DOWLMAN
Neil Dowlman Architecture

Planning | Design | Project Management

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

AT

10 Broad Street
Spalding
PE11 1TB

FOR

Activ Property Management Ltd.

Job No B/2931

December 2016



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AT

10 Broad Street
Spalding
PE11 1TB

Date:	December 2016
Project Number:	B/2931
Prepared By:	**John Dowding BA (Hons) March** Designer/Architectural Assistant
Checked and Approved By:	**Neil Dowlman MCIAT, MCABE** Managing Director Chartered Architectural Technologist **Chartered Building Engineer**
REVISIONS	**A – 21 March 2017 JD** **B – 8 September 2017 JD** **C – 29 September 2017 JD** **D – 13 February 2018 JD** **E – 23 February 2018 JD**

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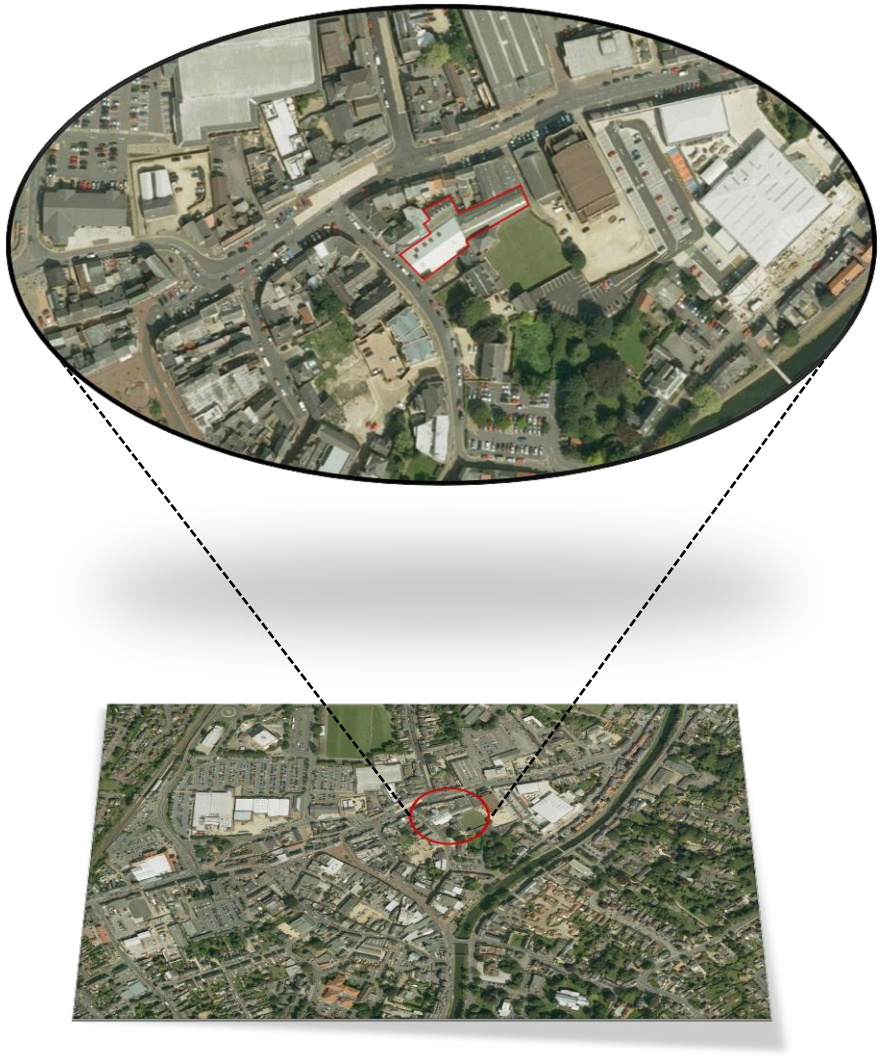
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Aerial photograph of the site location within Spalding and close up view of the site extents

1.0 Introduction

This statement accompanies and supports the planning application submitted by Neil Dowlman Architecture Ltd on behalf of Activ Property Management Limited for the demolition of structures that currently occupy the entirety of the site and erection of a residential development comprising 26no. one and two bedroom residential units at Broad Street Business Centre, 10 Broadstreet, Spalding, Lincolnshire.

The purpose of the following assessment is to examine the proposal in the context of all relevant national and local planning policy. The statement draws conclusions as to the suitability of the proposal for the granting of planning permission in the context of the development plan and taking into account any material considerations.

The design and access element of the statement follows the guidance set out in the National Planning Policy Guidance (NPPG) to explain 'the design principles and concepts that have been applied to the proposed development and how issues relating to access and the development have been dealt with' (Para. 31, NPPG).

An appraisal of the site, its constraints and characteristics has been carried out by the design team with the intention to maximise the potential of this brownfield site by ensuring that the appearance and character of the site and the wider conservation area is improved as a result of the development. To this end, consultations have been held with South Holland District Council Planning and Conservation Officers and Historic England in the form of pre-application advice.

2.0 Pre-Application Discussions

Initial pre-application discussions regarding the proposed development took place in November 2015. The local planning authority provided comments on first stage proposals involving 12 flats, retail units and office space. Consultees were generally supportive and the local authority advised they would likely support the proposal in principle providing that the design would be of a high quality that protects existing residential amenity.

The proposed use and development of the site has changed during the last two years. Various pre-application consultations were held with SHDC and Historic England and the principle of redevelopment of the site was considered acceptable. Further development of the design led to a scheme that was considered appropriate by both SHDC and Historic England, however immediately prior to submission for planning approval, this mixed-use development was found to be unviable financially and the proposals would have to change to include one hundred percent residential development.

