Design & Access Statement

Pinchbeck Baptist Church, Pinchbeck
Proposed internal alterations, new side entrance and small rear store

Introduction

This Design and Access Statement has been prepared in support of a full planning application for alterations and minor extensions at Pinchbeck Baptist Church, Pinchbeck.
The proposals comprise internal reconfiguration works, a new side entrance into the vestry, alterations to the entrance hall doorway with an external ramp, and a small attached store to the rear of the church hall. The scheme is shown on drawings 25/690/PA/002 and 25/690/PA/003 dated 7 September 2026.
The statement has been prepared in accordance with South Holland District Council guidance and has regard to the South East Lincolnshire Local Plan (SELLP) and the National Planning Policy Framework (NPPF).

Site and context

The site is located within the defined settlement boundary of Pinchbeck and comprises an established church and church hall complex in active use as a place of worship and community facility.
The site is surrounded by built development typical of the settlement. The church building is not listed and the site is not located within a conservation area. There are no heritage designations affecting the site.
The proposals do not involve any change to the use of the site.

Planning policy context

The development has been designed having regard to the following key policy objectives:

TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Directors: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk

• The South East Lincolnshire Local Plan, which supports development that is well designed, responds positively to local character, and safeguards residential amenity.
• SELLP policies which encourage the retention and enhancement of community facilities where they remain viable and accessible.
• The National Planning Policy Framework, which promotes sustainable development, good design, and the effective use and adaptation of existing buildings.
• NPPF objectives to ensure development is inclusive, accessible and supports healthy, safe and inclusive communities.
The proposal represents a modest and proportionate improvement to an established community facility within a sustainable settlement location.

Design principles and concept

The design approach is informed by the following principles:
• Retaining and reusing the existing building wherever possible.
• Ensuring that new external works are clearly subservient to the main building.
• Respecting the architectural character of the church and hall.
• Improving legibility, accessibility and functionality for users of all ages and abilities.
The works are deliberately restrained in scale and appearance, reflecting the community and functional role of the building.

Use

The existing and proposed use of the building is as a church and community facility. The internal alterations reconfigure the kitchen and servery, ladies and gents toilets, a separate accessible WC, stores and staircase. The main worship space remains unaltered.
The proposed store is ancillary to the main use of the church hall and is required to support the day-to-day operation of the building.
The proposal does not intensify the use of the site in any material way.

Amount

The only additional enclosed building footprint is a small attached store measuring approximately 2.4 metres by 5.7 metres externally, equating to approximately 13.68 square metres. This is the external footprint, not gross internal floorspace.
The remaining works comprise internal alterations, new or altered door openings and an external access ramp. The scale of development is modest and proportionate to the existing building.

Layout

The new store is located to the rear of the church hall and is accessed directly from the hall through a new double-door opening. Its position relates to the functional layout and storage needs of the building.
The new white uPVC glazed entrance is formed on the south-east side elevation into the vestry. The vestry connects with the main church and reconfigured ancillary

accommodation. The doorway is detailed on drawings 25/690/PA/002 and 25/690/PA/003.
The entrance hall doorway facing the yard is altered and provided with an external ramp. Internal works reorganise the kitchen, toilets, stores and staircase, retaining the boiler room.
No changes are proposed to parking arrangements.

Scale

The proposed store is single storey and subservient to the church hall in both height and massing. Its scale reflects its ancillary function and ensures that it does not compete visually with the main building.
The entrance alterations are confined to the ancillary accommodation and its junction with the church. They do not alter the overall scale or proportions of the main church and hall.

Appearance and materials

The external finishes are specified on drawing 25/690/PA/003 dated 7 September 2026.
• The proposed store will be finished in white weatherboarding.
• The roof covering will match the church hall, with matching white uPVC fascias, soffits and rainwater goods.
• The new glazed entrance door into the vestry will be white uPVC, with door openings and external detailing as shown on the latest drawings.
Overall, the proposal is designed to blend with the existing building rather than introduce a contrasting architectural language.

Access and inclusive design

Access has been a key consideration in the design of the scheme.
The proposal will:
• Provide a new glazed entrance into the vestry.
• Improve step-free access with a ramp at the entrance hall.
• Improve internal circulation and reorganise the staircase and stores.
• Provide a separate accessible WC. Ramp gradients, landings, thresholds, door widths and WC fittings will be coordinated at detailed design stage.
Pedestrian access to the site remains unchanged, and no alterations are proposed to vehicular access or parking arrangements.
The development accords with the NPPF objective of creating inclusive environments that can be accessed and enjoyed by all members of the community.

Sustainability

The proposal represents the sustainable reuse and adaptation of an existing building within a defined settlement.
The development makes efficient use of the existing built form, avoids unnecessary demolition, and limits new construction to a small, functional extension. This

approach aligns with the NPPF's emphasis on sustainable development and the effective use of land and buildings.

Flood risk and biodiversity

The accompanying Flood Risk Assessment records the site within Flood Zone 3 and proposes that the store floor level matches the hall. Existing external drains are retained without amendment. Ramp and entrance detailing should maintain drainage routes and avoid directing surface water into the building.
The application site within the red line measures 0.153 hectares (1,530 square metres). The proposal is exempt from mandatory Biodiversity Net Gain under the exemption for development on sites of 0.2 hectares or below, applicable to applications made on or after 6 August 2026. No onsite priority habitat is affected by the proposed works, including the store, access ramp and associated construction access. The site boundary is shown on drawing 25/690/PA/003; the accompanying BNG Exemption Statement sets out the justification.

Conclusion

The proposed development represents a sensitive, well-considered improvement to an established church and community facility within Pinchbeck.
The design responds positively to the existing building, enhances accessibility and functionality, and complies with the relevant policies of the South East Lincolnshire Local Plan and the National Planning Policy Framework.
The proposal is considered acceptable in design, access, planning and sustainability terms and is respectfully submitted for approval.