

Change of Use Application

Unit 1 Four Season House
10 Enterprise Way
Pinchbeck
Spalding
Lincolnshire
PE11 3YR

Design and Access Statement

Applicant:

Billie's Fins Swim School
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Introduction

This document contains information to support a **Change of Use** application submitted to South Holland District Council on behalf of the applicant, Billie's Fins Swim School.

Billie's Fins Swim School provides pre-booked, group based swimming lessons for children and adults of all ages and abilities, creating a safe and fun environment for swimmers to grow in confidence and improve their abilities in the water. Working in small groups of no more than seven students in a single session, they are able to provide a very personal learning experience that will ultimately benefits the growth of the child and give them confidence to progress further.

Since the business was started back in April 2015 they have continued to use a number of third party swimming pool facilities in Peterborough and Spalding. Currently they are providing lessons to more than 400 children across a typical week, at the Eye C of E Primary School, on Eyebury Road in Peterborough.

Establishing a strong client base over the last 4 years, the applicant is now looking to move into their own bespoke facility, where they can offer greater choice of services and class times to suit their customers needs and ultimately secure the future of the business as it continues to grow.

The applicant offers swimming lessons via a pre-booking service, which allows them to manage the numbers of students using the facility at any one time. Rather than offering an open door, walk-in policy akin to larger swimming pool and leisure centres, they provide blocks of 30 minute lessons that allows them to plan content and staffing requirements.

The applicant has previously looked at a number of other sites within the South Holland District and surrounding areas, but feels that this particular site offers them greater flexibility to support their growing customer base as well as the scope to provide the facilities expected from a modern swimming school.

This application seeks permission for a **Change of Use** to the Use Class of the current B1 (Light Industrial) Unit 1 offices and warehouse building, located at the rear of the Four Seasons House site on Enterprise Way, to Use Class D2 (Assembly and Leisure) so that the applicant can look to fit-out the existing unit to provide a dedicated swimming pool facility.

Location

Site Address: Unit 1 Four Seasons House, 10 Enterprise Way, Pinchbeck, Spalding PE11 3YR

The application site occupies an area of 1500 sq. metres (0.37 acres) and forms part of the Four Seasons House business site (totalling 0.88 acres) which sits within the heart of the Benner Road Industrial Estate and Business Park, located behind the Morrisons supermarket. The site is less than 1 mile to the South East of the village of Pinchbeck, in the South Holland District of southern Lincolnshire and approximately 2 miles to the north of the market town of Spalding.

The application site is served by Fleming Road, a small side road accessed off Enterprise Way, the main roadway running through the centre of the industrial / commercial site. Enterprise Way provides access to the B1356 Spalding Road to the West, the main road connecting Pinchbeck with Spalding, as well as the B1180 Wardentree Lane to the North, which links with the A16 Spalding Bypass to the East. From here the road network provides further links with Peterborough to the South, Sleaford to the North and King's Lynn to the East via the A17 main arterial road.

The application site is surrounded by a mixture of small, medium and large size commercial and industrial properties, including offices, trade counters, vehicle repair workshops and a number of the larger industrial units with warehouse storage space and distribution facilities. Over the last 40 years the overall site has continued to grow and today it remains one of the recognised industrial / commercial areas serving South Lincolnshire and beyond.