No alterations were proposed to the rear two blocks of the scheme as these were considered to be acceptable in design by both SHDC and Historic England. There was some discordance during the consultations regarding the direction the design of the front block should take in terms of a contemporary or period approach. The final design was considered to be acceptable by SHDC prior to submission in October 2017 having received confirmation from Historic England that they would not object to the proposal.

Following the planning submission, Historic England maintained their stance regarding their preferred traditional appearance for the front block of the development incorporating a mansard roof and brick detailing to the façade, and although Historic England chose not to object to the scheme SHDC felt that the strongly worded statutory consultation response sent by Historic England made it difficult for them to support a distinctly contemporary scheme in such a prominent and historic location.

Following refusal of this planning application in January 2018, further consultations were held including a meeting with SHDC, Historic England, Neil Dowlman Architecture Ltd and the landowner to ascertain a clear direction for the revision of the design of the street facing block. This meeting was very helpful to all involved and resulted in the agreement for a redesign along more traditional line that it was hoped would meet the requirements of Historic England and the sensitivity of the setting.

The final revised designs (four options) were forwarded for comment January 2018 and very positive feedback was received from both Historic England and SHDC enabling a resubmission of the proposal for planning permission in February 2018.

3.0 Description of the Application Site

The application site is located on the periphery of the defined retail centre of Spalding, within the Spalding settlement boundary and within the Spalding conservation area. Prior to its current use as leased office space, the building was occupied by Spalding Further Education Centre.

The site began as a random collection of smaller buildings at the turn of the 20th century before development to form a garage in the 1960s; at this point the boundaries of the site reflected the boundaries indicated today.

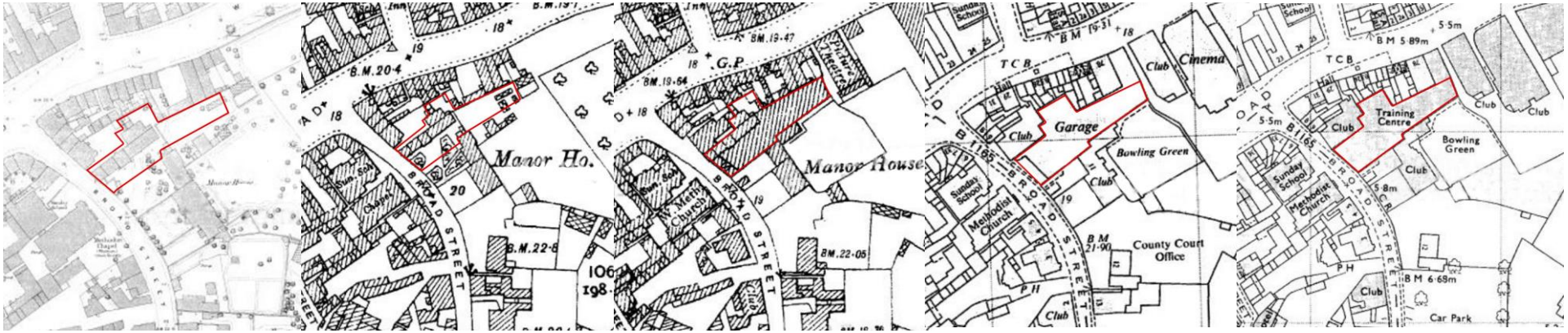
The site measures approximately 0.115 hectares (1146sqm) in area and faces onto Broad Street. No vehicular access currently exists and pedestrian access is off Broad Street or the private access off Westlode Street leading to the rear of the site. On street parking is currently provided on Broad Street.

Adjoining the site are predominantly two story terraced properties which are constructed of brick under slate roofs. The commercial building within the site is of portal frame construction with composite cladding to walls and roof, with a brick facade to the Broad Street elevation. The immediately adjacent neighbouring buildings along Broad Street are all listed and this has been taken into consideration, during the design of the proposal to ensure that the development is respectful of the character of the area.



Historic England Listed Buildings Map ↑

↓ Historic maps of the site 1888, 1904, 1914, 1932, 1968, 1974





↑ Mid-18th Century Grade II* Listed Spalding Constitutional Club

The existing material palette in use on site at Broad Street include a red brick façade with stone window surrounds, and metal or cement sheet cladding to the portal frame structures across the rest of the site. Adjacent buildings comprise of red brick with stone window, banding and capping details.



↑ Grade II Listed 8 & 9 Broad Street



↑ 1910 Grade II Listed Gentlemen's Society



↑ 1887 Grade II Listed Methodist Church



↑ 1887 Grade II Listed Sunday School

The Museum of Spalding's Gentlemen's Society to the north of the site is grade II listed: dated 1910, the Neo-Tudor style red brick building has ashlar dressings and a hipped Welsh slate roof; a moulded string course is located between storeys; Windows include rectangular drip moulds; and carved spandrels sit over the stone doorway.

To the south of the site lies the grade II* listed Constitutional Club, a fine mid-18th century manor house later converted to civic use. This building is constructed in local brick with a double Welsh slate roof and moulded cornice and pediment. Painted bands between stories, a stone capping to the parapet and stonework to the doors add modest decoration to the facade.

On the opposite side of Broad Street is located the grade II listed Broad Street Methodist Church and Sunday School constructed of red brick with ashlar dressings and a Welsh slate roof with decorative ridge tiles. The building has a chamfered plinth and ashlar doorways with moulded arches projecting from the facade. Octagonal turrets sit either side of the central facade section. Fenestration is a combination of pointed arch windows with rectilinear tracery, moulded brick hood and ashlar impost band, and circular windows under coped gables with brick trusses between and either side and topped by an ashlar finial.

