
AUSTIN JOHN LTD



DESIGN AND ACCESS STATEMENT

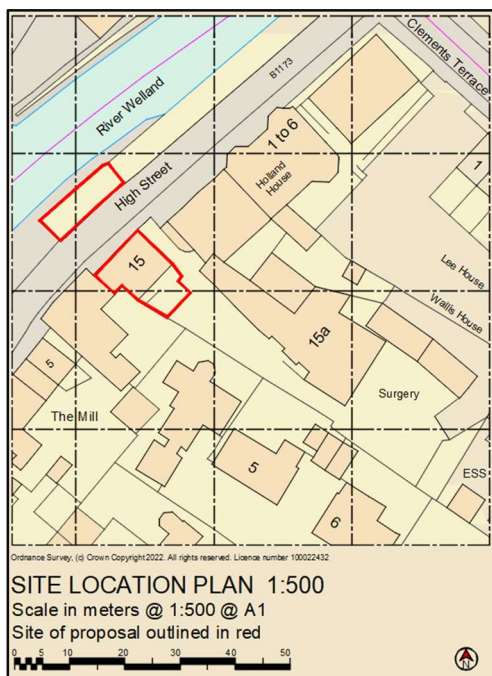
Proposed conversion of offices to Apartments at:
15 High Street, Spalding PE11 1TW
Minor works to allow for Change of Use

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PE11 3PU
On Behalf of: South Holland District Council