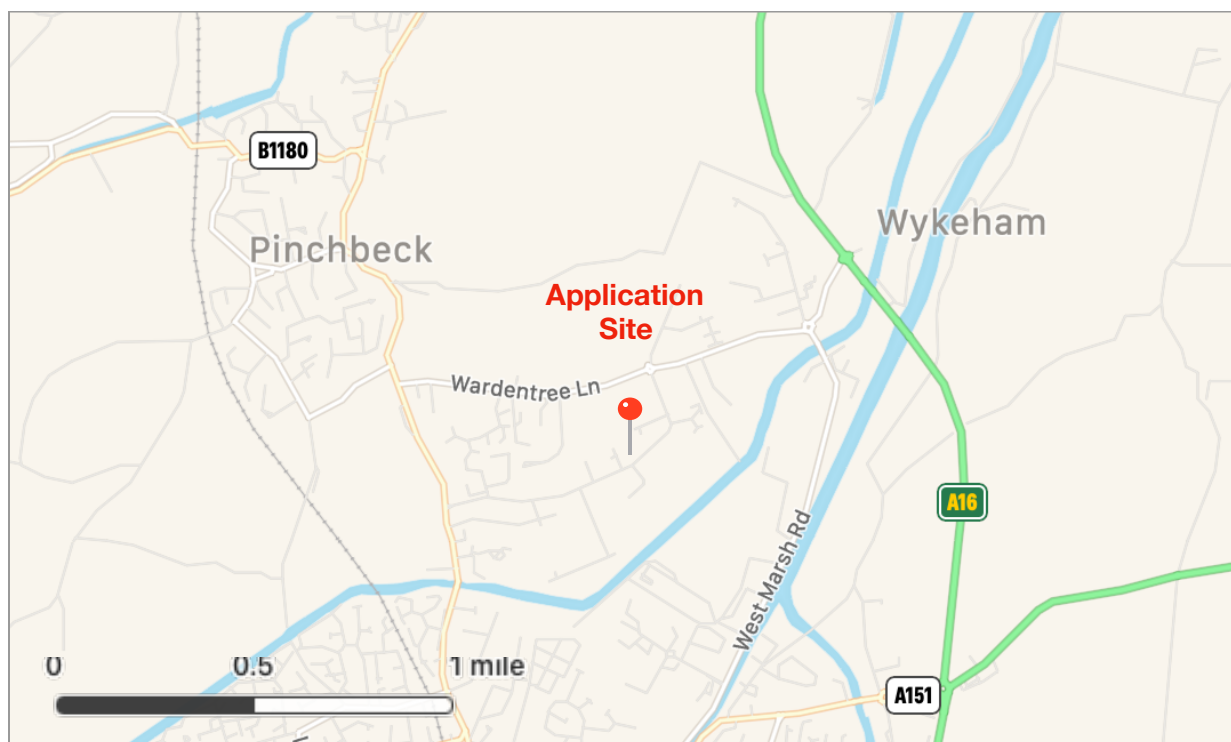
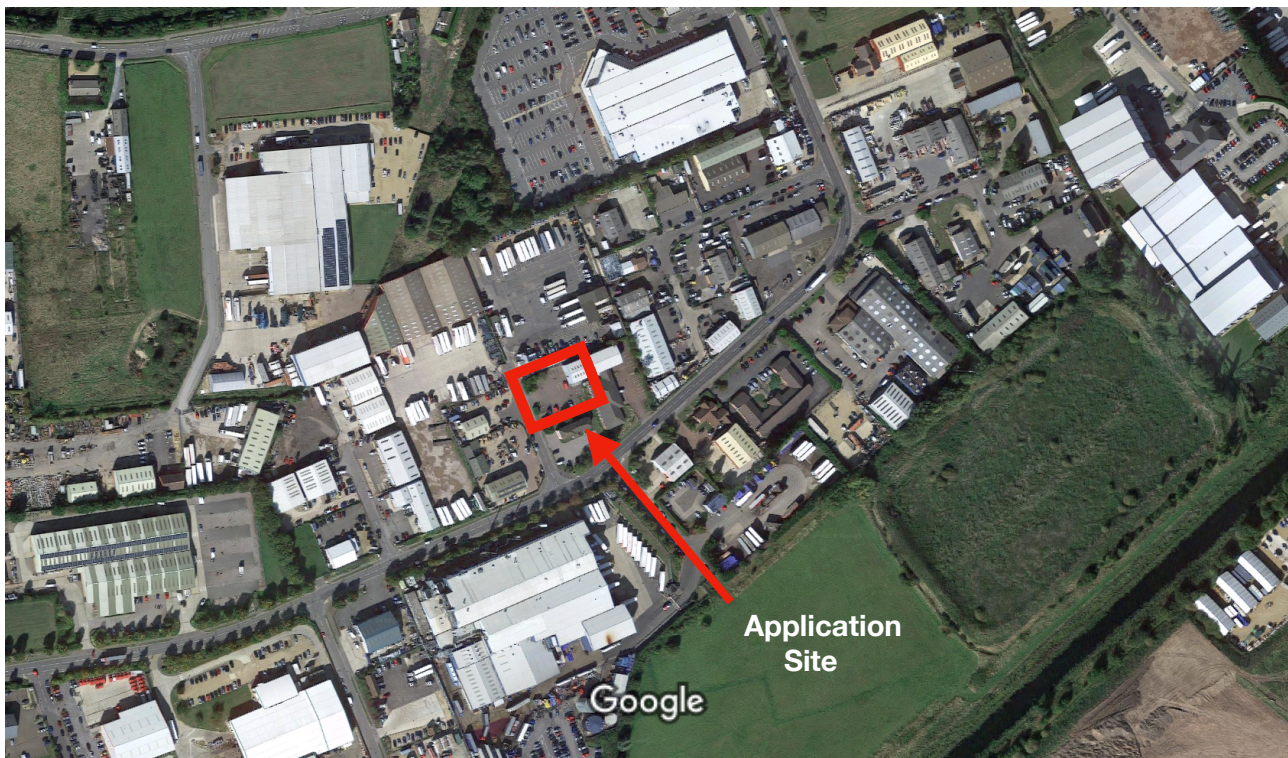


