



Planning Statement & Conservation Area Assessment
For
**Demolition of Existing Hall and Erection of New Two Storey Rear
Hall Extension**
At:
The Lighthouse Church
10 Haverfield Road
Spalding
Lincolnshire
PE11 2XP



1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a full planning application for the demolition of the existing rear hall and erection of a new two storey hall, kitchen, food bank and function rooms at The Lighthouse Church, Haverfield Road, Spalding. The existing hall is now far too small for the members of the church which results in the need to hold multiple services on a Sunday in order to cater for everybody. The proposal will allow the church to hold just one service and be able to fit everybody in to one space as well as creating more suitable spaces for the function rooms, kitchen and food bank, all to benefit the many services the Church offer.

This proposal has arisen due to the increasing membership of the Church, so it is therefore simply to allow for the demand generated by it's popularity, it is in no way intended to be for personal gain nor for any alternative agenda. It is worthy of note that if this application is not granted the Church may well need to find an alternative premises that will allow them to expand as required and would result in the loss of a popular and beneficial organisation and social space in the area.

This application is to be made by JC Architectural Consultant on behalf of The Lighthouse Church who intend to further develop the building and the site to improve the quality of the facilities for themselves and the local community.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0248-21-01 Existing GF

0248-21-02 Existing FF and Elevations

0248-21-03D Proposed GF

0248-21-04D Proposed FF

0248-21-05D Proposed Elevations

1.3 Planning History

The building has seen very few Planning applications under its use as a Church, most recently was to alter the front entrance door which was approved in 2016 under ref: H16-0631-16. Before this was the original change of use when the building was purchased by the Church some years before.

2. Site and Surroundings

2.1 The Site Location

The site is located within the Conservation Area of the town of Spalding, a small market town in Lincolnshire on the east coast of England. The town has a diverse range of residential and commercial areas with a number of other developments going on at present, both in close proximity to the site and further afield.

The site is approximately a 853 sq/m area accessed from Haverfield Road, a minor road accessing the Grammar School and mainly residential areas. This area of Spalding is mostly residential in use but the Council Offices are only a short walk away as are a number of shops on the high street and the other retail areas of the town. The River Welland runs to the east of the site with the adjacent road forming a major link in to and around the town.

2.2 Local Amenities

As mentioned the site is within easy walking distance of the town centre high street and the shopping and other facilities it offers. There are also ample transport links, both by bus in and out of the town plus a rail link to Lincoln and Peterborough. There are a number of Listed Buildings in close proximity to the site, the most important of these possibly being

Ayscoughfee Hall and the Parish Church of St Mary and St Nicholas, both within very short distance to the east of the site.

3. Proposal

3.1 Proposed Development

This application seeks full planning consent for the demolition of the existing rear hall, an area that covers the majority of the site but is a later addition to the more formal, original building to the front of the site, which, most importantly, will remain intact and unaltered as this is the important element within the Conservation Area. This hall will be replaced with a two story extension which will allow for ample space to the first floor to be able to have all members of the Church within one service on a Sunday whilst maintaining ground floor space for the other functions the Church and associated charities offer.

The first floor hall will have space for approximately 400 people, a number they are not far off having in attendance at present, albeit spread over a number of services on a Sunday. Along with this the food bank is continuously increasing its reach and needs sufficient space, something that they cannot currently cater for so the additional ground floor space will allow its own dedicated area for this, with a separate entrance so it can be accessed easily by anybody that needs it. The ground floor hall will allow the other services the charity offers to function, either independently or whilst a service is taking place upstairs.

3.2 Site Layout

The site layout will generally remain the same because the existing and proposed halls make the most of the available space. The existing hall will be demolished and the new structure will be built in its place whilst extending slightly further to the rear to make the full use of the available space.

4. Use

At present the site is the meeting place for the members of The Lighthouse Church and also the offices associated to this plus those linked to its affiliated charities. There are regular day and evening groups and the foodbank operates from the building also.

The proposed use will be to remain as existing.