The ownership extent of the site includes 77 Westlode Street, however the proposals will only minimally affect this building which will continue in its present use. No previous planning permission has been sought for the redevelopment of the site, with the exception of the approval of new signage and a change of use from non—residential institution (D1) to office and retail (B1 and A1).



View north along Broad Street towards existing Broad Street Business Centre ↑



View of the rear of the site ↑

4.0 Description of the Proposed Development

The proposal seeks planning permission for the erection of 26no. residential units, through the demolition of existing out-dated and poor quality commercial buildings. The residential units would comprise 18no. one bedroom flats and 4no. two bedroom flats and 4no. two bedroom maisonettes. A cycle store for residents use, and communal bin store are located within the central landscaped communal area.

Pre-application advice from Lincolnshire County Council Highways suggested that parking facilities were not required due to the town centre location.

A hard landscaping scheme is proposed within the site which incorporates raised planting areas.

The application site is located within flood zone 3, however the more detailed South Holland District Council Strategic Flood Risk Assessment indicates that the site is not at significant risk. The Environment Agency has therefore advised that a full flood risk assessment is not required, however in line with national planning policy a basic FRA has been provided.

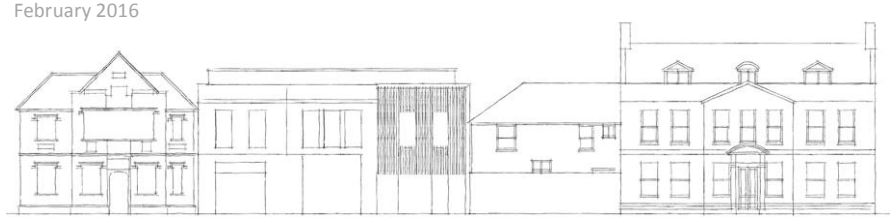
Accomodation Schedule:		
Unit No.	Area (sqm)	Size
1	50	1B/1P
2	51	1B/2P
3	58	2B/3P
4	40	1B/1P
5	50	1B/2P
6	52	1B/2P
7	70	2B/4P
8	50	1B/2P
9	76	2B/4P
10	81	2B/4P
11	78	2B/4P M
12	80	2B/4P M
13	86	2B/4P M

Unit No.	Area (sqm)	Size
14	96	2B/4P M
15	40	1B/1P
16	39	1B/1P
17	40	1B/1P
18	40	1B/1P
19	45	1B/1P
20	45	1B/1P
21	45	1B/1P
22	44	1B/1P
23	45	1B/1P
24	37	1B/1P
25	37.5	1B/1P
26	44	1B/1P

