



PLANNING STATEMENT & DESIGN & ACCESS STATEMENT

STABLE BLOCK AT 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 Listed Building consent and Full Planning Application for the Stable Block at Adderley House, 23 London Road, Spalding, PE11 9EA.

The proposed works include the conversion of the existing vacant stable block into 2no. two bedroom three person residential dwellings, which will also include a change of use from B(8) Storage to C(3) residential use class.

The proposal involves renovation, internal remodelling and change of use for the Stable block at Adderley House, 23 London Road, Long Sutton which is currently vacant and being used for storage purposes. No new buildings are being proposed as a 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.'* The renovations of the existing building would be considered sustainable development, the works would also assist in enhancing and protecting a disused and deteriorating Grade II Listed building. As the proposed is reusing an existing building, the overall scale will remain unchanged whilst the use class will be altered to residential, a suitable use for the location and surrounding context. With regards to the contribution from the development, the existing building and use as it currently stands, is causing more of a detriment due to its condition. The creation of two new dwellings within an established area and utilising an existing listed building will be an improvement to the area and bring life back to a disused listed building.

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, given that the building is over 200 years old, it is in a reasonable condition, however there has been a degree of movement and settlement of the buildings fabric. In addition to this, further damage and decay has occurred due to water damage. This is noted in the Structural Appraisal report by J C Consultancy, 'Section 5.3: The majority of any original materials being lost is due to the materials being subjected to the elements and a lack of general maintenance. Ensuring the barn is weather-tight should be addressed even if a full conversion or restoration is not going to take place. Failure to do so will accelerate the decay and deterioration of the remaining fabric.' Renovation of this listed building will ensure the longevity of the building through necessary repair works to the structure, including the removal of the lean to single storey element at the rear which has already partially collapsed.



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 B8 to C3 could be considered as appropriate.

Letter from neighbouring care home states: *'There is a significant percentage of the elderly and retired population who felt isolated from their communities and families during the past 18 months. We have received a substantial increase in enquiries from families, individuals and couples looking to relocate closer to their loved ones, while wanting to maintain their independence with access to care and support services tailored to their individual needs. People have been very clear they are not looking at residential, nursing services or care homes.'* The proposed residential dwellings would be on long term lease to the neighbouring care home.



2.0 SITE

2.1 SITE CONTEXT

The site is located within the Long Sutton Conservation Area.

The site is also located within an area at risk of flooding. However as the building is listed and being fully retained the floor areas will be retained at similar levels and as such a Flood Risk Assessment in this scenario would be redundant.

