



PLANNING STATEMENT & DESIGN & ACCESS STATEMENT

ADDERLEY HOUSE, 23 LONDON ROAD, SPALDING, PE11 9EA



1.0 INTRODUCTION

This Statement was prepared by Clayton Architecture Limited on behalf of the Applicant API Limited to support the submission of a Full Planning Application at Adderley House, 23 London Road, Spalding, PE11 9EA.

The main body of work involves converting and subdividing the existing building into a range of studios and one and two bedroom self-contained apartments. This means a change of use from a residential institution (use class C2) to residential apartments (use class C3).

The proposal involves renovation, internal remodelling and change of use for Adderley House, 23 London Road, Long Sutton which is currently a vacant building. No new buildings have been proposed as part of the development. **Paragraph 2.6.1 Strategic Priorities in South East Lincolnshire's Local Plan states:** '...1. To deliver sustainable development in South East Lincolnshire that seeks to meet the social and economic needs of the area, whilst protecting and enhancing its environment for the enjoyment of future generations. 2. To ensure that the scale, distribution and type of new development is sustainably located to take account of flood risk across South East Lincolnshire. 3. To ensure that development contributes to the provision of necessary physical, social and green infrastructure to deliver planned levels of growth at the right time and to mitigate its impacts on existing communities and the environment. By renovating the existing building in this location not only would the works be considered sustainable development they would also enhance and protect a disused and deteriorating Grade II Listed building in quite a prominent location. In relation to point 3, the project will create 10 no. residential units consisting of 2no. studios, 2no. 1 bedroom units and 6 no. 2 bedroom units all of which are in high demand in the area given the number of key workers / seasonal workers based locally.

Policy 29 of South East Lincolnshire's Local Plan states: 'A. Listed Buildings 1. Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.'

The building is Grade II listed and no external works beyond sensitive repairs have been proposed. The building has previously been used as a care home so internally it has lost a lot of its original character and features. This proposal aims to retain what is left and allow the building to be used and enjoyed for generations to come.

In accordance with **NPPF 5. Delivering a sufficient supply of homes:** This project will not be affected by affordable housing allocations as the project is bringing a disused building back into use. There will be no extensions, no increase of floor area or new buildings as part of the proposed works.



Policy 3 of South East Lincolnshire's Local Plan states: *'Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured: 15. the appropriate use or reuse of historic buildings'* Given the lack of modifications to the main features of the building and its context a change of use from C2 to C3 could be considered as appropriate.



2.0 ASSESSMENT

2.1 PHYSICAL CONTEXT

The site is located within the Long Sutton Conservation Area.

