

**SITE OBSERVATION, ANALYSIS &
DESIGN & ACCESS STATEMENTS**
(Including Heritage Asset Assessment under PPS5 – HE6).



For

CONSTRUCTION OF STORE EXTENSION TO STUDIO

At

**UNIQUE COTTAGE FARM STUDIOS
FULNEY
SPALDING
LINCOLNSHIRE
PE12 6FA**

For

UNIQUE COTTAGE FARM STUDIOS

PLANNING APPLICATION ISSUE

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Site observation and analysis

Location

The site address is Unique Cottage Farm Studios, Fulney Lane South, Spalding, Lincolnshire, PE12 6FA. The location is identified within the scheme drawings submitted as part of this application (fig. 01). The site stands to the west side of Fulney Lane South approximately 1.1 miles due east of Spalding Town Centre (defined here as the Market Place)(fig. 02). The property has a frontage to Fulney Lane South along its east boundary. The site is otherwise surrounded by undeveloped land, partly in agricultural use.

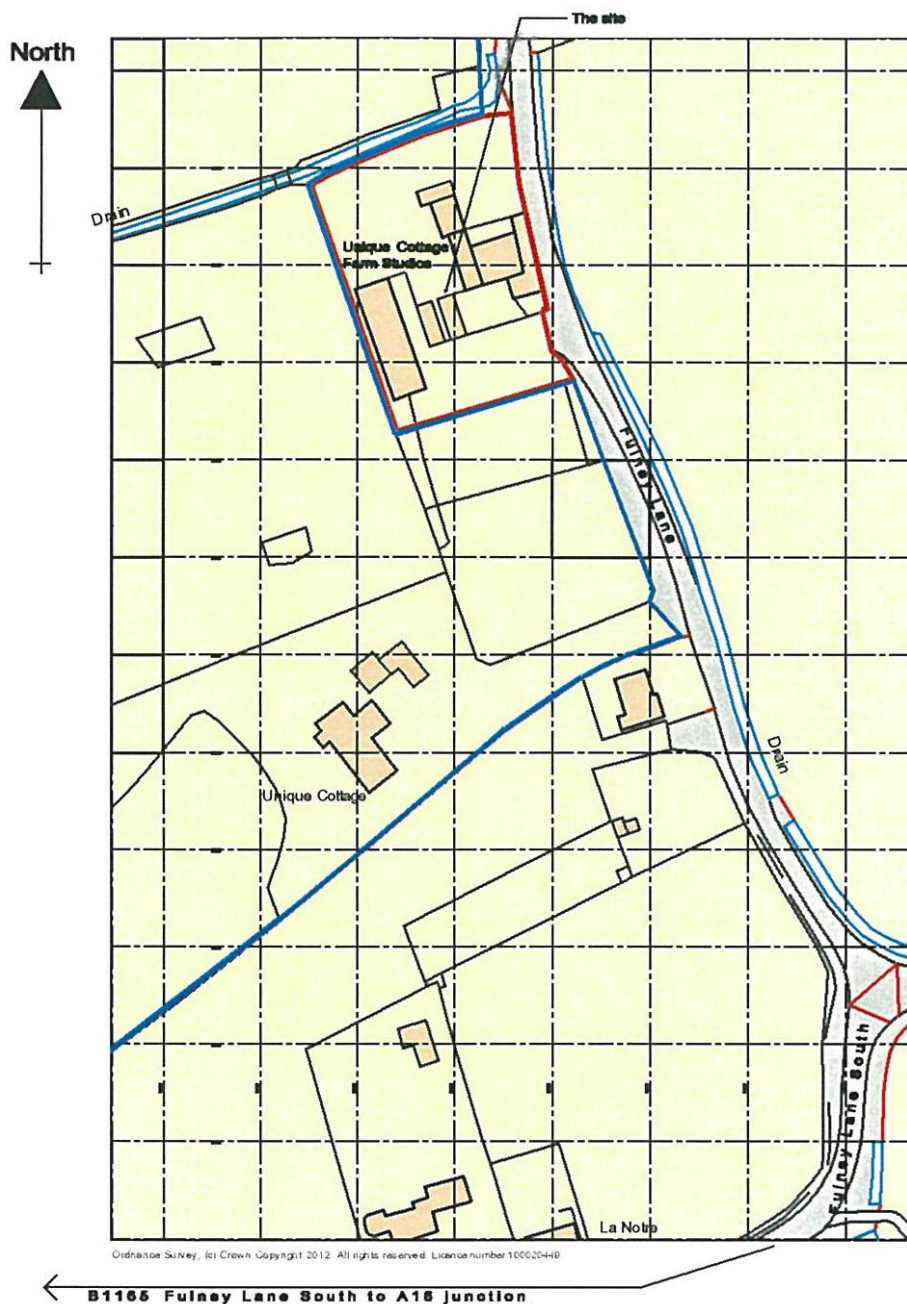


Fig. 01 Site location plan



Fig. 02 Aerial view of the site in context

Site use

The site is within the grounds of Unique Cottage Studios. This is a complex of small, traditional farm buildings which have been converted to form a centre for arts and crafts. The centre holds courses and classes in a variety of crafts including glass work, pottery, ceramics, painting etc.

Site description

The site of Unique Cottage Studios is broadly rectangular in shape with its greater axis running north to south parallel to Fulney Lane South. The site itself comprises a number of buildings set in a cluster around courtyards and other circulation areas. Towards the centre of the site there is a single storey, pitched roof block containing two studios (fig. 03). Immediately to the north of this block there is an undeveloped parcel of land (fig. 04). Historically these buildings would have served as stores, living accommodation and animal enclosure facilities associated with the farm. They have since been converted for use as artist studios.



Fig. 03 North section of studio building



Fig. 04 Gable to which extension is to be added.

Site boundaries

The precise location for the proposal is immediately to the north of the single storey studio block. The proposed area to be developed abuts the north gable of the existing studio building (fig. 04). To the east of the site there is a concrete path, gravel margin and then an older building that has previously been converted for studio use. Beyond this there is an enclosed courtyard, a further building and then a grass margin that abuts the west side of Fulney Road South. The grass margin marks the site east boundary. To the west of the proposed development site there is an area of open ground and then an open-fronted agricultural building. The west