Figure 1: Google Maps Imagery © 2019 Google, Map data ©2019 Google

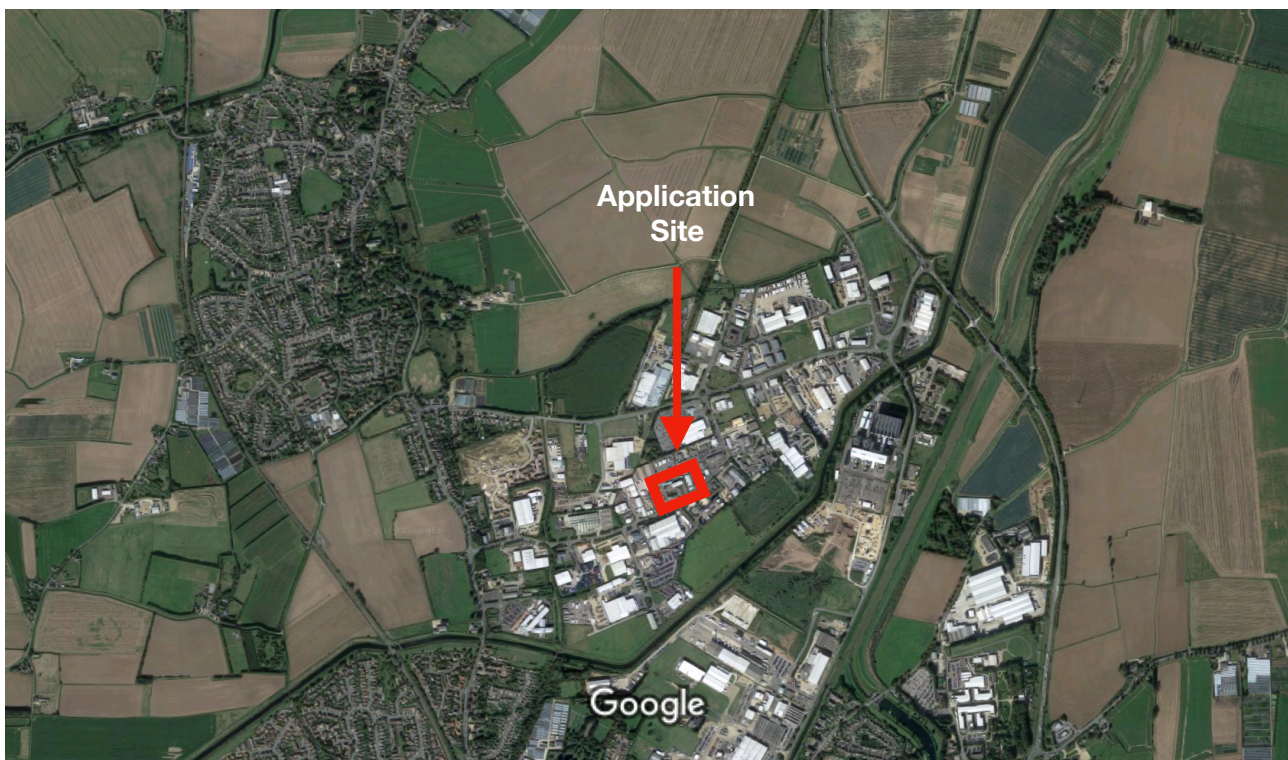
Please refer to the **Google Maps** aerial imagery on the next page, showing the location of the site in context of the surrounding areas.