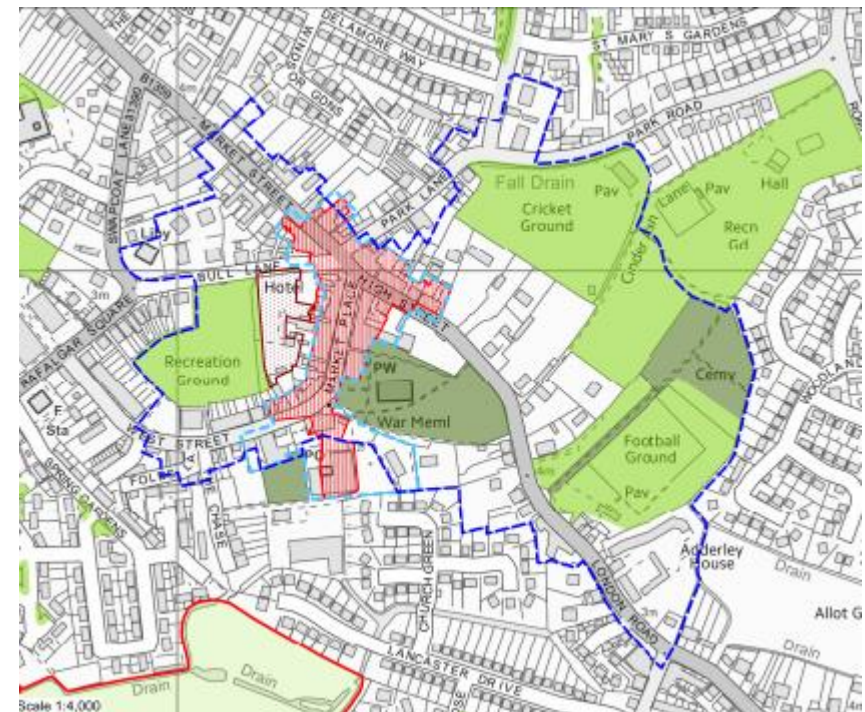
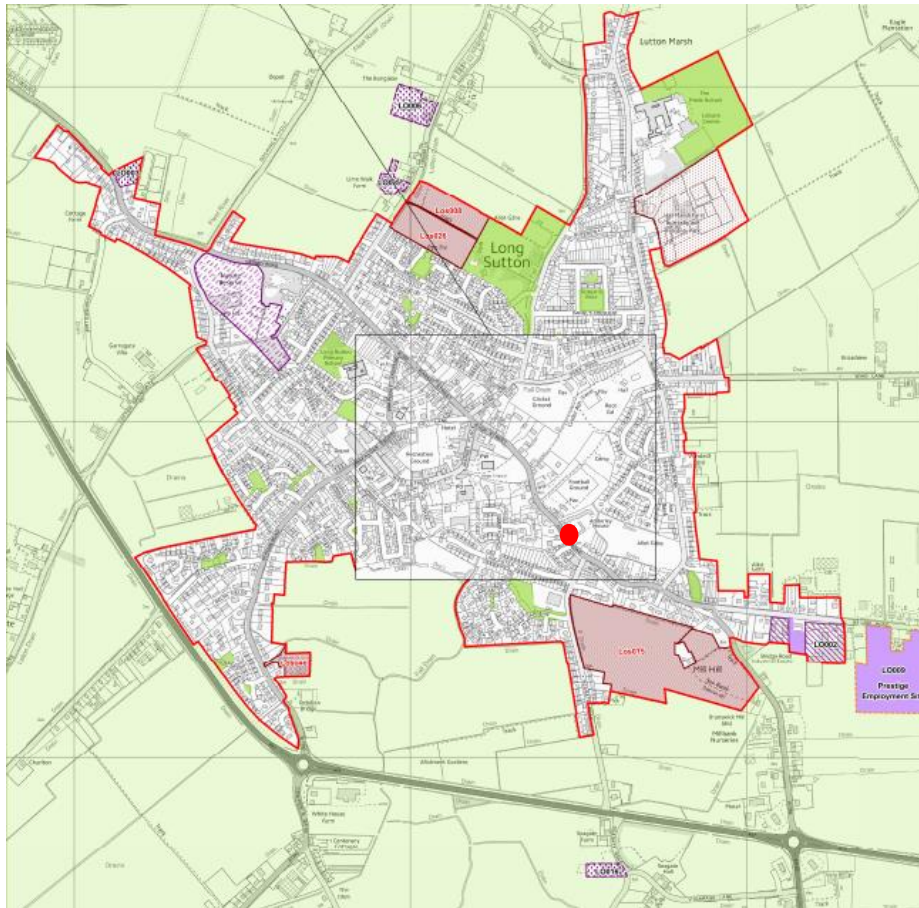
Policy 29 of South East Lincolnshire's Local Plan states: *'...B. Conservation Areas Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting...'*

The site contains a Grade II listed building which the proposal uses. Details of the listing on Historic England are as follows: *'LONG SUTTON LONDON ROAD TF 4222-4322 (east side) 12/34 Adderley House 30.6.66 G.V. II House, now residential home. Late C18 and c.1800. Red brick. Concrete tile roof. 5 gable stacks, in the main C20. Brick and rendered coped gables, some tumbling. Moulded wooden eaves. Central range 2 storeys plus attic, 4 bays, either side and set back are 2 storey, 2 bay ranges and further left and set back a 2 storey single bay range. Central range with doorway with panelled door, fanlight, small keystone, panelled reveal, pilastered doorcase with dentil dossierets supporting open dentil pediment. To the right are 2 glazing bar sashes with single narrower glazing bar sash to the left. 3 glazing bar sashes above, the central narrower. Attic with 3 dormers each with single Yorkshire sash. The range to the right with 2 glazing bar sashes, single glazing bar sash above and to the right a single blocked window opening. The range to the left with 2 glazing bar sashes on each floor and the range on the far left with single glazing bar sash on each floor. All sashes with flush wedge lintels. Initials W.B and S. B. in iron letters in gables of main range.'*



Policy 1 of South East Lincolnshire's Local Plan states: 'A. Areas where development is to be directed... 2. Main Service Centres: Long Sutton. Within the settlement boundaries of the Main Service Centres development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.'

The red line shows the defined settlement limit which the site is within and the blue dashed line shows the conservation area boundary which the site is also within. (red dot shows the location of the site).



2.2 PLANNING HISTORY

- H11-0097-88 (and H11-0098-88) Link building extension and enclosure of corridor
- H11-0183-82 Change of use from hostel to old peoples home
- H11-0187-82 Change of use from hostel to form 2 additional maisonettes
- H11-0586-89 Provide lift to existing Adderley House
- H11-0630-90 Nursing Home
- H11-0691-82 Erection of dwelling and garage
- H11-1570-89 Erection of nursing home
- H11-1819-88 Nursing Home



3.0 INVOLVEMENT

A Pre Application was submitted by a previous owner along with basic drawings. The development was acceptable in principle at the time and no major alterations have been proposed since that initial enquiry.