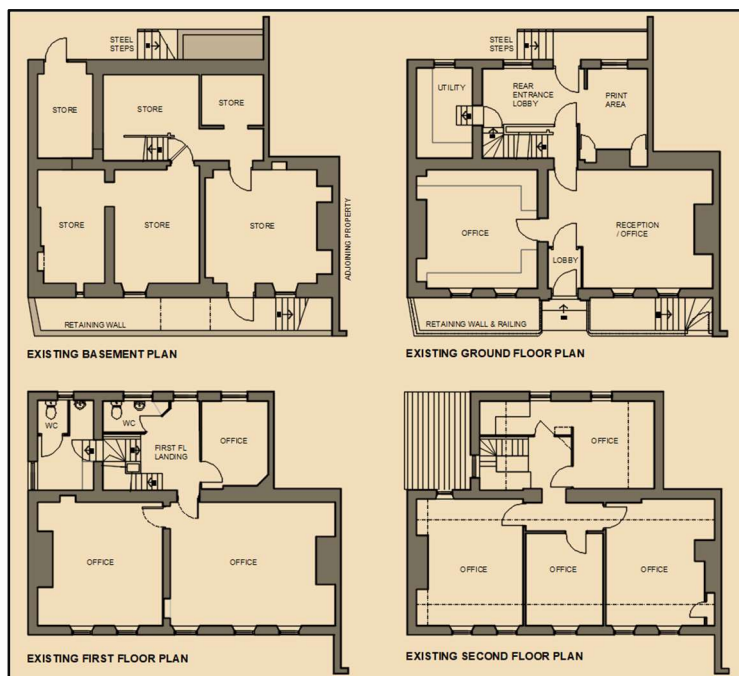
RJB March 2023

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SITE LOCATION PLAN

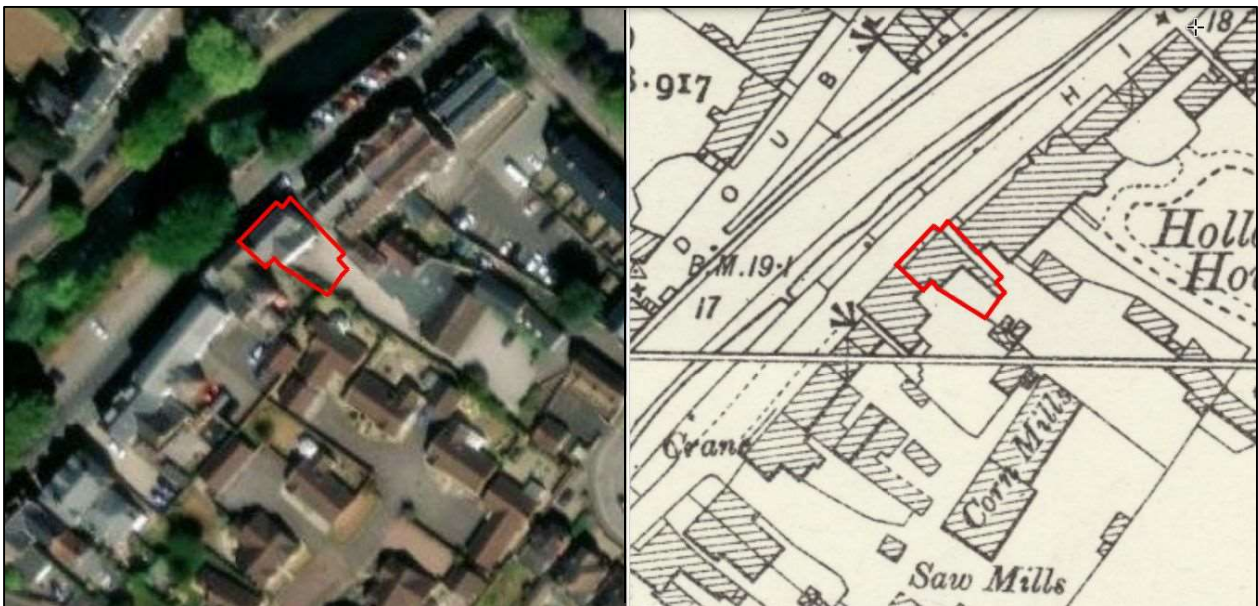


EXISTING FLOOR PLANS

0.1 Introduction:

This design and access statement is in support of the proposal for the change of use for 15 high street, Spalding from A2 commercial offices (financial and professional services) to residential accommodation comprising of 4 self-contained apartments. This building has a Grade:II listing under the planning (listed buildings and conservation areas) act 1990 for its special architectural or historic interest and is within the town conservation area. These proposals do not change the historical fabric to the principal elevations of the building - with the obvious exception of general maintenance and surface refurbishment works which will be in keeping with the original building finishes.

The location is within the core area of the settlement boundary - as defined in the South East Lincolnshire Local Plan 2011-2036 – and thus benefits from excellent access to a comprehensive range of local amenities, services and transport hubs.



CURRENT AERIAL VIEW OF SITE

CIRCA 1880 MAP OF AREA



EXTRACT FROM 2011-2036 LOCAL PLAN

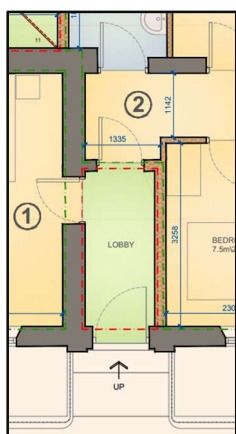
0.2 The Proposal:

Though originally designed and used as a domestic residence 15 high street is currently vacant and in more recent years has been adopted for use as commercial office premises. This proposal would allow it to be reinstated as a much needed mixed residential property giving immediate and future improvement, value and protection to an important historical and characterful streetscape building. External works to the building would be limited to sympathetic maintenance refurbishments that would fully retain the existing facades. Internally the approach would be to retain and enhance where practical any surviving architectural features and to strip out all the recent and non-historic office panelling, duct work and partitioning to uncover any additional hidden features of merit. The floors would then be sub divided with light weight partition systems to create the living spaces indicated below. This would allow for the property to be reinstated as a single dwelling should this become a desirable and viable option in the future.



PROPOSED FLOOR PLANS

0.2 The Proposal (continued):



Ground floor: The intention is to divide the ground floor into two individual apartments with a modified entrance lobby serving both. The entrance to apartment one would retain the existing door frame architraves and panelling and these features would be copied to create a similar style entrance to apartment two. The aim is to recreate a functional lobby that is in keeping with the style of the historic entrance to the building. Other internal features on the ground floor would likewise be refurbished and retained such as the panelling to the front facade internal window reveals.