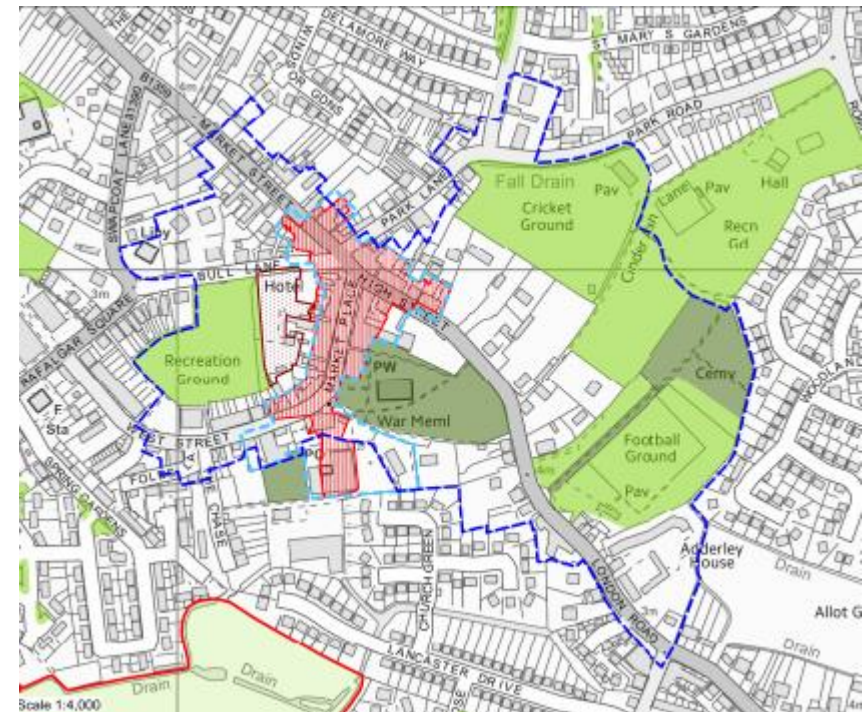
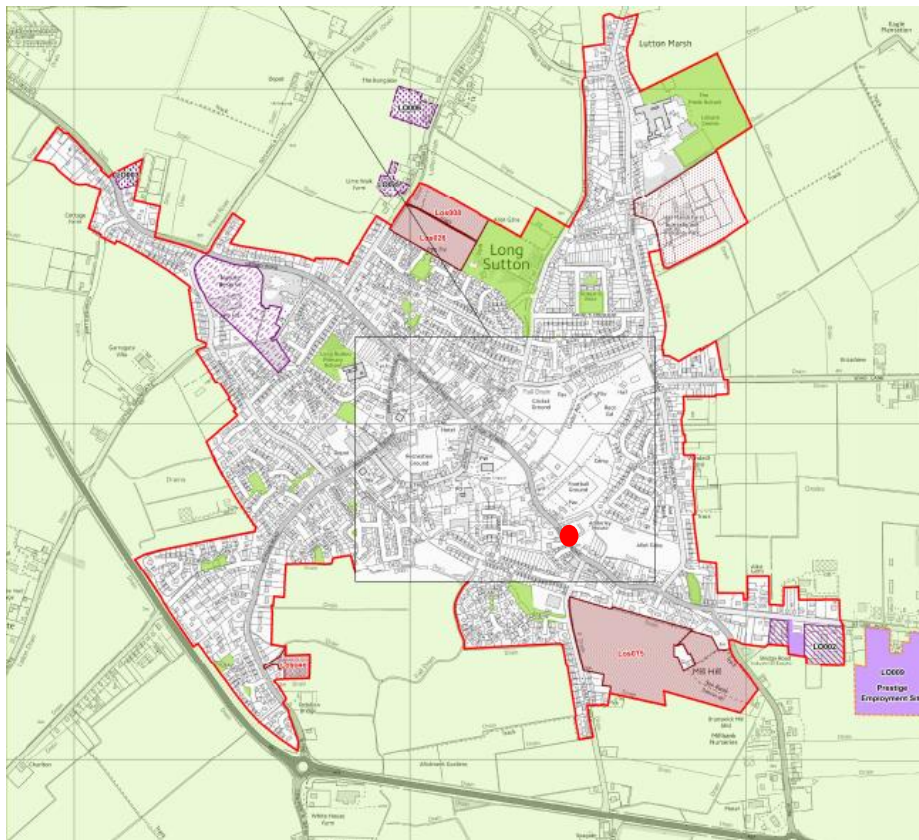
Policy 29 of South East Lincolnshire's Local Plan states: *'...B. Conservation Areas Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character,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

The proposed site contains a Grade II listed building which the proposal uses. Details of the listing on Historic England are as follows: *'Stable block. c.1820. Red brick. Corrugated roof. Colourwashed rendered plinth. 2 storeys, 5 bays. Central carriage entrance with basket arch, plank double door and blocked overlight. Either side are single cambered arched glazing bar sashes, that to the left part blocked. To the right is a single small fixed light and further left and right are single semi-circular arched doorways each with plank door and blocked fanlight. Above are 5 small casements all 2 light and cambered arched apart for the single left window of 3 lights and under a flat arch. Under the central window is a single carved head. Included for group value only.'*



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

There is no listed planning history for the Stable block on South Holland District Council.



3.0 DESIGN

3.1 SCALE/MASS

The proposed scale and massing will barely increase due to the demolition of the single storey lean to structure to the rear. The Structural Appraisal Report by J C Consultancy mentions the single storey element being partially collapsed, this area of the building was not safe for inspection and would have to be removed or rebuilt. Due to the overall height of the existing single storey element, rebuilding would not be suitable for the new use and does not hold any historic significance. There would be a small two storey extension to the rear of the building to allow more space for turning circles for disabled access. The small 2m extension would be in keeping with the character of the building with a double gable to break up the roof and reduce the scale of the new works further.

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...'*

The proposed includes 2no. two bedroom dwellings, these units would be suited to the area and work within the existing fabric of the site. The character of the building will be retained and preserved as part of this development to ensure architectural contribution to the local community. The design has carefully considered the buildings listing, ensuring no works to the building would cause any harm to the existing character.

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;'*





3.2 INTERNAL LAYOUT

Internal changes to the overall layout will be needed for the proposals, mainly the removal of the rear single storey element and its asbestos roof mentioned previously. Further to this, the layouts incorporate a new dividing party wall as well as new internal stud walls. The addition of this party wall would be welcomed as it would assist in the overall structural integrity of the building, *‘ideally, any proposed layout by the architect should introduce some cross walls as this will enhance the overall structural performance of the masonry panels and can be utilised to assist the support of roof structures should room layouts allow’* (Structural Appraisal report by J C Consultancy). Additional opening will be required to provide the appropriate light to the new use, however these will be done respectfully and with the appropriate window styles. Also there will need to be new floor joists fitted during the renovation, this is due to the poor condition of the existing floor joist as mentioned in J C Consultancy Structural report; *‘The first floor joists are relatively slender and are supported in parts by timber beams that appear to be overstressed. Various elements of the floor have been subjected to continued wetting and decay*



appears to be prevalent. Attempting to strengthen existing floor elements is possible, however a replacement floor would reduce the degree of stresses on the existing supporting walls and may prove to be the most practicable and cost-effective solution. We therefore recommend that consideration is made for a replacement floor structure as part of any conversion scheme.'