M = Maisonette



February 2016



September 2016



December 2016



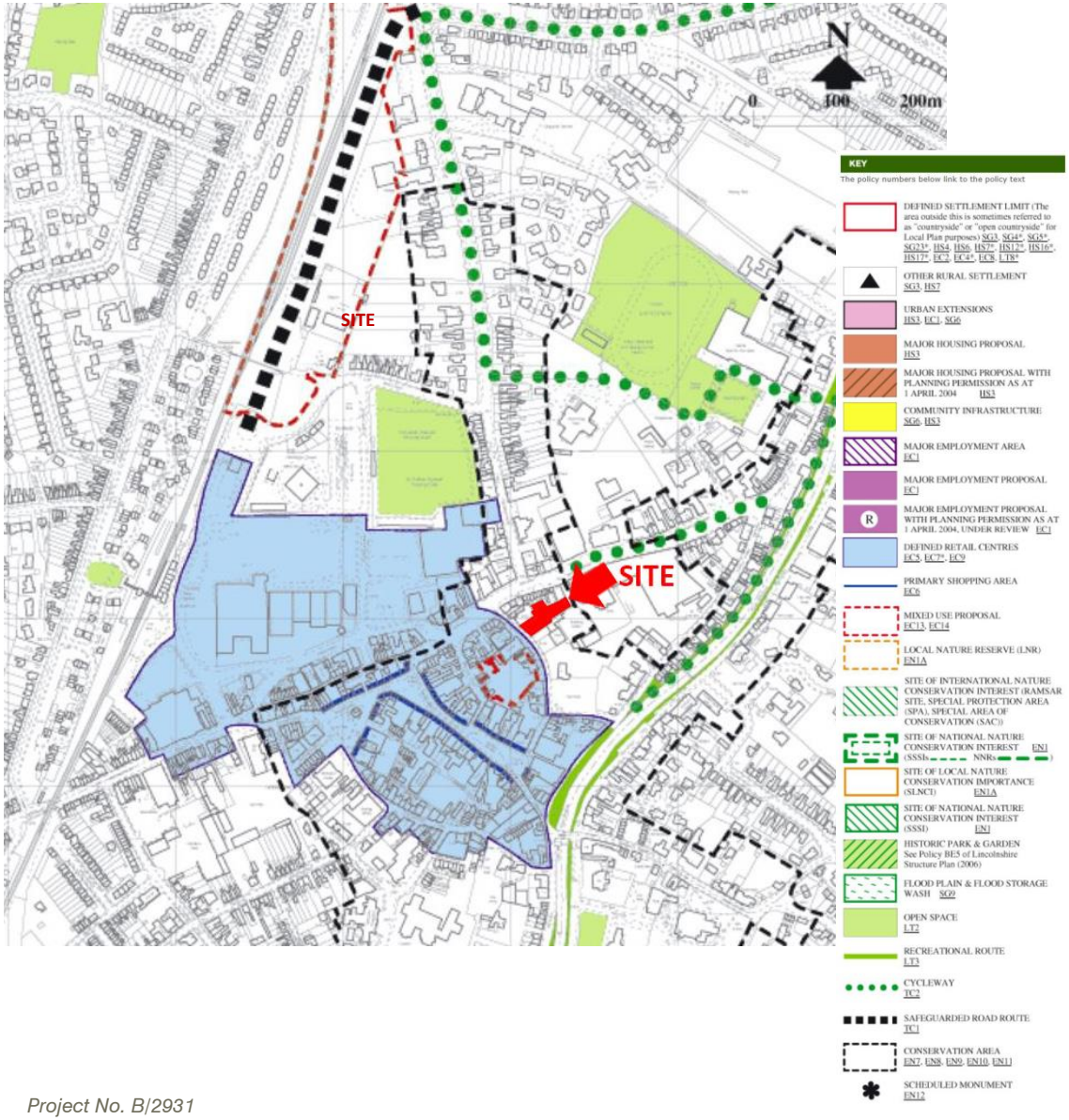
June 2017



February 2018

Design development from top to bottom ↑

↓ Local Plan Policy Map



5.0 Planning Policy

The site is located within the Spalding conservation area and within the settlement boundary of Spalding. Currently in use as leased office space, demand has waned in recent years due to the poor quality of accommodation. A prime opportunity therefore exists for the redevelopment of the site to provide new residential dwellings in a sustainable location on this brownfield site. There is a recognised need for new homes in the area and the local authority is currently unable to meet its housing land availability targets.

The existing building use, appearance and facilities are not to the standard that businesses require, and the owners have found it increasingly difficult to market the site. Added to this, the buildings were never designed for office and retail use and the appearance detracts from the character of the conservation area and the neighbouring listed buildings. Redevelopment of the site will benefit the community in terms of the provision of much needed modern housing. The overall character and appearance of the conservation area will also be improved. Summarily, the proposed development can only be seen to have a positive impact within social, economic and environmental contexts.

Planning History

(FULL) H16-0698-94
10 Broad Street Spalding Lincs
Fascia sign
ADVERTISEMENT
Approved

(FULL) H16-0846-02
Spalding Further Education Centre
3 Dimensional projecting illuminated sign
ADVERTISEMENT
NON-DETERMINATION

(FULL) H16-0915-08
Change of use of former college from D1 to part A1 (shops) and part B1 (business) Use Classes
Approved

5.1 NPPF (2012)

The National Planning Policy Framework (NPPF) provides guidance to planning authorities on the formulation of local and community plans as well as specific planning issues and design standards. The NPPF requires planning authorities to view all applications positively and to reject applications only where it can be shown that proposals are contrary to current planning policy in the creation of sustainable development.

A presumption in favour of sustainable development requires local authorities to positively seek opportunities to meet the development needs of their area, where development which is sustainable can be approved without delay.

Paragraph 23 requires that planning authorities should be positive and promote competitive town centre environments and set out policies for the management and growth of centres. Planning authorities should therefore 'recognise that residential development can play an important role in ensuring the vitality of centres'.

Paragraph 30 of the Planning Practice Guidance indicates the 'housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year housing land supply (as required by paragraph 47 of the NPPF)'. The South Holland District Council Local Plan (July 2006) does not contain up-to-date housing figures and the current housing land assessment document indicates that the District cannot demonstrate a 5-year supply of housing land. In the previous five years net housing completions have been significantly below targets by 30-61%.

As recently as March 2017, the most up to *date 5-year Supply of Housing Land Assessment* indicates a distinct shortfall in housing land. Two methods are used to calculate the supply of housing land and both fall short despite including a 20% buffer: 3.06% when calculated using the Sedgefield Method; and 4.65% when calculated using the Liverpool Method.

Paragraph 49 of the NPPF indicates that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 51 requires Local Authorities to 'normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area'. The development of the site will also facilitate an improvement in the character of the area, the street scene and the setting of heritage assets.

5.2 South Holland District Council Local Plan (2006)

The following 'saved' policies are relevant to this application:

Policy SG1 – General Sustainable Development

This policy requires planning permission for development to be granted where the Council is satisfied that the proposal is consistent with the principles of sustainable development. This includes no detrimental effects on the quality of life for residents; reasonable measures have been taken to conserve energy and natural resources and no damage to the essential character and main environmental assets of the district.

The proposed development accords with these requirements. The proposal seeks to provide a contemporary, sustainable development that will minimise as much as possible its impact of the amenity of the local residents, the environment and also seeks to improve the overall character of the area.

Policy SG2 – Distribution of Development

This policy requires that all proposals for development must be located having regard to sustainable development principles. This means proposals for new development should adopt a sequential approach that gives priority to the use of previous developed land and buildings within defined settlement limits and finally to the land adjacent to defined settlement limits; new development should make efficient use of land; and ensure that, wherever possible, development is served by a choice of transport modes including existing public transport or by improvements to public transport infrastructure linked directly to the development and existing highway network.

This proposal provides an excellent opportunity for development on brownfield land which will benefit the immediate and wider area both in social, economic and environmental terms. The urban location also adds to the sites sustainable benefits in terms of access to transport infrastructure, shops and services.

Policy SG14 – Design and Layout of New Development

New development should be designed to ensure that it makes a positive contribution to the architectural and visual quality of its surroundings. It should normally respect the vernacular architecture of the area in which it is located although high quality contemporary design will be supported in appropriate contexts

The proposal indicates a contemporary use for the site with a building that reflects its surroundings by picking up on traditional forms and details from adjacent listed buildings and the wider townscape to create a positive contribution to the architectural and visual quality of its surroundings. The proposal has developed in consultation with Historic England and South Holland District Council Planning & Conservation. The design respects the character of the conservation area in terms of scale, massing, and the use of high quality materials. The design has been informed by the character, scale and proportions of the neighbouring listed buildings to assimilate the proposal with its historic context.

