DESIGN & ACCESS STATEMENT





PROPOSED RESIDENTIAL DEVELOPMENT to CREATE 2No. ONE BEDROOM FLATS
including demolition of redundant outbuildings

REAR OF No. 7 THE CRESCENT, SPALDING, LINCS, PE11 1AE

by

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REVISED SCHEME

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The Site
The Application site is located to the rear of No. 7 The Crescent, Spalding with a site area of 67.2m2 (723sqft). The site has direct frontage onto Abbey Path and is located within the Conservation Area.



SITE FRONTAGE WALL & FENCE ONTO ABBEY PATH

Current Use
The site is presently occupied by three derelict buildings which have been empty for more than 18 years. The adjacent property No. 7 The Crescent was granted planning permission in 1998 for self contained flats and these are accessed via The Crescent.

Proposed Use
The redundant buildings offer no potential for conversion and have a negative impact on the visual amenity of the area. They are constructed from painted concrete block / brick with corrugated roofing / concrete interlocking tiles. There is an opportunity to enhance the site by redeveloping this unused area to create much needed independent single bedroomed accommodation in the centre of Spalding.

Recent Planning History

A full planning application for residential development comprising demolition of outbuildings and construction of 2No. 1bed dwellings was submitted the LPA under ref H16-0635-16. The application was refused on 11th August 2016 for the following reasons :-

1. ***The proposal fails to meet the Technical Housing Standard – nationally described space standard (March 2015) with regard to gross internal floor area. This is a fundamental failing that redesign cannot address.***

2. ***The Flood Risk Assessment submitted with this application does not comply with the requirements set out in the planning Practice guidance to the National Planning policy Framework (2012) and does not provide a suitable basis for assessment of the flood risks arising from the proposed development.***

Revised Scheme

Following a review of the scheme it is now considered that the redevelopment of this town centre site can be achieved without any major changes to the principle of development.

1. The first reason stated for refusal refers to gross internal floor areas that are stated in a non-mandatory document issued by the Dept. for Communities and Local Government. This document, whilst commendable, is not adopted in the current Local Plan. However, as a result of a re-design of the scheme, it is now proposed to construct a 1bed/1 person ground floor flat of **34m2** gross internal floor area and a first floor flat of **38m2** gross internal floor area which is a considerable improvement over the original scheme.

   To demonstrate that the floor layouts are fit for purpose furniture layouts to HQI standard have been plotted on the submitted floor plans.
   Furthermore it should be noted that the floor areas now proposed would meet the floor areas and specification standards currently operated by a leading Registered Housing provider (1 bedspace 30 to 35sqm).

   SHDC does have a Policy Note relating to Residential Flat Conversions (Feb 2010) which although aimed at schemes of conversion and subdivision of existing property does make reference to 'General Size Standards ' – That document considers that a flat providing 30-35 m2 of internal floor area is suitable for a 1 bedspace unit.

   For the above reasons it is now considered that the application satisfies relevant criteria for the accommodation proposed. There is a demonstrable need for low cost 1 bedroom accommodation within the town centre of Spalding whether for ownership or for rent. This provides a rare opportunity for such housing whilst still meeting standards that are acceptable to relevant mandatory policies and Registered Provider Standards.

2. The second reason for refusal of the original planning application relates to Flood Risk. That application was accompanied by a Flood Risk Assessment but following the comments received from the Environment Agency (letter dated 25th July 2016) the report was actually revised to satisfy the issues raised. That amended report was not submitted to the LPA at the time as it was indicated by the case officer that the application was to be refused. Therefore this revised application is accompanied by the updated version of the FRA which should satisfy the concerns expressed by the EA previously.

Layout
There is presently no access onto the Abbey Path from the site and this proposal looks to provide a 1 ½ storey detached building whose principal elevation would be onto Abbey Path. The building provides 2No. 1bed/ 1 person flats with independent accesses. The ground floor flat has access from the courtyard area. The first floor flat is now accessed from a landing area within the existing building (No. 7 The Crescent). This provides ingress/egress via an existing protected stairwell leading to The Crescent and also Abbey Path.

The proportion and style of the new building is very similar to that originally proposed whereby there is now ground floor fenestration onto Abbey Path and the opportunity to provide a gated access from Abbey Path into the existing courtyard.
It is noted that the Planning Officer's Report on application H16-0635-16 made reference to appropriate external materials within the Conservation Area. It can be confirmed that the materials to be specified would provide slate roofing material, traditional red facing brick and painted timber external windows and doors.

Scale
The proposed building has been specifically designed to reflect its surroundings, in particular the amenity of adjacent residential properties which consist of residential flats and terraced houses (located to the opposite side of Abbey Path)
There is no overlooking at first floor level across Abbey Path from the first floor flat and indeed the new building will actually reduce overlooking of the houses in Abbey Path from the upper rear windows of No.7 The Crescent.

Landscaping
There is no natural landscaping to this urban site and any hard landscaping will comprise suitable paved areas to provide safe and practicable surfacing for residents

Appearance
It is considered that the proposed building will make an extremely positive statement to the locality. There are many similar examples of this building form along Abbey Path and it is proposed to use appropriate external materials to enhance the appearance as stated above.

Abbey Path is currently an unattractive pedestrian thoroughfare and subject to anti social behaviour including excessive littering. The redevelopment of this site will provide direct frontage onto the footpath and therefore direct surveillance which should serve to improve security for residents and users of this thoroughfare.



APPROACH TOWARDS SITE ALONG ABBEY PATH - No. 5 & 5a SHOWN WHICH ARE ADJACENT TO SITE



VIEW TOWARDS APPLICATION SITE FROM CAR PARK TO THE NORTH



TYPICAL FORM OF BUILDING ALONG SOUTH SIDE OF ABBEY PATH



TYPICAL FORM OF BUILDING ALONG SOUTH SIDE OF ABBEY PATH

Access
Pedestrian access to the two properties will be via the public footpath – Abbey Path in common with many existing dwellings along this section of Abbey Path. In addition the first floor flat has the benefit of access via No.7 The Crescent.

There is sufficient car parking available in the locality for residents and their visitors. Cycle storage will be available within the site via a locked gated access.

Technical Considerations

FRA
Please refer to Flood Risk Assessment Rev A 3rd Aug 2016 prepared by S.M. Hemmings.

Drainage
The site has the benefit of existing mains drainage which connects into the existing AW sewer located in Abbey Path.

Services
All mains services are available to serve the development

Refuse Storage & Cycle Storage
Provision is made within the site for the storage of refuse and cycle storage for each new property