

DESIGN AND ACCESS STATEMENT

Proposed change of use of part existing Queensgate Hotel from (C1) to H.M.O. (C4) whilst retaining existing Bar and Restaurant facilities (A3/A4/A5)

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Rev. A Updated to suit additional information required by S.H.D.C. Planning Dept. 26.3.15



1.0 Introduction :

- 1.1 The following Design and Access Statement has been prepared to support a full planning application submitted by MW Architectural Services on behalf of the applicant for the proposed change of use of part of the existing Queensgate Hotel (C1) to H.M.O. (C4) whilst retaining the existing bar and restaurant facilities. (A3/A4 /A5)
- 1.2 Preliminary discussions with the Private Housing Sector at S.H.D.C. have been very positive
- 1.3 To be read in conjunction with the following :
S.H.D.C. Application for Planning Permission
Drawing No's 414/LP/BP/2015, 414/1/2015 & 414/2/2015

2.0 Background Information :

- 2.1 The Queensgate Hotel including the Kings Head Bar & Carvery have been vacant for a number of years. Whilst the inside of the premises is in good order with many of the original features intact the external appearance is slowly deteriorating.

In 2009 a Full Planning Application by Lincolnshire Police Authority was submitted to South Holland District Council Ref. H16-1017-09 for change of use of hotel into offices this was approved on the 16th February 2010 and expired on the 16th February 2013.

In 2011 a Full Planning Application by Lincolnshire Police Authority was submitted to South Holland District Council Ref. H16-0856-11 for proposed first floor extension, alterations and refurbishment etc. this was approved on the 23rd January 2012 and expired on the 23rd January 2015 .

As none of the Planning Approvals above have been enacted (change of use / extensions) within the prescribed period of time the premises has reverted back to its original use

3.0 The Site :

- 3.1 The proposed is located within the Conservation Area of Spalding adjacent to Westlode Steet (B1172) and Spalding Police Station. The surrounding area consists of a mixture of commercial / residential and Sui Generis properties.
- 3.2 The site area is 0.34ha.
- 3.3 The boundaries of the site benefit from existing featherboard timber fencing and blockwork walls
- 3.4 The proposed is within easy access to Spalding town centre and public transport facilities

4.0 The Proposals :

- 4.1 Appearance :
There will be no external alterations to the scale and appearance of the existing building except to remove the Queensgate Hotel and Kings Head Carvery signs and make good all elevations where required
- 4.2 Landscaping :
All outside areas will be cleared of overgrown vegetation with timber lean to structures removed. There will be no soft landscaping etc. as these areas either consist of tarmac / concrete aprons which are required for access / egress
- 4.3 Use :
The existing ground floor bar / restaurant / toilets / storage and kitchen areas will remain (A3/A4/A5) whilst the first & second floors will be for H.M.O. use (C4)

4.4 Amount :

The existing building external footprint will not be changed.

The existing ground floor bar with its own access / egress / restaurant / toilets / storage and kitchen areas will remain (A3/A4/A5) except for the adjacent hotel reception area this will have one personnel door giving access into the bar area blocked up to create a reception area for the H.M.O (C4) change of use application and an infill partition wall constructed between this reception area and the existing hotel office which will now become the office for the bar

The first and second floors will be for H.M.O. (C4) use only

4.5 Layout :

Ground Floor : The internal usable ground floor area as described above (A3/A4/A5) but excluding the hotel reception area as this will be used in conjunction with the H.M.O. (C4) change of use (A3/A4/A5 = 214m²) (C4 = 11m²)

First Floor : The proposed change of use from hotel (C1) to H.M.O. (C4) on this floor comprises of a flight of stairs from the ground floor giving access to the first floor central corridor which extends the full length of the building serving all 11 no. bedrooms c/w en-suites (the proposals are for each bedroom to accommodate a maximum of two people per bedroom with the en-suites becoming the new bathrooms) and various cupboards terminating with a fire exit door and external staircase to the rear of the property. The internal usable floor area for this is = 214m²

Second Floor : The proposed change of use from hotel (C1) to H.M.O. (C4) on this floor comprises of a flight of stairs from the first floor giving access to the second floor corridor which serves what was the hotel manager's quarters. The proposals are to maintain the existing kitchen whilst converting 1) the lounge to a communal living room. 2) the bedroom to a second kitchen and 3) the bathroom to a laundry room. The internal usable floor area for this is = 50m²

5.0 Access :

- 5.1 All access / egress as existing and so far as can be achieved given the constraints of the existing structure the proposed will be D.D.A. compliant

6.0 Parking :

- 6.1 On and off street vehicle parking is available on either side of Westlode Street all as when Full Planning Permission was granted for the original hotel. The proposed change of use should not increase this as there are other options available due to the hotels close proximity to the centre of Spalding accessed by either walking or cycle. Provisions will be made at the side of the existing building adjacent to Spalding Police Station for the secure parking of cycles accessed by gate off Westlode Street.
- 6.2 There already exists a number licensed H.M.O. 's within the centre and on the outskirts of Spalding town that have very limited parking facilities available and they appear not to have created any vehicle parking problem

2 March 2015