site boundary lies immediately beyond this building. To the north there is largely undeveloped ground as far as the north boundary which is itself defined by hedging and a fence. As previously stated the proposed development site abuts an existing studio block on its south side. Beyond the studio to the south there is a gravel car park and then a fenced boundary. Beyond the south boundary lies land under the same ownership. Distances from the proposed development site to the site boundaries are approximately as follows:

North	-	36m
East	-	23m
South	-	30m
West	-	21m

Beyond the site boundaries there is largely cultivated or grazing land for some distance.

The site - Views in and out

Being set in open farmland the views out from the site can extend for some distance. From the specific development site however views to the east, south and west will be entirely blocked by adjacent buildings. The view to the north extends to the site boundary where it is partially blocked by hedging and a fence. There are partial views to the north, generally across open fields. Views to and across the site are available from considerable distance though not of the specific proposed development site as it is concealed at least partially from all but the north approach. There are no vistas or views of particular importance across the site.

Access and infrastructure

The site is accessed both on foot and by vehicle direct from Fulney Lane South. The site access is at the south-east corner. There is a car park for the studios located at the south end of the site.

Outline Site Description

The site for the proposed store is currently undeveloped and is soft surfaced and finished with grass. It is abutted to the south by a single storey studio building, to the east by a concrete path, to the north by a slab path and to the west by a further grassed area. It is a relatively small parcel of land measuring 4200mm north to south and 4430mm east to west. The abutting building is of traditional construction comprising facing brick outer walls beneath a simple, symmetrical pitched roof. The outer walls are believed to be constructed of solid brick and the roof has a clay pantile finish. Windows and doors are painted / stained softwood. Rainwater goods are black and believed to be of cast-aluminium construction.

Site History: General

Very limited information is available in respect of the site. In 2012 an application was approved for the demolition of an historic but derelict cottage building and its replacement with a new studio building that closely followed the appearance of the previous cottages. This scheme has since been successfully implemented on site. Several years prior to this numerous other buildings on the site were converted for studio use.