Aerial Images of Application Site and Surrounding Areas



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Figure 2: Google Maps Imagery © 2019 Google, Map data ©2019 Google



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Figure 3: Google Maps Imagery © 2019 Google, Map data ©2019 Google

Accessibility

Access to the application site for staff and visitors is directly off Fleming Road and into the existing car park, which includes formalised parking spaces that will allow all visitors to park within the confines of the site. The existing vehicle access into the site, across the footpath, has a drop kerb at the junction with the edge of the highway and sufficient width (circa 7.0m) for two vehicles to pass when entering and exiting the site.

Visitors with a disability will be provided with a demarcated parking bay, located close to the principle entrance. From here they will be able to access the building via a ramped approach suitable for wheelchairs, leading up to a new main entrance, which will include a low profile threshold. The facilities within the building will also include dedicated toilet and changing facilities for visitors with a physical disability.

There are a number of local bus services located within walking distance of the application site. The first located on Wardentree Lane, opposite the Morrisons supermarket, is a short walk of less than 10 minutes and provides access to places such as Westhorpe, Gosberton Clough, and West Pinchbeck via the 62 bus service from Quadring to Spalding operated by CallConnet.

The second located on Spalding Road, close to the junction with the B1180, is operated by Brylaine and provides access to a number of alternative bus services, including the B13 (Boston to Spalding) the G53 (Wyberton to Stamford) the G76 (Gosberton to Spalding) and the K59 (Boston to Spalding) all of which see regular bus services to destinations throughout the surrounding areas.

From Spalding station there are rail connections into Doncaster to the North as well as Peterborough to the South, from where there is good access to the East Coast Main Line with direct services into London Kings Cross station in less than an hour.

Scope of Proposals

The scope of works proposed as part of this **Change of Use** application can be summarised as follows;

- A change to the current Use Class of the existing B1 (Light Industrial) Office and Warehouse building at the rear of the Four Seasons House site, to D2 (Assembly and Leisure) to enable the applicant to set up a small swimming school facility.
- The forming of a new door opening to the existing South facing elevation of Unit 1, to provide a dedicated main entrance door as access into the property.
- The provision of an external ramp to provide suitable access for wheelchair users.
- The fit-out of an existing warehouse and office building to create a new swimming school complete with a bespoke above ground pool structure, dedicated changing and showering facilities, separate toilets and a spectator seating areas.

Staff and Visitor Numbers

There are currently 2 no. full time employees working for the company, supported by a number of temporary teaching assistants. The proposed works detailed within this application do not intend to increase the current staff numbers at this stage but there are plans to expand the number of teaching staff and employ a dedicated receptionist as the business grows.

It is the intention of the applicant to limit the number of students participating within a single swimming lesson to 7 No. so that they can continue to provide a personal teaching experience. It is anticipated that each child visiting the school will be accompanied by at least one adult who will be able to utilise the spectator seating and refreshments areas.

Business Opening Times

The swim school will typically be open for business 7 days per week and for 52 weeks of the year, with the exception of summer and Christmas holiday closures. Please see the tables below for more information on the typical hours of business and timetables for pre-booked lessons.

Typical Working Week	Hours of Operation
Monday to Friday	08:00 am to 08:00 pm
Saturday	08:00 am to 03:00 pm
Sunday	09:00 am to 12:30 pm
Bank Holidays	Closed

Figure 4: Typical Hours of Business

Timetable for Pre-booked Lessons - Typical Week		
Monday to Friday		Hours of Operation
Morning Sessions	4 x 30 minute lessons	09:30 am to 11:30 am
Afternoon Sessions	3 x 30 minute lessons	01:00 pm to 02:30 pm
After School Sessions	7 x 30 minute lessons	04:00 pm to 07:30 pm
Weekends		
Saturday	11 x 30 minute lessons	08:30 am to 02:00 pm
Sunday	6 x 30 minute lessons	09:00 am to 12:00 pm

Figure 5: Typical Timetable for Pre-booked Lessons

Parking Provisions

The existing car parking, to which this application relates, contains a number of formalised parking bays for visitors and staff to park safely and is located to the rear of the Four Seasons House property, accessed from Fleming Road. The entire car park area is surfaced with block paving bound at the edges with a raised kerb line up to grassed or landscaped borders.

