

11746/5.1/DS-LTR

7th April 2025

RGP Development Services
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Holborn,
London, WC1R 4EB



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Design and Access Statement Letter

Re: Unit 1, Holland Market, Winfrey Ave, Spalding Lincolnshire, PE11 1RQ

To whom it may concern,

On behalf of our employer, we are pleased to submit a Planning Application for the alteration of the front and rear façade for Unit 1 Holland Market.

Spalding is a market town in South Lincolnshire close to the border of Cambridgeshire. The Application site is located between the A151, Steppingstone Walk, Winfrey Avenue and Swan Street. The site is part of Holland Market and Winfrey Avenue Retail Park.

The site is accessible to pedestrians, cyclists, public transport and motor vehicle users. The site benefits from direct trains running from Spalding to Peterborough and to Lincoln. The proximity to the A16, which connects it to Boston (15 miles south) and Peterborough (19 miles north), makes Unit 1 very accessible by motor vehicles.

The site occupies a prime position in the town centre adjacent to the town's pedestrianised retail centre and railway station. There is a pedestrian walkway and carparking area on the northern side of the unit, which is also the front elevation. The rear elevation faces south and the service yard and communal delivery area.

Unit 1, which is the object of this application, is part of a retail terrace called Holland Market comprising of 6 no. units of various sizes and is classified under open Class E (non-food). The unit is predominantly single storey with a partial mezzanine to the rear of the unit which sits over two storeys.

The purpose of the Planning Application is to provide minor alterations to the existing unit to facilitate the new incoming tenants store requirements.

One of the existing entrance doors at the front elevation is to be removed and replaced with a new display window with low level brick plinth detail to match the existing elevation treatment. The existing shopfront window closest Unit 2 is to be removed and infilled with matching masonry slightly inset to match traditional techniques. Level access will be maintained via the remaining retained entrance doors.

At the rear the alterations involve the removal of the existing first floor windows and infill with masonry to match existing. At ground floor the existing roller shutter will be removed and replaced with a double steel door set with masonry infilled matching existing toothed into existing.

Lastly, all steel door sets are to be replaced with new within existing openings.

Also at:
Manchester

email: firstname.lastname@rgp.uk.com

web: www.rgp.uk.com

The following drawings are submitted as part of the planning application:

Drawing Number	Drawing Description	Revision
11746-L-001	Site Location Plan	A
11746-L-002	Existing Site Plan	B
11746-L-010	Proposed Site Plan	B
11746-P-001	Existing Ground Floor Plan	B
11746-P-010	Proposed Ground Floor Plan	C
11746-E-001	Existing Elevations	B
11746-E-010	Proposed Elevations	C

In conclusion, the alterations proposed are de minimis and therefore the application should be supported.

Yours sincerely



Daryl Stallabrass MCIAT
Regional Director
For THE RATCLIFFE GROVES PARTNERSHIP