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DESIGN ACCESS STATEMENT

For:

Proposed Change of Use application to convert former shop and flat above, to one Dwelling for HMO at 90 Acacia Avenue, Spalding PE11 2LR

Prepared for: Mr S Tamber

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On Behalf of: South Holland District Council

Written by: Nicola Chamberlain, February 2025

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Introduction:

This design and access statement is in support of the proposal for the change of use for 90 Acacia Avenue Ea/Ee (Commercial/Business/Service) to C4 Houses in Multiple Occupation, small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

The location is within the core area of the settlement boundary - as defined in the South East Lincolnshire Local Plan 2011-2036 – and thus benefits from excellent access to a comprehensive range of local amenities, services and transport hubs.

Proposed Works:

This statement should be read in conjunction with the following Drawings;

AJA-1295-23-00 Existing plans

AJA-1295-23-01B Proposed Plans

Flood Risk Assessment

Exterior Elements:

It is proposed to remodel the old shop front entrance area to create two individual windows, offering a more domestic facade in keeping with the local area. Set back from the footpath the proposal includes the use of two existing side entry doorways, and one rear. There will be a proposal to demolish the existing car port to allow for better access. No other external alterations are proposed.

Interior Elements:

Ground Floor;

Entering from the left hand door, a small utility room with cycle and bin store off will be formed, leading through to a shared lounge. The dividing walls will be structural timber.

The internal ground floor will offer a shared kitchen with separate dining room off, retaining the original walls and general footprint of the property.

Off the entrance hall which is access from the right hand entry door, is a small shower room and staircase leading to the first floor.

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First Floor;

The existing room layout will remain as its current footprint with no alterations to size or position of windows. The only alteration is the inclusion of a small section of stud wall to form a separate entrance to bedroom one and bedroom 4.

The property will comfortably accommodate five bedrooms and one bathroom on the first floor.

Outside;

The property benefits from off road parking to the front and side of the property, along with amenity space to the rear.

It is considered the proposal is of minor development

Sustainability:

The site is located within walking distance of Spalding town centre and is thus well served with a wide range of major facilities and services including a network of bus, road and rail transport links. It is thus considered a highly sustainable location for residential development.

Planning Considerations:

Principle of development: As the property is situated within the Spalding Settlement Boundary the principle of residential use is already established.

The proposed internal alterations involve the addition of minor new lightweight stud-work partitions. The exterior will be altered to form two new window arrangements in keeping with the surrounding area. The proposal seeks to partially reinstate the property to its originally intended residential use.

The proposed alterations have been carefully considered to offer as little modification as possible whilst creating a sustainable and practical repurposing of a currently unused commercial storage area.

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Residential Amenity: There are no external dimensional changes to the property. The proposed habitable living spaces are located to the front and rear of the property over two floors. The building has an established history of residential use.

Flood Risk Assessment:

In accordance with the Government EA assessment of the area - the building is in Flood Zone 3 and a supporting Flood Risk Assessment is included in the application.

Conclusion:

The proposal seeks to convert a currently unused commercial area to create a much needed self-contained residential dwelling within the settlement area of the town. As the buildings originally intended use was for residential and there is very little exterior alteration involved we believe that the proposal is sympathetic to the character and significance of the building and the area.

We therefore respectfully request that the council should move to grant an approval of planning permission for these proposals.
