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Design and Access Statement

Conversion of 5no. 1-bedroom flats to 1no. 4-bedroom dwelling.

31 High Street
Long Sutton
Lincolnshire
PE12 9DB

For Mr R Green

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1. DESCRIPTION OF DEVELOPMENT

1.1 Conversion of 5no. 1-bedroom flats to 1no. 4-bedroom dwelling.

2. SITE DETAILS

2.1 The proposed development is in relation to 31 High Street, Long Sutton. The existing building is 4-storey mixed use with an existing tenant within the ground floor front shop, to the rear at lower ground level is a former commercial kitchen/bakery, to the rear ground floor, first floor and second floor are 5no. residential flats with shared kitchen/bathroom spaces.

2.2 The shop only has access to the front off the High Street. The lower ground former commercial has an independent access. The flats share access to all levels; the shop formerly used the flats access. The former commercial and flats utilize a shared private drive from High Street leading to property to the rear.

2.3 The existing property is located within the centre of Long Sutton; a Main Service Centre according to Policy 1 of the joint strategic Local Plan (noted as category A settlement whereby development is to be directed), with access to the A17 between Kings Lynn and Neward-on-Trent to provide vehicle routes to Spalding and Boston within the district. Bus routes from Long Sutton including Kings Lynn (505) and Spalding (505) to allow access to the train railway for wider access throughout the country.

2.4 The site benefits from established public footpaths leading throughout the village for sustainable travel to existing services. A bus stop directly next to the property for public transport. The property benefits from established rights of way access to park cars adjacent the lower ground floor former commercial building for deliveries etc.

3. DESIGN & LAYOUT

3.1 The existing building is formed of 4-storeys. Lower ground floor is formed of a main open plan space connecting the main entrance with the former kitchen, with adjoining store rooms. Ground floor consists of occupied shop fronting the road (not surveyed) with 1no. bedroom and ensuite to rear with a staircase to access levels central. First floor consists of 2no. bedrooms with shared kitchen. Second floor has remaining 2no. bedrooms and bathroom.

3.2 The proposed development retains existing layouts with no alterations to the ground, first and second floor levels with only room label changes, and the change of 1no. bedroom to form a lounge on the first floor. The lower ground floor proposes minimal works in the form of thermal upgrades to floors, walls and ceilings (all internal changes), with additional works formed to create more storage spaces and form a protected staircase as per requirements of the Building Regulations.

4. USE

4.1 The proposed development consolidates 5no. existing C3 residential dwelling uses and converts a former commercial space into 1no. C3 residential dwelling.

4.2 The development can be achieved with minimal works and no external changes.

5. AMOUNT & SCALE

5.1 The development would reduce the number of separate dwellings into one single dwelling and reduces the number of bedrooms from five to four. In addition, the development would result in the loss of commercial premises. However, the commercial use is no longer required in association with the front shop, and it is considered the loss of back land commercial space is an improvement to the residential amenity (loss of noise pollution and un-restricted working hours).

5.2 The consolidation will form 1no. 4-storey 4-bedroom dwellinghouse.

6. APPEARANCE

6.1 The proposed development is in relation to internal works only with no external works.

7. LANDSCAPING

7.1 Landscaping (hard and soft) is to remain as existing.

8. ACCESS

8.1 Primary access for the development is to be achieved via the share private driveway from High Street.

9. PARKING

9.1 Parking to be achieved in front of the lower ground spaces as achieved with the private driveway as allowed with existing legal rights of way. Designated on-street parking spaces are available for guests. A bus stop is adjacent and public footpaths reduce the need for a vehicle.

10. CONCLUSION

10.1 The development proposes to consolidate 5no. flats into 1no. dwelling and losses redundant commercial space with unrestricted use and house to the benefit of residential amenity. In addition, at the time of search, there are 3no. commercial/retail shops to buy on RightMove. As such, the developments loss of former commercial space that is not visible by the road, is considered to be minimal impact to the services of the village.

10.2 The development is accompanied by a flood risk assessment by a specialist.

10.3 The development proposed only internal alterations with minimal works to the existing building fabric.