The staircase to the rear of the property has little architectural merit and has been much altered to accommodate changes in level to the more recent extension to the NW corner of the building. It is proposed to completely replace this with a staircase that is more practical for use as a common stair well and as a means of escape from the upper floors. It is also proposed that the difference in levels to the floors to the rear of the property be reworked to comply with the original buildings floor levels. An additional new window is also proposed to the side of this newer rear extension.

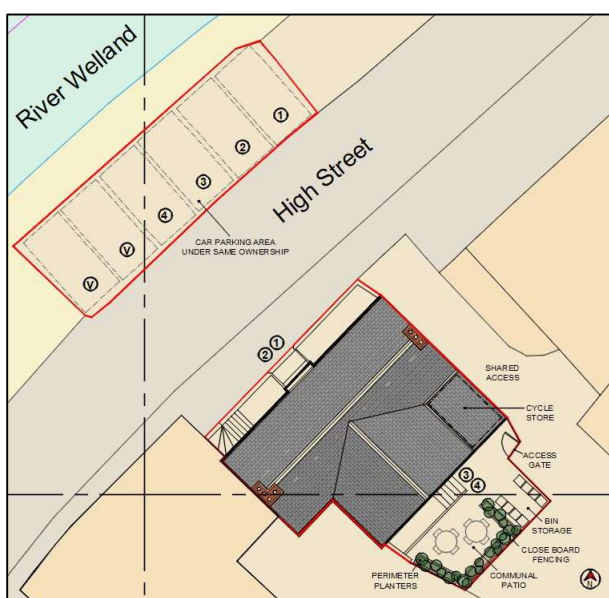
First & Second Floors: Each of the upper floors would form single apartments accessed from the revised rear stairwell – as per the plans on the previous page. Each apartment has been carefully arranged to make full use of the existing window positions. All kitchens and bathrooms have been located to the rear of the property to avoid any new drainage to the front or side elevations of the property.

Basement: The basement will be used for allocated secure storage and laundry.

External Works: All existing foul and surface drainage pipes will be replaced with modern equivalents in keeping with cast iron Georgian style fittings.

A new close boarded fence enclosure to the rear of the property is proposed to provide for an external common space, rear entrance security and a bin storage area.

There is no proposal to do any building works to the existing car parking area opposite the front entrance and facade.



0.3 Historical Impact:

A Historical Impact Assessment has been prepared and will be submitted in conjunction with this report. As the proposals do not seek to alter the principal elevations to the building it is believed that the impact of the works will be minimal. Subject to further detailed on site investigation - should it be deemed necessary to replace the existing windows and frames to the front facade then suitable Georgian style sash windows will be used to replace the existing Victorian style sash windows. In this event a detailed proposal will be submitted to the local authority for further approval.



PROPOSED ELEVATIONS



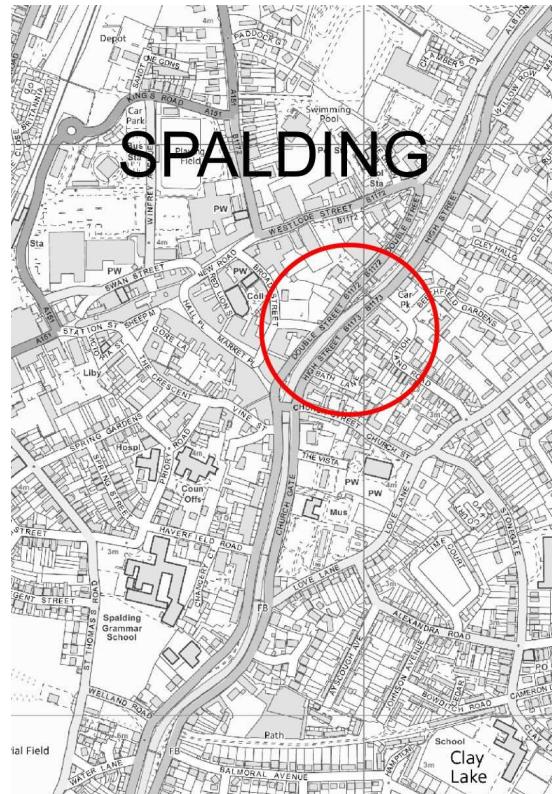
EXISTING VIEWS

The original remaining elements of the C18 house (including the key architectural features to the front elevation) would not be changed and it is therefore believed that this proposal constitutes a minimal impact practical solution for the continued use and relevancy of the building.