Policy SG16 – Parking Standards in New Developments

Development proposals will be required to provide appropriate parking and servicing arrangements. Parking will be required in the form of residential or operational car and cycle spaces, which shall be provided in accordance with the maximum parking standard. The precise level of provision will be determined by negotiation to reflect the proposed use, its location and potential for access by public transport.

Due to the central urban location of the site, it is not deemed necessary to provide parking facilities on site. Consultations with the planning and highways authorities have suggested that zero provision would be acceptable for residential use.

Policy SG17 – Protection of Residential Amenity

Planning permission will be granted for development which would not cause material harm to residential amenity.

The proposal has been designed to minimise the impact of the development on the privacy and amenity of local residents. The proposed development is of a similar scale to the existing and the change of use is unlikely to increase potential noise, smells and emissions.

Policy SG18 – Landscaping of New Development

Proposals for new development should, where appropriate, incorporate landscaping as an integral part of their design and layout and a landscaping strategy will be required to support all major development proposals.

Due to the restrictive urban site there is limited opportunity for the development of landscape proposals. A raised planting bed has been proposed as a focal point at the centre of the site together with additional planting beds along the front of some dwellings to aid privacy of ground floor accommodation. Wildlife habitats are not expected to be affected by the development.

Policy HS8 – Affordable Housing (superceded by Supplementary Planning Document on Affordable Housing)

On residential development sites of three or more dwellings, or sites of 0.1 hectares or more, the council will require the provision of a minimum of one third of the residential units as affordable housing on the site. The requirements of this policy will also apply to proposals for conversion of buildings to residential use.

Policy HS11 – Open Space in New Residential Developments

Proposals for residential development shall make provision for open space in accordance with the Council's adopted standards of not less than 14% of gross site area. Where developments are unable to provide open space requirements on site, or where the development is adjacent to or in close proximity to a sufficient sized area of existing open space the District Council will accept, in appropriate circumstances, financial contributions from developers for the provision of open space off site or enhancement of existing open space if required to meet the needs arising from the development.

The site is urban and the viability of the redevelopment of the site is likely to be significantly reduced with on-site provision of open space. Larger, two-bedroom properties generally have small rear garden or terrace. There are very good recreation areas locally, with tennis courts and bowling greens within 700m south-east of the site at Ayscoughfee Hall; excellent indoor and outdoor sports and swimming facilities are available 600m north of the site at the Castle Sports Complex.

Policy EC3 - Existing Employment Areas/Premises

Proposals for new development, redevelopment and changes of use for employment uses within existing employment curtilages and/or proposals for the expansion of existing employment undertakings will be permitted provided they are acceptable in terms of environmental impact, the level of traffic movement and intrusion into the open countryside.

Exceptionally, the redevelopment and/or change of use to non-employment uses will be permitted where the existing use is unsatisfactory or where the benefit of the proposed use outweighs the need to retain the existing use.

The proposed development seeks to make better use of a poorly developed site. Currently marketed as office space, the provision is not of a good enough standard to appeal to potential customers. A redevelopment of the site offers many opportunities as already discussed above and will have significant benefits to both the community, the environment and the local economy, as new businesses are likely to be drawn to the area to provide services to the new residents. The urban location also ensures that the development will be sustainable and reduce reliance on the car.

Policy EC6 – Development in Primary Shopping Areas

Development proposals resulting in the change of use from retail (Class A1) to non-retail on the ground floor within the primary shopping area will not be permitted except where the number or coalescence of such uses would not undermine the dominant retail function or harm the vitality and viability of the town centre.

The site lies outside of the defined retail centre and it has been confirmed through consultation with SHDC that ground floor retail use is not required.

Policy EN4 – Development Affecting Listed Buildings

The District Council will protect listed buildings in order that the historic fabric of the area is retained. Planning permission for development affecting a listed building or its setting will only be granted where the proposal preserves or enhances the character and appearance of the building and its setting. The following criteria will be applied in determining proposals:

1) The development should respect the character of the listed building in terms of size, form, positioning, scale, design, roofscape, materials, colour, fenestration, detailing and its setting in terms of materials, landscaping and street furniture
2) The development should ensure that important views and closures, including through views, and ancient street patterns are restored or maintained
3) The development should preserve features of special architectural or historic interest which the building may possess
4) The development should preserve or enhance the historic form and structural integrity of the building.

Policy EN7 – Development Affecting Conservation Areas

The District Council will protect the designated conservation areas in order that the historic fabric of the area is retained. Planning permission for development within or affecting the setting of a conservation area will only be granted where the proposal preserves or enhances the character and appearance of the area and its setting. Particular attention should be given to the following criteria in determining proposals:

1) The size, form, positioning, scale, roofscape, detailing and design of proposals are sympathetic to the character of the area and compatible with adjacent buildings.
2) Material of construction should be appropriate to the area and sympathetic to adjacent buildings in terms of colour, texture, type and size.
3) The siting of the proposal respects important views and closures, including through views, ancient street patterns and important spaces and preserves and protects existing trees and landscape which contribute to the character or appearance of the conservation area
4) The proposal should retain important architectural and historic features such as street furniture, street name plates and paving.
5) In the process of redesigning the site consultations have been held with both the Conservation Officer and Planning Department at South Holland District Council and this has helped to shape a sensitively designed, contemporary proposal. Pre-Application consultations have also been held with Historic England with the aim of ensuring that the proposed development does not detract from the character of the neighbouring listed buildings or the wider conservation area, but instead enhances its setting. The redevelopment will reinstate the original eaves detail of the Gentlemen's Society Building and the materials, scale, massing and proportions of the proposal reflect those evident within the design of the neighbouring Constitution Club. The proposed development therefore seeks to work with and enhance the existing historic built environment.