As part of this application to Change the Use Class of the premises, there will also be a number of small changes to the layout of the parking spaces within the centre of the car park zone, in order to provide a dedicated Disabled car parking bay that is close to the principle entrance (less than 20m).

Please note that a small number of parking spaces (5 no.) will be retained by the landlord to provide some parking for a different tenant within the Four Seasons House site. Please see the table below for more information relating to proposed vehicle parking numbers.

Existing Car Parking Provision	Quantity
Standard Car Parking Spaces	25
Disabled Car Parking Spaces	0
Total Number of Car Parking Spaces	25
Proposed Car Parking Provision	Quantity
Standard Car Parking Spaces (for the Swim School)	21
Disabled Car Parking Spaces	1
Total Number of Car Parking Spaces (for the Swim School)	22
Standard Car Parking Spaces (for use by Others)	5

Figure 6: Existing and Proposed Vehicle Parking Provisions

Vehicle Movements

Lesson change over (every 30 minutes) will see an overlap between the incoming visitors and the outgoing visitors using the car park facilities. As the lesson size will be capped at 7 No. students, there is likely to be 14 No. vehicles on site at any one time (*assumes that every child arrives in a separate car*). In addition there will be 2 No. permanent staff, each with their one vehicle totalling 16 No. parked vehicles. The number of spaces that has been allocated to the Swim School as part of this application is 22 No. which provides an additional 30% of parking for future growth.

The application site has sufficient space within the existing car park area, for a standard size domestic vehicle to leave the highway from Fleming Road, perform a number of typical turning manoeuvres and park within a designated parking space, without impacting on the surrounding road network. It is anticipated that the number of vehicle movements generated by this proposal will not significantly impact on the surrounding road network.

Environmental Sustainability

This application is made on an existing site where contamination is not known to be present.

Please refer to the separate '**Flood Risk Assessment**' document that accompanies this application.

Community Safety

The application site is partially enclosed along the Northern boundary with a 2.4m high security fence, whilst the Eastern and Southern boundaries are flanked by adjoining or neighbouring properties. The Western boundary remains open with pockets of established planting and close cut grassed areas, bordering up to the edge of the footpath. As part of the proposed fit-out works the conifer planting on either side of the site access will be removed to improve visibility when joining Fleming Road.

All staff and visitors to the site are to adhere to the applicants workplace Health and Safety requirements and all relevant fire evacuation procedures.

Noise

There are no plans to introduce any noise generating, external plant and equipment as part of this application. The number of vehicles visiting the proposed development is not expected to generate a noticeable increase to the noise levels currently experienced on the site.

Biodiversity and Landscaping

There are a number of smaller size tree's that have seen little maintenance over the last few years, positioned along the Northern boundary of the site and in a number of isolated locations around the car park area. The proposals contained within this application are not expected to have an adverse impact on any of the existing tree planting, therefore there will be no impact on any formal landscaped areas or established habitats typically located around the perimeter of the site.

The two conifer hedges located on either side of the site access, along with some of the low level shrub planting will be removed to provide better visibility for drivers as they leave the site to join Fleming Road.

Surface Water and Foul Water Discharge

All new Foul Water discharge from the proposed development will be connected directly into the existing below ground drainage system and directed into the main sewer serving the industrial site. It is not anticipated that the increase to the existing Foul Water discharge, generated by the proposed development, will have a noticeable impact on the existing drainage infrastructure.

It is not anticipated that there will be any additional Surface Water generated by the proposed development.

Sustainable Materials & Resources

As part of this application there will be a bicycle parking rack, providing 6 No. bicycle installed beneath of covered area adjacent to the main entrance as part of the applicants commitment to encouraging more sustainable forms of transport to the site. *Please refer to Paul Roberts Design - Proposed Site Layout for the location.*

Historical Applications in the Area

The Heroes gym facility located at the far end of Edison Court, was granted planning approval back in October 2014, for a similar Change of Use, from Light Industrial to D2 Assembly and Leisure use class.

