

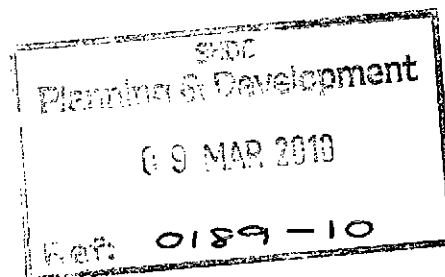


G.R. MERCHANT LTD
Architectural & Planning Consultants

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Ref: 1966/09

**PROPOSED RESIDENTIAL DEVELOPMENT
6 PLOTS
ON FORMER COMMERCIAL SITE
ALONG ALBERT STREET
SPALDING
LINCS**

FOR



MR. M. ANDREWS

PLANNING, DESIGN & ACCESS STATEMENT

**PROPOSED RESIDENTIAL DEVELOPMENT
6 PLOTS
ON FORMER COMMERCIAL SITE
ALONG ALBERT STREET
SPALDING
LINCS**

1. INTRODUCTION

- 1.1 Our client owns this site with present commercial usage that lies within the middle of a residential area. The buildings are in need of upgrading for continued use as commercial premises, however due to their location in the middle of a residential area other options have been considered. Therefore we hope this proposal for a residential scheme is positively received. Please see Appendix B to the rear of this statement proof of advertising premises for rent (no interest) over 6 months.

2. THE SITE AND ITS CONTEXT

- 2.1 The site is approximately 580m² and fronts onto Albert Street close to Acacia Avenue that is predominately a residential area. The site is approximately a 20 minute walk into Spalding Town and is right next to the Town Centre bus service. The site is 2 minutes by car away from the A16 Main Road that by-passes the Town.

3. USE

- 3.1 A proposed residential housing scheme with associated gardens, off road parking And suitable landscaping. We feel this will create vibrancy from this stale area.

4. AMOUNT

- 4.1 Six units are proposed in three semi-detached buildings. The buildings are 2 ½ storey with three bedrooms., private garden area and off road parking for one car.

5. LAYOUT

- 5.1 The site lays on Albert Street close to the cross junction of Acacia Avenue and Maple Grove. There are a mixture of building designs and ages to this area. There is a public walkway to the side and rear of the site that links Albert Street to Osier Road to the rear.
- 5.2 Either side of the site is a 1950's bungalow and a Victorian house and to the rear on Osier Road is a 1990's bungalow, 1970's house and chalet bungalow. These are better shown on the street scenes and 3D visuals, which shows the proposal interaction with the existing. We feel this will create vibrancy from this stale area.
- 5.3 The buildings offers private garden spaces to the rear and off road parking to the front for one car per property.

6. SCALE

- 6.1 The buildings are three pairs of semi-detached houses (six properties) overall width of each unit 7075mm length 8990mm and height 8350mm. The garden spaces vary slightly in size but are on average approximately 35m² each.

7. LANDSCAPING

- 7.1 The site already benefits from some mature landscaping adjacent. The rear gardens will be kept simple with grassed areas and privacy maintained with 1800mm high timber fencing. The front drives will be bordered by private planting areas for small ground covering shrubs and plants. The boundaries will be demarked by 1000mm high iron railings. These treatments will be consistent with the existing area.

8. APPEARANCE

- 8.1 Contemporary design blending natural materials to get the best from this petite site. Although the building is 2 ½ storey using three floors the building is no higher to the ridge than some of its neighbours. The first and second floor is to cantilever over the ground floor to the front to create more space upstairs.

- 8.2 The building is to blend brickwork, natural timber and powder coated aluminium joinery to create the building as shown on the drawings.
- 8.3 Although contemporary we feel these buildings will sit well with the character of the area.

9. ACCESS

- 9.1 As stated elsewhere the site is right next to the Town Centre bus service that runs down Acacia Avenue. This takes you to the main bus terminal with links to other Towns and within short walking distance of the bus terminal is the train station.
- 9.2 The Town Centre is about a 20 minute walk from the site.
- 9.3 2 minutes in a car from the site links you with the A16 that by-passes the Town.
- 9.4 Access into the building for all is accomplished by a suitable level entry threshold to the door linking the ground floor level with the pavement outside. This is in turn linked to the entrance path that connects to the public pavement. The block paved drives are suitable for disabled users to disembark and they are linked to the pavement.

10. CRIME

- 10.1 Burglar alarms are to be fitted to the houses.
- 10.2 Orange glow security lighting from dusk till dawn to be fitted to site and rear elevations.
- 10.3 Most cars are fitted with alarms in case of tampering.
- 10.4 Good door and window locks fitted to buildings.

11. ECOLOGICAL

- 11.1 The homes are to be built to Level 3 Code For Sustainable Homes. Within this is high levels of insulation to the building fabric to lessen the carbon footprint.
- 11.2 Heating and hot water to the homes will be achieved by air source heat pump units.
- 11.3 Rainwater harvesting tanks are to be placed underground for re-use on the gardens. They will also be plumbed into the house for flushing toilets and use in washing machines.
- 11.4 All light fittings inside and outside will be energy efficient type.
- 11.5 Solar panels will be investigated at this time to see whether cost effective to include.

12. ANGLIAN WATER

- 12.1 Behind the site is an Anglian Water foul sewer pumping station. Anglian Water have a 15m boundary bye-law from their compound stating that nothing should be built within this distance due to noise, odour and other nuisance which may occur. We have been in discussion with Anglian Water for a relaxation on this rule. They ask for a disclaimer from the owners, therefore we suggest that within the deeds of the properties a disclaimer for the Anglian Water is produced stating that no arguments or law suits can arise from being situated within 15m of the boundary fence of an Anglian Water foul sewer pumping station. The properties need to be sold or rented with this issue being made fully aware to the prospective purchaser or tenant. Please see Appendix A.