Policy DM13 – Parking

This policy requires that new developments make provision for parking in accordance with the councils parking standards:

1 bedroom dwelling = 1.75 spaces
2 bedroom dwelling = 2 spaces
3 bedroom dwelling = 2.25 spaces
4 bedroom dwelling = 3 spaces

As discussed above, early consultations with the local authority and Lincolnshire County Council Highways Department have indicated that there is no requirement for parking provision on site due to the central urban location.

We believe the scheme fully complies with the policies referred to above and will therefore provide a sustainable, attractive and viable re-use of this brownfield location.

6.0 Assessment of the Proposed Development

Principle of the proposed development

Both national level and local plan policies support the principle of residential development in the proposed location. The NPPF seeks to encourage the delivery of new housing through planning. The Adopted Local Plan identified sustainable locations appropriate for new residential development.

Policy HS4 is supportive of new residential development within the defined settlement limits. Furthermore, policy EC3 supports the redevelopment of employment uses where the benefit of the proposed use outweighs the need to retain the existing use.

The local authority currently advises that it cannot demonstrate a five-year housing land supply. The provision of residential development weighs significantly in favour of the proposed development, and the presumption in favour of sustainable development applies.

The proposal seeks to ensure that the potential of this brownfield site is maximised whilst ensuring that the appearance and character of the site and the wider conservation area is improved as a result of the development.

Character and Appearance of the Area

The site lies on Broad Street, within the defined settlement limits for Spalding. The site is adjacent to designated heritage assets and lies within the Spalding conservation area. The character of the area is defined by a mix of late 19th and early 20th century residential properties many of which have been converted with shops at ground floor level. Neighbouring buildings are predominantly of two storey scale incorporating a range of building styles.

The proposal will create a three-storey street frontage building with a combination of two- and three-storey residential development located towards the centre and rear of the site. Buildings would be somewhat contemporary in style, taking on a more traditional form and detailing at the front of the site where the building faces Broad Street and lies adjacent to important listed buildings.

The redevelopment of the site would allow the demolition of an unsympathetic commercial building and its removal would facilitate a significant visual improvement to the street scene. The site is visually prominent given its position on the street frontage and its relationship to existing historic buildings, and in particular due to the deep setback of the Constitutional Club.

The scale of the proposed development is in keeping with the design and appearance of existing development along Broad Street. The second floor has been set back, forming a recessed mansard roof, to minimise the impact on the street scene. The design of the proposed development is in keeping with the simple form of development in this area and follows the proportions and heights informed by the neighbouring Constitutional Club and Museum of Spalding Gentlemen's Society.

Pedestrian access is proposed off Broad Street, via a 'carriage arch' which will serve all apartments and the central shared amenity space. This typology and layout is in-keeping with historic examples found locally. Accordingly, the design of the development complies with the requirements of policy SG14 of the local plan and Sections 6 and 7 of the NPPF. An additional pedestrian access is proposed to the rear of the site providing access onto Westlode Street.

Residential Amenity and Neighbouring Uses

The buildings to be removed comprise commercial property currently in use as leased office space.

The redevelopment of the site to residential use is unlikely to cause an increase in noise generated on site and therefore negligible impact to neighbouring residential areas.

Removal of existing buildings will improve the quality of the environment within and adjoining the site to the benefit of adjoining residents. The relationship that will be created between the proposed development and existing properties is typically found in an urban environment such as this. The development has been designed with a layout and form that will ensure the provision of a high-quality environment for future residents. South facing, the development will create a bright, open and welcoming environment.

For these reasons it is concluded that the scheme accords with the development plan in respect of residential amenity issues, specifically by virtue of its accordance with policy SG17 of the South Holland District Council Local Plan.

Highway Safety and Transport Matters

The access has been designed to maximise the open quality of the development taking its cue from similar building forms found locally. Due to the central urban location parking facilities have been deemed unnecessary, however ample cycle parking spaces are to be provided.

Short-term parking for unloading is available on Broad Street and Westlode Street. As no alterations to highways are required or proposed, and the development is within walking distance of all shops, services and transport links it is considered to be sustainable.

It is therefore demonstrated that the proposals are in accordance with the development plan relating to transport in the form of policy SG15 of the local plan.