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...'*

The final aspect that is critical to the proposal is the addition of the 2 storey rear extension. Whilst it is only small in footprint it allows the proposal to have 2 double bedrooms which has been requested by the neighbouring care home and is crucial to the long term rental agreement with them. As well as the double bedrooms the slight increase in floor area allows for platform lifts for disabled access to the second floor and turning circles for wheelchairs.

3.3 ELEVATIONS

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;...'*

The proposals seek to utilise all existing openings, the existing windows will need to be assessed individually and depending on the condition of each, will either be retained and repaired or replaced with like for like timber casement windows. The existing opening for the central barn doors will be divided by the new party wall, whilst still being retained as an opening. The barn doors will be used and fixed to the wall adjacent as a decorative feature relating to the previous use. The door openings to the front elevation will be used for the main entrance doors to each of the residential units. Similarly where openings are being retained, there will still be a level of restoration and structural work still required, *'any defective masonry arches, timber lintels and arch backing timbers should be replaced throughout. The beams over the larger openings should be replaced. Any timber wall plates that are present within the walls should be removed and replaced with remedial brickwork infill.'* (Structural Appraisal report by J C Consultancy).

In addition to the works mentioned above, it has also been recommended that the existing roof be replaced: *'The roof structure currently supports a lightweight corrugated sheeting material. It is unlikely that in its current arrangement the existing roof structure would be able to support additional slate / tiled roof coverings, insulation and ceilings envisaged as part of any conversion, without undue distortion.'*



Attempting to strengthen existing roof elements is possible, however a replacement roof would reduce the degree of stresses on the existing supporting walls and may prove to be the most practicable and cost-effective solution. We therefore recommend that consideration is made for a replacement roof structure as part of any conversion scheme.' (Structural Appraisal report by J C Consultancy) The roof will need to be replaced with new roof timbers and roof tiles, these will be reclaimed slates. Within the new roof, there will also be proposed 2 no. heritage rooflights to the rear of the property, these are to provide more natural light whilst still retaining existing openings. Lastly all new gutters and rainwater pipes will need to be reinstated to prevent any further water damage to the foundations.

In the proposed rear extension, the windows have been designed to the same proportions as existing windows and soldier courses have been designed in to ensure they are in keeping with the character of the existing building.

4.0 ACCESS

4.1 HIGHWAYS

The site is very close to the town centre and immediately outside site is a bus route connecting the property to its wider context. The development will also provide 2 new off parking spaces for the unit 1 (closest to the road), the other unit will either be offered with no parking or will share any unallocated spaces for Adderley House which is currently under renovation by the same applicant. The vehicular access from London Road is to remain as is.

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.

Bin storage is designed into the rear of the property, each properties refuse will be stored in the rear gardens. This will remove the need for any purpose built storage for the bins, retaining the character of the conservation area.

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;'*



4.2 ACCESSIBILITY

As the proposal would be leased long term to the local care home, it has been designed to allow for disability access. Turning circles for wheelchairs have been designed into the rooms, door widths have been increased to allow for wheelchairs, the ground floor ensuite is accessible and the first floor bathroom is a wet room to allow for easier access and a turning circle in a more compact space.

Letter from neighbouring care home states: *'There is a government drive to support older people with or without physical or mental health needs to maintain their autonomy and independence and to live independently in the community to prevent hospital admissions, and admissions to nursing or residential homes.*

Assisted living offers a flexible service, which enables and empowers people to take control of their lives by offering security and privacy in one's own home. Plus, the additional benefits of a range of services onsite tailored to meet people's individual needs such as [...] additional support with care needs to maintain people's independence, social interaction, social inclusion, and mental wellbeing. Thus, reducing the need to go in to a nursing or residential care settings.

Assisted living also offers additional benefits such providing a 24/7 emergency response service to offer reassurance and peace of mind. As well as supporting people recovering from ill health or a hospital stay who require respite or reablement support to regain independence. It is also beneficial for family carers, giving them additional support to enable them to continue to care for their loved ones within the family home.'

5.0 CONCLUSION

To summarise, this proposal aims to make good use of an existing Listed Building which over time has become fully surrounded by residential buildings. Given that this is the case this would appear to be the optimum viable use for the barn. On top of the residential usage the application has been supported by the adjacent care home who are in need of units exactly like this and intend to rent the units on a long term basis.