APPENDIX A

ANGLIAN WATER CORRESPONDENCE

Jools

From: "Boddington Tracey" <tBoddington@anglianwater.co.uk>
To: <jools7@btconnect.com>
Sent: Monday, December 14, 2009 8:35 AM
Subject: FW: RESIDENTIAL DEVELOPMENT AT ALBERT STREET SPALDING AND WHAPLODE IN LINCS
 Julian

Here is the answer from the Engineer, please call Chris Drake on 01522 341550 or Matt Vickers on 01522 341875 to discuss further.

Many thanks

Tracey

From: Drake Chris
Sent: 11 December 2009 11:45
To: Boddington Tracey
Subject: RE: RESIDENTIAL DEVELOPMENT AT ALBERT STREET SPALDING AND WHAPLODE IN LINCS

Tracey

The Spalding site is in a built up area so it would be possible to relax the 15m rule. However we would require a letter indemnifying Anglian Water from any claim or complaint made by the occupiers of the Development in relation to noise, odour and other nuisance which may occur in the normal operation of the existing pumping station

The Whaplode site is more problematic due to the boundary of the proposed plot sharing a common boundary on 2 sides of the pumping station. The property itself is within 5m of the pumping station boundary. We are unsure why planning permission was granted without AW being consulted. We need to be clear on what responsibility will be in force for the pumping station/plot boundary prior to making a further decision

Cheers
 Chris

From: Boddington Tracey
Sent: 10 December 2009 09:49
To: Drake Chris
Subject: FW: RESIDENTIAL DEVELOPMENT AT ALBERT STREET SPALDING AND WHAPLODE IN LINCS

Chris

Julian has asked if there can be a relaxation in the 15m rule, as a bungalow is already well within 15m.

Can you help him please.

Thanks

Tracey

From: Jools [mailto:jools7@btconnect.com]
Sent: 09 December 2009 16:22
To: Boddington Tracey
Subject: Re: RESIDENTIAL DEVELOPMENT AT ALBERT STREET SPALDING AND WHAPLODE IN LINCS

12/14/2009

APPENDIX B

ADVERTISING FROM ARK PROPERTY CENTRE

G R Merchant Ltd.
4 Wright Mews
12A Park Road
Holbeach
Spalding
PE12 7EE



05.03.10

Dear G R Merchant Ltd,

Re: Foremost, 39 Albert Street Spalding

Since the middle of April 2009 when we first started marketing the above premises for rent, we unfortunately haven't had much interest in it despite the premises being advertised both locally and nationally. Please find enclosed a Rightmove report to show how much interest it has been getting.

Yours sincerely

Nathan Marshall
Ark Property Centre

Ark Property Centre Client Report - Friday 05 March 2010



Ark Property Centre, Pinchbeck
 4 Bear Lane, Pinchbeck, PE11 3XA
 Tel: 0843 313 9442
 Fax: 01775 724366
 Email: tracey@arkpropertycentre.co.uk

Foremost, Albert Street, Spalding, PE11 2LD



£250 PCM
Commercial Property
Spalding

TO LET PER WEEK - COMMERCIAL PREMISES IN SPALDING Approx
 1500 Sq Ft CALL ARK PROPERTY CENTRE FOR MORE INFO - 01775
 766888...

First loaded on Wednesday 22 April 2009. Last update: Tuesday 06
 October 2009.

Currently displayed with: 1 photograph and 1 brochure.

To view your property online visit:
www.rightmove.co.uk/property/21997606.

Rightmove Performance Data

[green ↑ = above average | red ↓ = below]

	Last 7 days		Last 14 days	
	Your Property	Branch Average	Your Property	Branch Average
Appeared in search results this many times:	493 ↓	716	1074 ↓	1423
Details of your property shown this many times:	15 ↓	33	40 ↓	66
Click through rate*:	3.0% ↓	4.7%	3.7% ↓	4.7%

* CTR - Click through rate is a key indicator of your properties advertising effectiveness on Rightmove. Measured as a percentage, it represents the number of click through's from a property summary view (e.g. the property advert) to the actual property details.

** Extra detail views is the number of times your full property details get seen, outside of the normal click through from your property advert. Please visit www.rightmove.co.uk/property-to-you for more information.

For questions or comments, please contact Ark Property Centre on 0843 313 9442.



Ark Property Centre advertise on Rightmove.co.uk, the UK's number one property website.
 More than 4.9 million home hunters view over 444 million page views per month on Rightmove.
 Over 20,000 members advertise over 1,120,000 properties for sale or rent in the UK and Overseas.

Mr Ray Harrison
South Bourne Lodge
65b Pinchbeck Road
Spalding
PE11 1QF

G R Merchant Ltd.
4 Wright Mews
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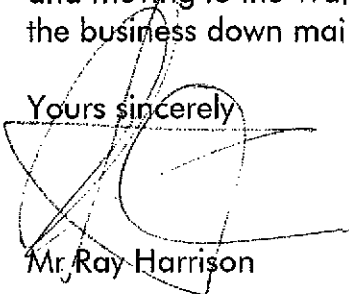
Dear G R Merchant Ltd,

Re: Foremost, 39 Albert Street Spalding

Further to our telephone conversation in early February, I can confirm that I was the previous owner of Foremost Supplies, 39 Albert Street, Spalding, Lincs PE11 2LD.

Due to the business deteriorating over the last 10 years and people buying online and moving to the Wardentree Lane industry estate in Pinchbeck, I decided to close the business down mainly due to the lack of interest shown.

Yours sincerely



Mr. Ray Harrison