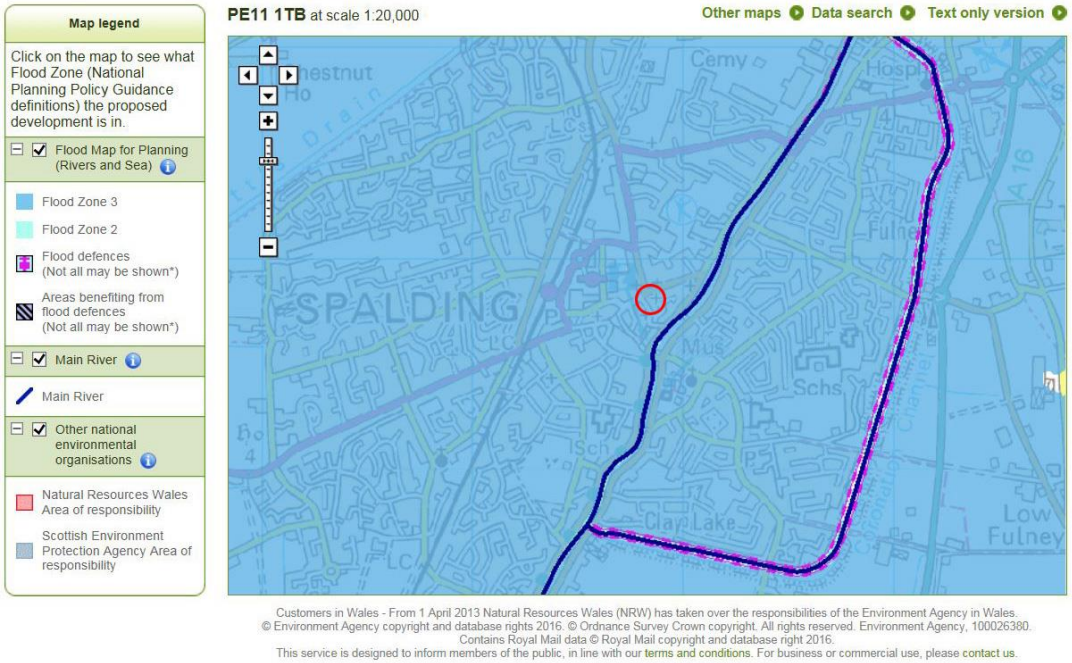
6.1 Constraints & Opportunities

Opportunities

- To improve the character, openness and visual appearance of the site through the removal of outdated 20th century portal frame structures and the construction of a building consistent in materiality, scale and proportions with those found locally.
- Brownfield redevelopment providing much needed new homes.
- Sustainable location within central urban area with excellent links to jobs, services and transport networks.
- Improvements to character and appearance of neighbouring heritage assets, the conservation area and wider townscape.
- Stepping back of building facade will allow for clearer reading of the listed Gentlemen's Society building, and the potential for the reinstatement of the eaves to its southern elevation.
- Semi-open southern boundary to maximise daylight into the development.

Constraints

- Site access and narrow frontage.
- Access for fire appliances.
- Bin storage and collection, limited opportunity for this due to narrow street frontage and may require the employment of a commercial refuse contractor
- Site adjacent to Grade II and Grade II* listed buildings and lies within Spalding conservation area.
- Built up development to the north of the site restricts potential window positions and requires consideration to minimise the perception of overlooking.



7.0 Flood Risk

The site lies within flood zone 3 as indicated on the Environment Agency's Flood Risk Map, which is the case for the majority of Spalding. The maps do not take into account existing flood defences. The site is shown within the defended area according to the Strategic Flood Risk Assessment, prepared by South Holland District Council.

Flood zone 3 is considered to be high risk, however advice from the Environment Agency has indicated that mitigation maybe achieved through the design of the dwellings to ensure that, where ground floor sleeping accommodation is proposed, finished floor levels are set at no lower than 300mm above ground level. It has been advised that this freeboard should be sufficient to take into account the new climate change allowances, released in February 2016. As these requirements have been agreed in advance and take into account the South Holland District Council Strategic Flood Risk Assessment, the Environment Agency has advised that a full flood risk assessment is not required. However, in line with national planning policy a basic flood risk assessment has been provided.

8.0 Design & Access Statement

↓ Proposed Site Layout & Ground Floor Plan (not to scale)



↓ South Elevation





↑ Proposed South Elevation (not to scale)

↑ Proposed West (Front) Elevation (not to scale)

8.1 Use & Amount

The building current use at 10 Broad Street is B1 (business). The proposed use will be class C3 - residential dwellings.

26no. dwellings are proposed, of these 18no. are one bedroom flats and 8no. are two bedroom maisonettes or flats. Maisonettes benefit from being located at ground floor level with rear garden amenity spaces and private entrances. The efficient use of the site and the inclusion of three story development in parts, will ensure that the developable space on site is maximised in accordance with national planning policy.

It is considered that the amount of development is acceptable for a site of this size and, due to the scale and massing of the building, will not result in over-development of the site to the detriment of the character and appearance of adjacent buildings and the conservation area.

8.2 Layout

The layout of the proposal was at the forefront of our minds during the development of the scheme. It is crucial that we maximise the development potential of the site with minimal intrusion on either the street scene, neighbouring listed buildings or the nearest residential properties. The site is constrained by its overall shape, being surrounded on three sides by existing development.

Through careful design and location of the proposed building the development will not unduly impact on the street scene or neighbouring listed buildings. The development will not impact on the privacy and amenity of the occupiers of properties adjacent to the site.

The narrow street frontage and access for firefighting have been the prime drivers of the layout of the site. The carriage arch entrance reflects similar building types in the town, and provides a level of security and privacy for the dwellings at the rear of the site. Dwellings have been positioned along the north site boundary to maximise sunlight into the courtyard area and the individual flats.

Where possible dwellings have been provided with separate entrances; level surfaces across the ground floor and accessible stairs that ensure a good level of accessibility across the site. Two bedroom maisonettes benefit from rear gardens and private entrances. Two of the two-bedroom flats benefit from terrace amenity areas on the second floor. The central landscaped area provides shared amenity space for all residents.

8.3 Scale

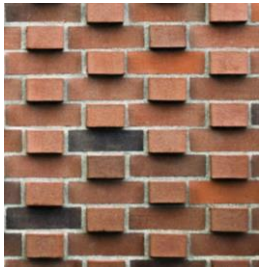
The proposed development has a smaller footprint than that of the existing. The massing has increased slightly and this reflects the scale of the neighbouring buildings, and the Constitutional Club in particular. Buildings towards the rear of the site have been limited to two storeys to minimise overshadowing of gardens and properties to the north. The proposed height of buildings towards the rear of the site is therefore reflective of the existing building. A three story block sits within the middle of the site where the building has been pulled away from the north boundary to reduce its impact on neighbouring properties. At the front of the site the road facing residential block reflects the scale of neighbouring buildings.