5. Amount & Scale

The proposal, as detailed above, will be to create a usable space that is large enough for the requirements of the Church and its charities. The size of these new facilities are all governed by other factors so the overall size and scale are as required by this and would be very difficult to reduce to anything lower than that shown on the accompanying plans.

The total footprint of the new facilities total 411 sq/m that creates a total of 822sq/m of new functional space for the Church, spread over two floors. The original building to the front of the site will remain unaltered and, apart from a small amount of elevation to the new hall, the view from the public road to the front will be the same.

6. Layout

The layout of both the site and the internals of the building can be seen on drawing nos. 0248-21-03D, 04D & 05D.

The layout of the extension is very much governed by the configuration of the existing building on the site and the spatial requirements for two functions therefore can only really take the form indicated.

7. Applicant's Statement

"This submission for planning permission to extend the Lighthouse Church building is being made out of genuine necessity as the building is full on Sundays despite running multiple services. The congregation has grown exponentially since the church moved into this building in 2009 and has continued to increase even during the pandemic, initially online but now in personal attendance.

The building is utilised throughout the week as the Lighthouse Church additionally serves the people of Spalding by providing a foodbank, Agape. Here food parcels are provided to those referred, and additionally hot meals are served once a week for those who require it. The need for this grew so much during the pandemic that it uses a large portion of the current building space, but it really needs a purpose built area to facilitate this more effectively.

A service to help those struggling with their finances is run within the Lighthouse Church. This supports and guides people as they learn to manage their money and get out of debt.

The Lighthouse Church also runs youth and children's clubs in the evening, providing a safe place for young people to meet.

Additionally the church accommodates a mother and toddler group run by the Lighthouse Project, a charity affiliated to the church, that provides living accommodation for homeless young people.

More space is desperately required in order to continue to deliver these valuable works, therefore it is hoped that these plans will be looked upon favourably."

8. Heritage Impact Assessment

The drawing accompanying this application demonstrates the scale of the proposal and demonstrates the appearance which has been designed to sympathetically blend in to the local vernacular. The Conservation Area makes up a large area of the town where it is considered of upmost importance to retain the character and aesthetic, so it is of paramount importance that any building to be constructed within this area is to be designed to continue this ethos. The Spalding Conservation Area Appraisal outlines the character of the area and highlights the importance of the role the Conservation Area plays. The site falls within the area 'Riverside' as

outlined in the document, this links both sides of the river in to one heading and separates in to the north and the south of High Bridge and explains the common materials used throughout the area.

The site is almost entirely taken up by structures due to the existing and previous uses of the building, however this does not look out of place due to the relatively closely developed layout of this area of the Conservation Area. The proposal will seek to maintain this appearance, albeit at a slightly larger scale through the development sitting almost entirely on the same footprint of that which is to be demolished. From Haverfield Road, the only view that visible to members of the public, the original building, and historically the more significant, will remain unaltered and almost entirely identical in appearance, the only difference being a small section of the new two storey hall that will be visible to the side, although this will remain set back from the front elevation of the original building so will always remain subservient.

Further to this the design of the new building has been formed to match the existing elements as closely as possible in order to ensure it fits in with the setting within the Conservation Area. The area that will be seen from Haverfield Road will have stone detailing to the quoins and also the string course to match and the timber gable detailing will also be incorporated. To the sides and rear the building will be slightly simpler as it will not be seen without stepping on to private property. However, the general materials throughout will match those to be expected in the area, red facing brickwork and a slate roof will be used throughout and the windows generally match in appearance for continuity from the original building to the new elements.

It is considered that this proposal creates no material harm on the setting of the Conservation Area due to its appropriate design and scale. The surrounding Heritage Assets would not be materially harmed by the proposal as they are too greater distance to receive any kind of impact and the portion of the Conservation Area will see a building suitably and thoughtfully designed be constructed. The area of Spalding will be greatly improved by the allowing of this application, not only will it result in the improving of a large important building but will also allow the Church and its charities to expand as required and continue to offer the numerous beneficial services to the people of the town and surrounding are.