

**DESIGN &
ACCESS STATEMENT**

FOR

**Change Of Use Of Former Bakehouse To 2
Self Contained Residential Units**

AT

**The former Bakehouse
1a Sheep Market
Spalding
Lincs**

1. Introduction

This Design & Access Statement accompanies a planning application for the change of use of the former Bakehouse at 1a Sheep Market, Spalding.

It should be read in conjunction with the following drawing:

Drawing No's. WES/1625/14/00
WES/1625/14/01

This Design and Access Statement has been written to meet the requirements of Article 4c of the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006.

2. Background

The former bakehouse is located at the rear of the Priors Oven, Sheep Market which is a Grade II* Listed Building. This application seeks permission to change the use of the building to 2 self contained residential units.

3. The Site

The property falls within the curtilage of the Priors Oven which is a Grade II* Listed Building and it sits on the corner of Hall Place and Sheep Market which is within the heart of Spalding's Conservation Area.

The Priors Oven is amongst one of the oldest buildings remaining in Spalding and is thought to have been constructed as part of the Spalding Priory in 1230AD. It is thought it may have been originally used as a monastic prison. However over recent years it has been used as a tea shop and gift shop. There has been a recent planning approval upon the Priors Oven (ref: H16-0830-13, approved 19 November 2013) which was for a change of use from A1 to A4 (micro pub). This change of use has been implemented and the micro pub is now in operation.

The former bakehouse to the rear of the main building has therefore become ancillary to the micro pub and lies dormant.

The bakehouse is not thought to have been built as part of the original Prior's Oven and only fell within the curtilage by ownership.

There are significant buildings in the immediate vicinity which hold significant historic and architectural merit e.g. 18 and 19 Hall Place (Grade II Listed Buildings). The impact of the development upon the Conservation Area is discussed in more detail within the Heritage Impact Assessment accompanying this Report.

4. Use

The site was a former bakehouse which may once have been used in connection with the Priors Oven, the site falls close to the heart of Spalding Town Centre and offers a good opportunity for good quality centrally located residential accommodation.

5. Amount

This application seeks permission to convert the building to form a ground floor bedsit and a first/second floor two bedroom flat.

6. Policy

The site falls within the defined settlement boundary for Spalding and in line with SHLP Policy SG1 – ‘General Sustainable Development’ recognises the importance of land within existing settlements as being a valuable resource which lessens the use of Greenfield sites. The SHLP recognizes that within existing settlement boundaries there are existing resources such as good transport, retail and leisure activities. Spalding is defined as the ‘Main Town’ within Policy SG3 – ‘Settlement Hierarchy’ where new development should be concentrated due to the excellent existing facilities which Spalding has to offer. Policy HS4 – New Housing in Spalding and the Area Centres (Other Towns and Donington) (Non-allocated sites) – states that residential development will be permitted on suitable sites within Spalding where the site is within the defined settlement limits and the site constitutes brownfield land. It is considered that this site perfectly fits in with the above policies as it falls inside the defined settlement boundary.

7. Layout

The internal aspect of the proposed dwellings have been designed to offer comfortable living accommodation, the ground floor bedsit will be a self contained apartment with a separate kitchen and bathroom off the living area. The first/second floor apartment seeks to provide spacious accommodation with the lounge and kitchen on the first floor and two bedrooms and bathroom on the second floor.

The dwellings shall be finished to a high quality while ensuring compliance with current Building Regulations. The internal walls shall be lined with a high performing insulation that is respectful to the existing building fabric however is fully compliant to the Governments directives for energy efficiency.

Dedicated sealed cupboards have been designed with each property for refuse storage.

8. Access

Due to the site's excellent location within Spalding, it is considered that off road parking is not essential as it is considered that all facilities are within walking/cycling distance and therefore in accordance with national and regional planning policies car ownership is not encouraged. The site is on the local Interconnect bus route and is within walking distance of the Railway Station and Bus Station, it therefore offers excellent public transport links.

9. Conclusion

It is considered that the development of this site offers an excellent and rare opportunity to convert a redundant building within the Town Centre into valuable housing. The proposed units have been designed to compliment the existing buildings in this section of the Conservation Area. The amenities of the existing neighbours will not be harmed and it is considered that the existing streetscene will be enhanced by the refurbishment of this building. We therefore respectfully request that this application be approved.

HERITAGE IMPACT ASSESSMENT

Introduction

This HIA has been produced in order to comply with the advice set out in Policy HE6 of PPS 5 – Planning for the Historic Environment. Guidance for this document has been sought via – A Guide to Heritage Impact Assessments – by Bassetlaw District Council approved 12th Jan 2011.

The aim of this assessment is to provide the Local Planning Authority with sufficient information to adequately understand the impact of the proposal on the significance of any Heritage Assets affected. The level of information provided is considered to be appropriate and proportionate to the potential impact upon the Heritage asset.

