with the adjacent retail premises it is necessary to apply for Change of Use from A1 to C3 ( Residential ).

## **THE SITE**

The application site is located within the Conservation Area, as well as being within the designated town centre of Holbeach.

The subject building is not visible from the High Street and is not in close proximity to any Listed Buildings. This is discussed further in the Conservation Area Heritage Statement included within this submission.

Holbeach is the second largest settlement in the District and the location of the subject building provides an excellent opportunity to make more effective use of a surplus building, currently used for storage in association with the established retail unit No.7 which fronts onto the High Street.

The site is within walking distance of all amenities including public transport and would provide a much needed form of relatively low cost accommodation within the town centre with minimal internal building works.

The major expansion of employment opportunity on the western periphery of Holbeach will provide additional opportunity for locally based residents and the re-use of this building to provide residential accommodation will serve to keep residents within the town centre but importantly without any harm to the vitality or viability of the town centre.

## **THE BUILDING & PROPOSED WORKS**

The subject building is self contained and of traditional construction with a first floor under a pitched roof. The property has electric and water supply and is also connected to the main foul drainage network.

Existing floor layouts and a section are provided to demonstrate the suitability of the building to be readily converted to provide a single bedroomed dwelling of satisfactory floor space and good ceiling heights. There are existing windows which provide satisfactory levels of natural light and opening ventilation to what would become the habitable rooms.



**Side elevation of Building showing existing windows**

**THE BUILDING & PROPOSED WORKS cont/.....**

The use of the building for residential does not create any overlooking issues with adjacent buildings. Externally the building is accessed via an existing passageway of good width. This passageway already provides a means of access to existing residential accommodation in the form of flats, both at ground floor level ( No.5) but also above existing retail units at No.7 and No.13. There is security lighting in place for the benefit of users of the passageway.



**Passageway leading from High Street ( No.5 Flat entrance on right hand side)**



**Entrance to Proposed Dwelling**

Whilst, in common with other adjacent flats, there is no dedicated external space to the subject building, there is an existing external store which can be used to house refuse bin(s) and securely store a bicycle/ pushchair. This is a town centre location where modestly sized accommodation typically does not have external space / garden areas.

Proposed Floor layouts are provided to demonstrate satisfactory layout for occupiers and the Gross Internal Floor Area is calculated as 37.5m<sup>2</sup> ( 403sqft ) which satisfies the relevant space standard criteria for 1 bedroomed accommodation. The conversion works are minimal and confined to the interior where additional insulation will be installed to the external envelope in accordance with current Building Regulations.

#### **PARKING PROVISION & CYCLE STORAGE**

Given the town centre location of the site it is not considered that the proposal will have an adverse effect on parking provision in the area. All facilities are within walking and cycling distance of the property and there is available on street parking in and around this part of Holbeach.

As mentioned previously and as identified on the submitted plans there is existing secure storage for a cycle.

#### **INFRASTRUCTURE**

The proposed building is fully serviceable with all main utilities being present to serve the needs of the development. There are no significant alterations required to the building in order to meet the relevant requirements for such a proposal.

#### **CONSERVATION / HERITAGE STATEMENT**

The application site is positioned within the designated Conservation Area for Holbeach but has no other specific restrictions such as Listing or Article 4 Direction.

However as no external alterations are proposed to the property it is not considered that the application has any adverse effect on the Conservation Area.

#### **CONCLUSION**

It is considered that this proposal is entirely appropriate and that it does not produce any significant harm to the viability of the town centre by the change of use of floor space from an ancillary 'storage building' to provide a single bedroomed town centre home. On the contrary it will place residents within walking distance of all facilities which will serve the daily needs of the occupants and their visitors.

The existing retail unit No.7 is of ample size without this detached building and the accommodation could even be suitable for the subsequent owner / manager of the retail unit.

There are existing residential units above and to the rear of several shops in the High Street and the subject building will readily convert to residential without any external alterations or expensive sound proofing / fire protection which is a requirement where residential and retail / commercial uses are mixed in the same building.

The accommodation achieved is compliant with the relevant space standards and it presents an opportunity to provide town centre accommodation for residents who do not have access to motor vehicles and rely on public transport. This application satisfies the relevant Planning Policies at National and Local level and we therefore look forward to the favourable determination of this proposal at the earliest opportunity.

Alan J Finch  
October 2017