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**3 NO SELF CONTAINED FLATS
8 HIGH STREET
OFF CHURCH WALK
HOLBEACH
SPALDING
LINCS
PE12 7DU**

FOR

ROFFES TRANSPORT LTD



PLANNING, DESIGN & ACCESS STATEMENT & HERITAGE IMPACT STATEMENT

**3 NO SELF CONTAINED FLATS
8 HIGH STREET
OFF CHURCH WALK
HOLBEACH
SPALDING
LINCS
PE12 7DU**

This application is to acquire Town & Country Planning Permission for 3 No self contained flats above 8 High Street, Holbeach for the benefit of Roffes Transport Ltd.

INTRODUCTION

This Planning, Design and Access Statement has been written to meet the requirements of Article 4c of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

When preparing this application the following policies have been taken into account:-

NATIONAL POLICIES

- Planning Policy Statement 1 – Delivering Sustainable Development
- Planning Policy Statement 3 – Housing
- Planning Policy Statement 5 – Planning for the Historic Environment

SOUTH HOLLAND LOCAL PLAN JULY 2006

- Policy SG14 – Design and Layout of New Development
- Policy SG17 – Protection of Residential Amenity
- Policy HS6 – New Housing in the Group Centres (Non-Allocated Sites)

Residential development will be permitted on suitable sites in Group Centres where:

- 1) It is within the defined settlement limits as shown on the proposals map; and
- 2) It is on brownfield land; and
- 3) It is infilling or represents the replacement of an existing dwelling within the same site.

These policies form the basis upon which the application has been designed.

HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing property. The Former Bank is not a Listed Building, however, is part of Holbeach Conversation Area and is alongside Church of All Saints. The Church of All Saints was listed in June 1966 and is within the centre of Holbeach.

The site is directly off Church Walk which is accessed off High Street. The building was a former bank . Currently the building is brickwork with a plain tiled roof. The building is 2 stories with white timber windows.

The current street scene is a mixture of architectural buildings with shops along the High Street. The building along Church Walk are mainly domestic dwellings.

The proposal compliments the character and appearance of Holbeach Conservation Area.

PLANNING, DESIGN & ACCESS STATEMENT

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

USE

The application site is the first floor of the former bank at 8 High Street, Holbeach. The proposed development for 3 No self contained flats to be sited within the residential/commercial area close to the centre of Holbeach and within the Holbeach Conservation Area.

AMOUNT

The proposal is for 3 No self contained flats to the first floor of 8 High Street the former bank. An existing 4 bedroom flat will be split into 3 separate flats.

LAYOUT

The layout of each flat has taken into account the existing structure of the existing building.

SCALE

In accordance with Policy SG17 of the South Holland Local Plan – Protection of Residential Amenities – the proposed self contained flats have been designed in such a manner that it will have minimal adverse on the amenities of the adjacent dwellings and the former bank.

APPEARANCE

Other than blocking up of one window the existing appearance will not change.

LANDSCAPING & BOUNDARY TREATMENT

Tree planting would be inappropriate on this site; therefore, boundary treatments will be kept the same and a 1.8m close boarded fence will separate the existing yard area to the new building plots.

ACCESS

Access to the development will be via Church Walk off High Street. There is no vehicle parking as it is a town centre location, however, each flat will be able to store bicycles securely and an area for refuse and recycling. Bus routes and stations are available within walking distance down High Street.

FLOOD RISK

The proposal is not situated in Flood Zones 2 or 3 of the Environment Agency Flood Map or the South Holland Strategic Flood Risk Assessment Map, therefore should not require a Flood Risk Assessment. The development is at first floor level.

APPLICATION PLANS

3727-20-02A	Existing First Floor Plan & Location Plan
3727-20-04A	Proposed First Floor Plan & Part Site Plan

CONCLUSION

The proposed scheme will be in character with the area, particularly in terms of the design, form and scale. The existing Listed Buildings within the vicinity have been considered when preparing this application and the finished design.

The proposal compliments the character and appearance of Holbeach Conservation Area.

S L Darlow
December 2020