Policy 2 of South East Lincolnshire's Local Plan states: *'Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to: ... 8. Impact or enhancement for area of natural habitats and historical buildings and heritage assets...'*



4.0 DESIGN

4.1 SCALE/MASS

The character of the building will be retained and preserved as part of this development to ensure that the local community can continue to enjoy this piece of architecture. The buildings listing has been taken into consideration and as such only repair works / making good will be carried out to the buildings elevations. Internally the design takes into consideration the buildings main load bearing / original walls and retains those where possible.

The internal GIA of the 2 bed units range from 50 to 67m2 with modern open plan living arrangements which would be perfectly suited to small families and couples looking for a more permanent form of residence or starter flat. The studios and 1 bed units range between 30 and 37m2 again providing quite large living accommodation considering the market that they will appeal to.

Policy 2 of South East Lincolnshire's Local Plan states: *'Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to: 1. Size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses...'*

Policy 3 of South East Lincolnshire's Local Plan states: *'Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured: 1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;'*

Policy 29 of South East Lincolnshire's Local Plan states: *'B. Conservation Areas Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should: 1. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;... 4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment; 5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;'*

There are no new additions being built onto the building therefore the scale and mass of the development will not change.



4.2 INTERNAL LAYOUT

Changes to the internal layout of the building are proposed however they have taken into consider the main load bearing walls and chimney breasts so that the main structure of the original dwelling are retained. All new walls and alterations will be made of studwork on acoustic tape which can be removed easily should the building layout ever need to be altered, minimal damage will be caused to the heritage asset.

Acoustic barriers have been carefully located on party walls as part of the design to ensure no overdevelopment / unnecessary retrofitting. The goal was to make minimal impact on the building whilst ensuring comfort of future residents and blocking noise transfer between residential units.

Policy 2 of South East Lincolnshire's Local Plan states: *'Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to: ... 8. Impact or enhancement for area of natural habitats and historical buildings and heritage assets...'*

Policy 29 of South East Lincolnshire's Local Plan states: *'...B. Conservation Areas Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:... 2. Retain architectural details that contribute to the character and appearance of the area;...'*

4.3 INTERNAL REPAIRS

A number of ceilings and floor joists have subsided throughout the building and as such certain areas will need to be fully removed in order to carry out remedial works. Where this is the case the existing detailing such as moulded skirting, architraves and cornice detailing will be reinstated following the repair work. It is noted that the window surrounds and door architraves are the most decorative architectural detailing remaining and none of these should need to be replaced as part of the works.



4.3 ELEVATIONS

There will be minimal works carried out on the exterior of the building. One window will be reinstated on the front elevation (currently blocked) using a replica timber sash window to match those adjacent. Two new heritage style rooflights have been added on the rear roof slope which will hardly be seen from the ground. All other external windows and doors or architectural and historical interest will be retained and repaired where needed to ensure the proposed design is sympathetic to the existing building and enhances its existing features.

Policy 29 of South East Lincolnshire's Local Plan states: *'...B. Conservation Areas Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:...* 2. Retain architectural details that contribute to the character and appearance of the area;...'



5.0 ACCESS

5.1 HIGHWAYS

The site is very close to the town centre and immediately outside site there is a bus route connecting the property to its wider context. The development will also provide 10 new off street parking bays, cycle storage and bin storage. The vehicular access from London Road is to remain as is.

The site was sold without any green space and as such very limited private amenity space can be provided within the site boundary. There is however adequate access to amenity space locally for all residents. A substantial communal side garden between 23 and 23a London Road is adjacent and well maintained with mature trees which would be useable. The site also has the benefit of being 100-150m away from quite expansive parks and recreational spaces.

Policy 3 of South East Lincolnshire's Local Plan states: *'Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured: 4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;'*

Vehicular and pedestrian spaces is separately designated on the car park to allow safe pedestrian access. Where possible the ground floor access doors have been utilised so that despite the buildings listing some of the door sets could be made accessible.

Cycle storage has been indicated on the site plan to promote sustainable travel.



5.3 BIN STORAGE

Bin storage is designed into the rear of the property as part of the new car park to ensure each unit has access to a secure bin storage area. This will ensure that there is no confusion as to where waste must be stored which is of benefit to the conservation area and also provides piece of mind to the adjoining care home and residential units.

Policy 3 of South East Lincolnshire's Local Plan states: *'Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured: 5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;'*