Site history: Planning

In terms of recent planning history four applications of significance have been lodged for this site and the abutting land. The details are as follows:

1. H16-1487-05
Application for a new build agricultural building for hay and materials storage, animal pen etc.
Planning officer: Chris Crew
Decision: Approved 12.12.05
2. H16-0328-06
Application for conversion of traditional farm buildings into art and craft studios.
Planning officer: Chris Crew
Decision: Approved 04.07.06
3. H16-0327-07
Application for conversion of traditional farm buildings into art and craft studios (retrospective).

Planning officer: Chris Crew
Decision: Approved 17.05.07

4. H16-0645-12
Application for demolition of outbuildings (formerly cottages) and erection of new studios, gallery and refreshment facility.
Planning officer: Chris Crew
Decision: Approved 23.10.12

These applications relate to the same overall site on which the current proposal is located.

Historic Assess Valuation

The Planning Law requirement for the assessment of all 'Heritage Assets' under PPS5 – HE6 is not here considered entirely relevant since no demolition is proposed. The proposed store will abut the gable of an existing building but that building was extensively remodelled under the 2006 approval (H16-0328-06) with the gable wall undergoing partial rebuild and the original roofing materials being removed in favour of clay pantiles. The buildings are not listed, nor does the site stand in a conservation area. The historic and architectural value of the building to which this store is to be added is therefore relatively low. The impact of the proposed store will be minimal.

The above information reports upon the site from a general perspective with particular reference to the historic and architectural value. The following sections are aimed at considering those other aspects that need to be considered in planning terms.

Other design matters:

Infrastructure and vehicle movements

The proposal is to use the site to construct a small externally accessed store to be used in association with the existing studios. This will have no impact at all on either parking or site access.

Streetscape / planting

The area is currently grassed however the loss of the grass will be of no impact given the rural setting.

Amenities

The proposal looks to enhance the amenities on the site and will therefore be of positive benefit to allow more efficient use of other areas.

Context - general development

Since the site is already developed it is concluded that the proposal will not impact upon general development in the area

Architectural context

The context in which this site stands is fairly typical of a farm setting. The buildings are relatively small in scale and form a 'cluster' around external working areas. The buildings are very simple in nature. The extension will follow the principle of natural evolution and will follow the example set by the existing buildings in respect of its overall design and scale.

Materials

Any materials used would need to be selected sympathetically to harmonize with the abutting buildings. It is logical to employ facing brickwork, clay pantile roof coverings and black cast rainwater goods on brackets to match the existing.

Design Statement

The above text illustrates the investigation process that was undertaken and gives general information in respect of the site.

Elements of a 'Design and Access Statement'

Government guidance requires that the statement covers 6 specific areas. These are covered as follows:

Use:

This current proposal does not seek to change the existing use of the site, only to provide more of the same via a modest amount of additional storage.

Amount:

The proposed new structure is small in size and will match the eaves and ridge heights of the existing buildings that it is to abut. The overall length has been limited to that reasonably required and as such should follow the small scale nature of existing development. The proposal will serve the applicant's needs and remains in-keeping with operations on the site as a whole.

Layout:

The location and size of the proposed store building is logical in that it is readily accessible from the other buildings on the site. It will be a simple, single room internally.

Scale:

The proposed building has been designed to match the existing eaves and ridge line of that which it abuts. The length is such that it remains subservient in floor area to the existing building.

Landscaping:

This current proposal does not seek to make changes in terms of landscaping.

Appearance:

The design proposals seeks to replicate the materials and details of the existing building that it abuts. It will therefore form a sensitive extension to the existing store building.

Access Statement:

Site Location

The site is located directly off Fulney Lane South and is accessible by private motor vehicle, the proposals have no impact upon the existing situation.

Access to the site

Access to the building is pedestrian only. No alterations are proposed to exterior access. The north entrance is of sufficient width and level to accommodate the needs of people in wheelchairs and with other disabilities, though in reality it is a store and will not be accessed by the public generally.

Access to the interior facilities.

The building is for storage purposes only, not requiring general access.

Demolition Statement:

The proposal does not require any demolition.