HERITAGE ASSET

This area of Sheep Market lies within the heart of Spalding's commercial Town Centre, this section of Sheep Market is predominantly commercial with some residential accommodation above the commercial units. There are significant buildings within the immediate locality which hold significant architectural and historic merit .e.g 18 and 19 Hall Place which are Grade II Listed Buildings. The Priors Oven is a Grade II* Listed Building and details of the listing are as follows:

List Entry Number: 1359545 Location 1, SHEEP MARKET

County: Lincolnshire
District: South Holland
District Type: District Authority
Parish:

Grade: II*

Date first listed: 29-Dec-1950. Date of most recent amendment: Not applicable to this List entry.

Details:

SHEEP MARKET
1.
5313
(South East Side)
No 1

TF 2421 1/114 29.12.50.
II* GV

2.

Circa 1230 in origins. A small building of brick and stone, with almost entirely C19 exterior appearance, except for rounded shape. A hipped slate roof. Interior consists of a single vaulted room on ground floor with 8 concentric arches with chamfered wood beams. A spiral stone staircase in the wall leads to an upper roof of similar proportions but without vaulting. Windows are, in both rooms, of C19 date, the building having served as a house for a blacksmith. Formerly it was part of the Priory, and is said to have been a lock-up for the monks. The present name of the 'Prior's Oven' is derived from its shape, and has no bearing on its former use.

Forms a group with Nos 15 to 17 (consec) Hall Place which are local interest buildings.

Listing NGR: TF2464622707

(Extract from English-heritage.org.uk)

This application however relates to the building at the rear of the Priors Oven which is thought to be a later addition to the Priors Oven and not part of the original building.

SPALDING CONSERVATION AREA

The Conservation Area was designated in 1970 and extended in 1975. An appraisal of the Conservation Area was undertaken in 2007 by the South Holland District Council which resulted in the boundary of the Conservation Area being extended.

Extract from Spalding Conservation Area Appraisal by South Holland District Council:

“General Character and Form

Spalding derives its main character from the River Welland which physically divides the town, with the parish church and Ayscoughfee Hall to its east and the historic commercial area to its west. Fine Georgian terraces and detached houses line both sides of the river and the river banks provide one of the only open green spaces in the conservation area. Spalding had a thriving riverside trade with a port and warehouses; these are now mainly converted to residential use and are found north of the High Bridge.

The commercial heart of Spalding is based around three interlinked open historic market areas, Market Place, Hall Place and the Sheep Market with narrow streets leading from them. Market Place is the main commercial area with a Tuesday market still held here. Frontages in these areas are continuous, having no gaps, only narrow footpaths through to other areas of the town. Many of these footpaths are medieval in origin and once linked Spalding Priory (where the District Council offices are now sited) and the Market Place.

Whilst the Market Place is based around a square open space, both Hall Place and Sheep Market are based around a triangular space and as a result have buildings which take in the corners, by having a gently curving frontage or by making a feature of two sides of a building. Development to Hall Place and Sheep Market is generally two storeys with continuous facades, except for the south west of Sheep Market where the Sessions House stands proudly on its own and Victoria Street show its gable ends.

Proposal

This application seeks to convert an existing redundant section of building to two separate independent living units. There is evidence that some structural slippage has occurred to the front elevation of the building which is typical of buildings of this period, it is proposed that a section of this elevation is carefully removed and rebuilt using the existing bricks and traditional method of construction i.e lime mortar in order to preserve the heritage appearance of the building. The original fenestration of the building has been replaced and allowed to fall in to a state of disrepair; it is proposed that all replacement fenestration shall be of timber construction that incorporates slim line sealed units to provide energy efficiency while respecting the character of the locality.

In order to provide as spacious accommodation as possible it is proposed that an extension to the building is constructed within the rear inner courtyard. The extension shall be constructed with materials that match the existing building and shall incorporate a mono pitch roof that shall fall away from the existing roof to create a catslide roof appearance the roof covering shall be slate to match the existing.

Impact to Heritage Asset

It is proposed that the conversion of this building will not materially harm the Heritage Asset, this section of Sheep Market is noted in the Spalding Conservation Area Appraisal to have suffered from a loss of historic buildings with the replacement buildings being poor in terms of their design quality. The change of use of this building at the rear of Priors Oven offers the opportunity of converting a redundant building and also improving the external appearance of the building.

The closest Listed Buildings to the proposal are No.s 18 and 19 Hall Place and these will not be affected in anyway by the proposed change of use.



At the moment this small alleyway off Sheep Market is dark and has an abandoned feel which can lead to the area being misused particularly late at night. The change of use of this building will allow this area to be used on a constant basis and it will therefore afford the area more supervision and in turn this will psychologically give the impression that the area is monitored which will detract from encouraging criminal behaviour.

It is considered that the change of use of this building as described will have a very low impact upon the Heritage Asset itself and it is considered it will have minimal effect upon this section of the Conservation Area.

REFERENCES

Spalding Conservation Area Appraisal Sept 2007
New Homes 2010 Secured by Design
English-heritage.org.uk