Design and Access Statement

Gore Lane Office

(Proposed first floor, 3 units)

SPALDING

Utopia Designers Ltd
Consultants.

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Introduction.

Location

The site is located directly off Gore Lane and is accessible by private motor vehicle or on foot, The site stands in Spalding town centre and is located approximately 100m south-east of the Sheep Market.

To create additional first floor with three self-contained units and will be constructed to at least meet the standards set out in Approved Document L of the Building Regulations. All the surrounding buildings are 2 and more story high, the Gore lane office building is the only one which is single story so adding it one more story with pitch roof to fit in the this urban context.

Access and infrastructure

The site is accessed both on foot and by vehicle direct from the end of Gore Lane This lane is adequate to accommodate cars as well as commercial vehicles and it is known that the SHDC refuse collection vehicle accesses and operates adjacent this site.

There is public parking available throughout the town centre both on a free and pay and display basis. Much of this is located within easy walking distance of this site.

Architectural context

There are buildings of various different architectural 'styles' and forms within close proximity. Most buildings locally are two to three storeys in height though this generally reduces to two storeys in close proximity to the site. Most are rectilinear in form being terminated with gable-ended duo-pitched roof forms. Various architectural features are present however virtually all buildings are relatively traditional in terms of form and construction. Virtually all buildings have traditional brick faced load-bearing outer walls beneath pitched roofs. Some variation to the 'norm' has occurred during the 20th Century though in recent years that has been a move back towards traditional construction and aesthetic appearance.

SITE HISTORY

The existing building is currently having a Planning permission for change of use B1 to C3 and the work is in progress. It was originally a repeater station connected to the Telephone Exchange in Gore Lane which has now been demolished. Planning permission was granted under reference HI 6-0848-91 for storage. the building was used by Act Il which was a dance/drama company. They used part of the building for storage for props and costume, offices, and for practice. They vacated the building in January 2010. The following occupant was E-spec Services Ltd, but no information is available for this company. The building was, however, last used as offices by the current owners of the building who used it as an internet office for internet sales, with some storage. The last change of use application was for storage and warehousing which can be permitted to change to office use. Therefore the last use can be confirmed as office use which is Bl (a).