0.4 Sustainability:

The site is located within walking distance of Spalding town centre and is thus well served with a wide range of major facilities and services including a network of bus, road and rail transport links. It is thus considered a highly sustainable location for residential development.

The proposal will greatly improve the thermal efficiency of the building with newly insulated floors, ceilings and party walls and thermally lined external walls. In addition new secondary or replacement double glazing will be installed together with modern high efficiency heating systems.



0.5 Planning Considerations:

The property currently has an existing planning approval for conversion to residential use - Ref: H16-0925-22

Principle of development: As the property is situated within the Spalding Settlement Boundary the principle of residential use is already established.

Heritage Impact: The proposed internal alterations involve the removal of non-original material together with the addition of lightweight studwork partitions. The exterior will be unchanged with the exception of an easily removable newly fenced amenity area to the rear of the property. The proposal also seeks to reinstate the property to its originally intended residential use. The proposed alterations have been carefully considered to offer as little modification as possible whilst creating a sustainable and practical repurposing of an otherwise redundant building.

Residential Amenity: There are no external dimensional changes to the property. All proposed habitable living spaces are located to the front of the property and are not therefore overlooked. The building has an established history of residential use.

Parking Provision: The property is serviced with existing off street parking for up to 6 vehicles. In addition cycle storage will be provided within the basement.

0.6 Flood Risk Assessment:

The site is located within Flood Zone 3 – an area of high probability of flooding.

A flood risk assessment for this property was prepared by Oglesby & Limb Architects in September 2022 as part of planning application Ref: H16-0925-22.

There have been no relevant changes to the area in relation to this report in the last six months and it is considered that the findings of the report are therefore still relevant.

As a result of the assessment, the following conclusions were reached (extract).

- The site is located within an Internal Drainage Board catchment and through the operation and maintenance of the pumping stations and the channel system the Board seek to maintain a general standard capable to providing flood protection to agricultural land and developed areas of 1 in 20 and 1 in 100 years, respectively.
- The proposed development is in Flood Zone 3. The site benefits from defences on the River Welland and Coronation Channel that provide protection during the 1% annual probability (1 in 100 chance each year) fluvial event including climate change.
- During a breach of the defences the site is at risk with a peak flood depth between 0.5m and 1.0m.
- Based upon the elevation of the ground floor there are no specific recommendations associated with the building to reduce the risk of flooding to the development. It is recommended that the owner of the site receives flood warnings.
- The development passes the Sequential Test and Exception Test and is therefore suitable for the proposed location.

In Conclusion: Although the site is situated in an area of high possible flood risk it is within a flood defence zone, protecting the site from a projected 1 in 100 year flood event and the ground floor levels are above the maximum breach level. The site passes the Sequential and Exception tests and therefore, the principle of development is not negatively affected by flood risk considerations.

The cellar will not be used for living space, only for plant and domestic storage.

In addition the property is pre-existing and formerly existed as a residential property in its original state.

0.7 Conclusion:

The proposal seeks to restore and give new life and continued purpose to a historically significant building that would otherwise suffer through lack of commercial value. The house would also significantly benefit from the increased environmental sustainability provided by the essential internal improvement refurbishment works.

Although permission for conversion to a single dwelling has been previously granted we feel it does not have suitable amenity space nor suitable general internal arrangement for a modern single family dwelling but that it is ideally serviced and located for use as a residential building of mixed smaller units.

We believe that the proposal is sympathetic to the character and significance of the building and is an ideal opportunity to provide some much needed economically more attractive accommodation to the area. We therefore respectfully suggest that the council should move to grant an approval of planning permission for these proposals.



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