

ISSUE HISTORY

P02	heritage impacts added	15.11.22
P01	Planning Issue	05.10.22
Issue	Note	Date

1.0

INTRODUCTION

- 1.01 INTRODUCTION
- 1.02 STATEMENT OF REQUIREMENT
- 1.03 PROFESSIONAL TEAM

1.01

INTRODUCTION

This Design & Access Statement has been prepared to accompany the Full Planning Application submitted for the proposed conversion of existing building to provide a local convenience store to the area of Pinchbeck.

This development is looking to include: new front elevation design, shutters, signage, condensing units, extension of opening hours and associated external area upgrades.

The application follows the demand for local convenience stores within the area of Pinchbeck, to aid the growth and development and its future.

The following pages seek to offer an understanding of the site and the proposed application. This report considers the sites' planning history and wider site context and kindly requests that the Planning Permission be duly granted.

1.02

STATEMENT OF REQUIREMENT

This project was instigated following the applicants ambitions to create a convenience store using the existing building

There is a need within the local area for a new convenience store with an accessible frontage. This is designed to suit this requirement. This development is not just intended to meet the current need of the area but also future developments, allowing Pinchbeck to sustain itself and grow.

1.03

PROFESSIONAL TEAM

Clients

Mr Niles Odedra
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Architects

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2.0

SITE ASSESSMENT

2.01 SITE LOCATION

2.02 SITE PHOTOGRAPHS

2.01

SITE LOCATION

Highway access and entrance to the site is via a tarmac driveway to the north which adjoins Church Street.

The existing property is a single storey single pitched unit with a small flatroof extension to the rear of the property. This is Detailed with a stone capped parapet style frontage in keeping with the area, this is complemented with traditional cream render.

It is understood that the property was last used as a plumbing warehouse and offices.



Figure 01 : Extract from Promap Ordinance Survey Plan



Photo 1 : View of the site and neighbouring properties from Church Street



Photo 2: View from the property facing South down Church Street



Photo 3: View from the rear of the property looking towards Church Street



Photo 4: View from the property facing North up Church Street

3.0

DESIGN PROPOSAL

- 3.01 DESIGN BRIEF
- 3.02 DESIGN CONCEPT
- 3.03 USE
- 3.04 LAYOUT
- 3.05 ACCESS
- 3.06 ARTIST'S IMPRESSION

3.01

DESIGN BRIEF

To carry out a feasibility study and prepare initial designs for a shop frontage to the proposed site.

REQUIREMENTS:

- Open retail space
- Small office space
- Toilet for staff only
- Parking to frontage
- Pedestrian access to the frontage
- Appropriate signage to be provided
- Approachable shop frontage to Church Street

3.02

DESIGN

The proposed development is to create a shop frontage to the building with the appropriate signage whilst still remaining inkeeping with the local area. This signage is to remain orderly and profesional to greater enhance the local area and its future development, while still meeting the needs of the shop advertisement.



Figure 03 : Proposed Frontage.

3.03**USE**

The existing site is listed for class E commercial, business and service use this is to be retained within this proposal.

3.04**LAYOUT**

The layout is staying similar to the past use of the building with the addition of the shop frontage acting as the main entrance

Plot Area : Approx 712 sq.m

Building Area: Approx 117.2 sq.m

Internally, the building will offer retail space and the sufficient storage solutions to facilitate the sale of goods.

3.05**ACCESS**

Vehicular access is via the existing site entrance located off Church Street. Parking for three cars is provided along with a turning head so that vehicles can enter and exit the site in forward gear.

Pedestrian access will also remain as per the existing property via the driveway to the proposed new frontage. This is to be clearly marked and identified.



Figure 04 : Proposed Site Plan



Figure 5: Artist's impression of the proposed property



Figure 6: Proposed Plan and Elevations

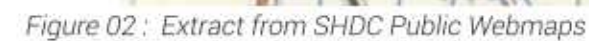
4.0

HERITAGE IMPACTS

4.01 HERITAGE IMPACTS

HERITAGE IMPACTS

Local Plan Policy 29: The Historic Environment sets out that development proposals should conserve and enhance the character and appearance of designated and non-designated heritage assets. 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.



HERITAGE IMPACTS



Photo 5: No 75 Church Street falls just within the Conservation Area boundary. To the immediate south is contemporary, C20 suburban housing as illustrated above.



Photo 6: To the north are a number of late C19 and mid C20 properties which have been subject to significant alteration as illustrated in the image above.

No 75 Church Street dates from the mid C20 and was originally constructed as a car repair garage. It has had a number of subsequent commercial uses including office and showroom (application reference H14-0545-06) and falls within Use Class E.

The above images clearly demonstrate that the application building, given its significant set back from Church Street, is not readily visible within the street scene. This setback prevents any harm to the setting of the Grade I Listed Church of St Mary to the south or to the setting of the Grade II Listed Pinchbeck Hall opposite to the west given the extensive tree cover to the frontage of that property.

The application building itself does not make a positive contribution to the character of the Conservation Area due to its flat roofed design, fenestration detailing, rendered finish and its hard surfaced forecourt which is in a poor state of repair.

The application proposes improvements to the forecourt, the introduction of an active, contemporary shopfront and an overall 'refresh' of this tired site through the introduction of a retail use that represents a significant public benefit to the local community. Given the commercial appearance of the building and its setback from Church Street the proposed roller shutter is considered appropriate within the site context and will not cause undue harm the character or appearance of the Conservation Area, particularly given the opening hours of the convenience store. The condensing units are obscured from any public view and would similarly cause no harm.

Overall, it is considered that any harm to the character and appearance of Pinchbeck Conservation Area would be at the very low end of less than substantial harm. The proposal ensures the active use of this building and a significant public benefit through its use as a convenience store and associated employment creation, which together outweigh any harm arising. The proposal thus accords with Development Plan policy and the NPPF.

5.0

SUMMARY

5.01 CONCLUSIONS

5.01

SUMMARY

This statement has been prepared to support the Full Planning Application submitted for the conversion of an existing building to provide a local convenience store, to include: new front elevation design, shutters, signage, condensing units, extension of opening hours and associated external area upgrades.

The proposed design has been designed to sit comfortably on the site and compliment the surrounding area whilst still meeting the needs for the use of the building.

This is a modest proposal utilising an existing building as a canvas to further develop the local area, maintaining the original use.

This proposal above is all to serve the local people both in the near future but the extended future as this area goes through development and expansion.



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