Brown water struck brick – Birtley Brown



Zinc roof with standing seam



Textured brickwork



↑ 3D Visualisation of the proposed development from Broad Street

The front block that comprises residential units is around 18.7m across its frontage and 14m deep, and reaches a height of 9.5m. The middle residential block also comprises a mix of one and two bedroom dwellings and has a frontage onto the courtyard of around 14.8m and a depth of 12.4m, the height to the top of the mansard roof is 7.9m. The rear block of one bedroom flats is around 24.7m long and 9.4m deep, the height to ridge is around 7.0m.

The street scene comprises a range of architectural styles and designs and the scale of development is of traditional proportions and therefore appropriate to the character of the area, and complimentary to the neighbouring listed buildings.

8.4 Appearance

The development has been designed to reflect the character of the area and the scale, materiality and proportions of neighbouring buildings. A traditional approach was deemed to be the most appropriate considering the historic context of the site and the impact of the development upon neighbouring listed buildings and the street scene. The front (street facing) block has been designed using a similar proportioning system to the Constitution Club to the south. The proposed development is intended to be subservient in scale and appearance, and to complement its historic neighbours. The setback mansard roof with parapet wall and simple detailing ensure that the scheme does not become a simple pastiche, but draws directly from its surroundings.

A brown waterstruck brick will provide a softer façade that will merge with the muted colours of older neighbouring buildings. Dressed stone will be used to provide accents and details including arch and window surrounds, as well as copings on parapets and gables. Grey powder coated aluminium windows and doors will provide a high quality and consistent fenestration finish across the development.

The proposed design incorporates string and soldier course banding to break up the elevations, whilst further brown Flemish bond textured brickwork details, brick panels, and false window details add further interest to the elevations. The mansard roof will be clad with zinc that over time will weather to a mellow grey similar to traditional lead roofing.

The arched entrance to the middle of the site echoes similar building types in the town and provides access onto a quiet mews type development, of one and two bedroom dwellings.

To ensure that the rear of the development is bright and welcoming a lighter brick colour is proposed that reflects the buff brick and rendered facades also common within the town. The combination of grey/buff brick and timber cladding panels together with a variety of window positions, types and sizes, will ensure that the dwellings have a degree of individuality that will ensure the development does not become homogenous and lack the character one would expect of an urban site. Varying arrangements of fenestration and Siberian larch cladding panels provide interest to the development. Oak boarded external entrance doors are proposed at ground floor level. Glazed access doors to communal stairs will be manufactured in grey powder-coated aluminium.

8.5 Landscaping

The landscaping proposals include hard surface paved areas within the courtyard and pedestrian areas. Paving will match along the front elevation where the building will be set back at an angle from the pavement edge. Hard landscaped patio areas will be provided to each of the two bedroom maisonettes.

A raised planting bed provides a focal point at the centre of the development and a vista from the site entrance on Broad Street. Additional planting beds help to improve security and privacy to the ground floor one-bedroom flats towards the rear of the site. Planting and hard landscaping within the communal courtyard areas will be maintained by a commercial contractor as part of a management agreement. A variety of types of paving will be used to demarcate areas of access from amenity areas.

8.6 Access

The building is to be constructed in full accordance with the current Building Regulations (Part M) in terms of providing disabled access. Ground floor dwellings will have level access and stairs will be to visitable standards.

At present there is no pedestrian access into the site, the building fronts onto the boundary with Broad Street and onto the eastern boundary with the access road off Westlode Street.

To enable development of residential units at the rear of the site a new pedestrian access will be created from Broad Street, the proposed west facing residential block will then bridge over this to create a carriage arch. Existing on-street parking along Broad Street, in front of the site, will remain.

A further pedestrian access route will be created off the eastern edge of the development and this provides an alternative access onto Westlode Street. This will improve permeability of the site for residents and provide additional access and means of escape in case of fire.

The shared amenity courtyard area will be level, however due to the need to mitigate flood risk all ground floor dwellings must have floors 300mm above existing ground level. To enable level thresholds where possible the whole development will be raised by 300mm and the change in level will be incorporated into a ramp along the access through the carriage arch.

Refuse vehicles will be able to stop on Broad Street to collect the refuse stored within the communal bin storage area. It is proposed that the development will make use of a rising main to ensure all parts of the site are within reach of firefighting appliances.

9.0 Conclusion

The proposal represents an appropriate form of development in this location, consisting of a high quality design, in a form that is appropriate to its urban and historical context. The site is considered to be a highly sustainable location for residential development and this is supported by national and local planning policy.

The principle of development is supported by South Holland District Council Planning Department. Pre-application consultation with both SHDC and Historic England has informed the development of a sensitive design that will benefit the community and the immediate historic environment. The proposed change of use provides a viable re-use of a site that is currently underperforming due to low market interest and poor quality facilities. The new residential use will also contribute to the council's five-year-supply of housing land.

The scheme proposes to replace the existing outdated portal frame structures with a contemporary residential development which is of a design, layout, character and appearance in keeping with neighbouring listed buildings, the conservation area and wider townscape as well as the demands of the 21st Century. The proposals include the removal of unsympathetic commercial buildings, which will allow the adjacent high quality, listed buildings to become more prominent in the street scene.

This statement has demonstrated that the development accords with all relevant policies of the development plan. The key material considerations, of the current housing supply shortage, the policies of the National Planning Policy Framework, together with the extensive consultations with Historic England and SHDC lend further weight in favour of the scheme. The proposed development is therefore suitable for the granting of planning permission.