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YOGA STUDIO at rear of 2-4 HIGH STREET, MOULTON, SPALDING, LINCOLNSHIRE, PE12 6NL
DESIGN AND ACCESS STATEMENT

1. CONTEXT

a. The current structure is the enclosure to a swimming pool of no architectural merit with a plastic roof completely out of keeping with the Conservation Area.

b. The proposal is to reduce the eaves height of the building an re-roof with a pitch roof that is more in keeping with the Conservation Area whilst extending it to form a studio for yoga lessons for mothers and babies.



Current building



Current building in context viewed from Shivean Lane with No 2 Bell Lane and it's garage at the rear

c. The building is within the Moulton Conservation Area and is relatively close to but well screened from a number of listed buildings and this is dealt with in detail within the Heritage Statement (see separate document).

2. PLANNING CONTEXT

a. The applicant received verbal advice on 01/06/2021 that the proposed usage would be acceptable due to the previous hairdressing shop on the site.

b. On the adjacent site to the West two new two storey detached houses have been granted approval (Ref Application H13-0970-20) even though they will overlook the garden of the application property. The proposed use and extension will have no impact on these new houses.

c. No windows face the surrounding properties and the sky lights on the North facing roof will have no impact on the adjoining dwellings as they are bungalows.

d. Current usage the building is a swimming pool enclosure.

e. The proposal is to create modest building in keeping with Conservation Area to provide an accessible service to the community thereby promoting sustainability of the Village.

f. The new use will, albeit in a small way, diversify and strengthen the local economy.

g. The thermal performance of the existing building will be improved and energy consumption reduced as the pool will no longer require heating. The extension will also have a a high thermal performance and low energy usage.

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h. All utility services are already connected to the property.

i. Satisfactory access is proposed.

j. In conclusion this proposal meets all the requirements of current National and Local policies.

3. USE

a. The new use is compatible with the area as this property has been a commercial enterprise previously when it was used as a hairdressers.

b. The building use will not generate noise or disturbance and so compatible with the surrounding residential area. The whole principle of the usage is for a quiet and relaxing retreat for the mothers and babies.

c. The building will accommodate up to 8 mothers and babies and teacher. It will consist of a studio, feeding room, small seating area with refreshment bar and a disable toilet with baby changing. The refreshment bar will provide drinks for mothers and facilities for preparing babies bottles.

4. AMOUNT of DEVELOPMENT

a. The existing building has an area of 44 sq m and the proposed extension adds 33 sq m. The site area is 608 sq. m so the extension only covers 5.5%

5. LAYOUT & SITING

a. The existing building determines the siting but with extension will maintain service access between it and the boundaries.

6. APPEARANCE

a. On the 1st June the planning officer advised a flat roof would be acceptable but it is felt that a pitched roof would be more in keeping with the area and, by reducing the eaves height, the overall height will not have an adverse effect on the surrounding area and listed buildings.

b. The building will maintain the painted rendered walls of the existing to reflect those of the rear of the House. The roof will be artificial slates to be more in keeping with the area similar to the rear extension to the Listed 2 Bell Lane adjacent.

c. The requirement of Part M to provide shelter at the entrance to the building provides an opportunity to provide a porch that adds interest and detail to the building.

7. SCALE

a. The proposal reduces the eaves height of the existing which is 3.2 m high at its apex down to a consistent 2.6m. The new ridge height is just less than 4m which, if not in a conservation area, would comply with permitted development (as would the whole extension) It will have less impact than the adjacent garage to 2 Bell Lane

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8. LANDSCAPE

    a. The existing garden is a little run down and the proposal is to restore it over time and produce the feeling of a verdant jungle. Through this will curve a pedestrian pathway.

9. ACCESS

    a. There is currently sufficient pedestrian access to the side of the House.

    b. There is currently sufficient access to the side of the House for bicycles and there will secure parking for them at the rear of the house.

    c. Vehicles: It is anticipated that only half the customers will come by car, two can park in the existing side access the other two in front of the house partly on forecourt and partly on Highway so as not to inconvenience neighbours. There is however ample on street parking around the Green.

    d. Disabled Provision: The entrance to the building will be Part M compliant and the approach will be smooth

10. HERITAGE STATEMENT: See separate document

27/07/2021

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