AUSTIN JOHN LTD



Design and Access Statement

incorporating Heritage Impact Assessment and Noise Statement

For: Proposed change of use to residential dwelling at 35 New Road, Spalding PE11 1DN

Prepared for: Mr N Bond

Prepared by: Austin John Ltd, Rualen, Mill Green Road, Pinchbeck, Spalding PE11 3PU

On Behalf of: South Holland District Council

Written by: Nicola Chamberlain, February 2026

AUSTIN JOHN LTD

Introduction:

This statement has been prepared in support of a planning application for the change of use of existing upper floor salon space above a takeaway at 35 New Road, Spalding, to form a self-contained one-bedroom residential unit.

The proposal comprises internal alterations only and does not involve any changes to the building footprint, external appearance, or material fabric. The proposal also relates solely to the first and second floors of the building and does not alter the use of the ground floor area.

The building is not listed but is located within the Spalding Conservation Area. This statement therefore incorporates a proportionate Heritage Impact Assessment.

Site Context:

The site is located on New Road within Spalding and forms part of a mixed-use area characterised by secondary retail frontage, with a high concentration of food outlets, pubs, and commercial premises.

The building is of typical Georgian form and contributes positively to the established streetscape within the Conservation Area. The ground floor is in use as a predominantly cold food cafe, with the upper floors previously in commercial use and currently under-utilised.

The site is sustainably located with good access to local services, facilities, and public transport.

Relevant Planning History and the Existing Site:

The property currently operates as a mixed-use premises and has an established commercial use history, with the ground floor being occupied by The Green Bowl with planning permission granted under reference H16-0114-23 for change of use to a café/takeaway at ground floor level (Use Class E).

The first and second floors were most recently used as a hair/beauty salon (Use Class E), including associated treatment, washing, and storage areas. The upper floors have however remained vacant and under-utilised for a number of years.

The proposal relates solely to the upper floors and does not affect the lawful use of the ground floor premises.

The Proposal:

The proposal seeks to convert the existing upper floors into a single self-contained residential unit.

The accommodation will comprise:

- One bedroom
- Open plan kitchen, dining and living area
- Bathroom

The residential floorspace is as follows:

- First floor: 58.2m^2

- Second floor: 13.2m^2
- Total: 71.4m^2

All works are internal in nature. There are no alterations to the external envelope of the building, including windows, doors, roof, or materials.

Design Principles:

The proposal adopts a minimal intervention approach, retaining the existing structure and layout wherever possible.

Key principles include:

- Reuse of existing built form without extension or alteration
- No impact on the external appearance of the building
- Efficient and functional internal layout to provide suitable living accommodation
- Retention of the building's contribution to the surrounding streetscape

The proposal represents sustainable development through the reuse of previously developed space.

Access:

Access to the proposed residential unit is provided via an existing separate external entrance. This ensures clear and independent access from the ground floor commercial use.

The existing internal staircase serving the upper floors is retained without alteration.

An existing emergency escape route is available via the ground floor premises, which is under the same ownership and control.

No changes to access arrangements are proposed.

Parking and Refuse:

The site benefits from ample on-street parking within the immediate vicinity, typical of this mixed-use area. The proposal does not generate significant additional parking demand.

Refuse associated with the proposed residential flat will be stored internally within the designated store area shown on the submitted plans.

The property benefits from sufficient internal floorspace to accommodate refuse and recycling proportionate to the one bedroom nature of the proposed flat between the established weekly collection periods. Additional integrated waste storage can also be incorporated within the proposed kitchen units to ensure refuse is managed appropriately and conveniently for occupiers.

Taking into consideration the town-centre location and constrained nature of the site, refuse and recycling associated with the proposed single residential unit will be stored internally within the designated store area shown on the submitted plans and presented for collection on the appropriate collection day in accordance with South Holland District Council waste collection procedures.

Given the modest scale of the proposal, it is considered that the refuse arrangements are entirely adequate and will not adversely impact the character or appearance of the property or surrounding Conservation Area.

Heritage Impact Assessment

Heritage Context and Significance:

The site is located within the Spalding Conservation Area. The building itself is not listed.

The significance of the site derives from its contribution to the wider Conservation Area, particularly through:

- Its external form, scale, and proportions
- Its role within the continuous historic street frontage
- Its relationship with neighbouring buildings of similar age and character

The internal arrangement of the building is not considered to contribute significantly to its heritage value.

Impact on Heritage Significance:

The proposed development consists entirely of internal alterations to facilitate residential use.

There are:

- No external alterations
- No changes to the building's form, massing, or appearance
- No impact on the street scene or wider Conservation Area

As such, the proposal preserves the character and appearance of the Conservation Area.

The development results in no harm to designated heritage assets or their setting.

The continued active use of the upper floors also supports the long-term viability and maintenance of the building, which is consistent with heritage objectives.

Planning Policy:

The proposal accords with the National Planning Policy Framework, in particular:

- Supporting the efficient use of buildings and land
- Promoting sustainable development in accessible locations
- Conserving and enhancing the historic environment

At a local level, the proposal aligns with the South East Lincolnshire Local Plan, including:

- Policy 2: Development Management
- Policy 29: The Historic Environment

The development preserves the character of the area, results in no adverse impacts, and represents an appropriate reuse of existing space.

Residential Amenity:

The proposed unit provides a suitable standard of accommodation, including clearly defined living spaces and access to natural light via existing windows.
The relationship between the residential use and the ground floor takeaway reflects a common arrangement within mixed-use areas.
The use of separate access further reduces potential conflict between uses.

Conclusion:

The proposal seeks to convert existing upper floor space at 35 New Road, Spalding into a one-bedroom residential unit, with no external alterations.
The development:

- Preserves the character and appearance of the Conservation Area
- Results in no harm to heritage significance
- Makes efficient use of existing built form
- Provides a sustainable form of residential development

The proposal is therefore considered acceptable and compliant with both national and local planning policy.

Noise Impact Statement

Introduction:

This statement has been prepared in support of the proposed residential conversion of the upper floors of 35 New Road, Spalding.

The purpose of this statement is the assess the relationship between the proposed residential accommodation and the existing commercial premises operating at ground floor level.

Existing Commercial Use:

The ground floor premises operates as The Green Bowl, a cafe with an option to also take food away.

The business primarily functions as a cold food and salad cafe with limited customer seating provision.

The opening hours are:
Monday to Friday - 9:00-15:00

Saturday - 9:00-14:00

Sunday - Closed

The nature of the business differs significantly from a traditional restaurant or hot food takeaway due to the smaller seating provision and focus on cold food preparation.

Customer Activity and General Noise:

Customer activity associated with the premises is considered minimal. The business primarily serves customers on a short term basis rather than prolonged sit-in dining, as well as offering options for food to be taken off the premises. As such, noise generated from customer activity is low-level and transient in nature.

The proposed residential accommodation is located on the upper floors, separated from the commercial premises by existing floor structures, stairwells, internal walls and multiple doorways, all of which provide a degree of acoustic separation.

Due to the daytime-only operation of the business, the majority of the activity occurs during normal working hours. Future occupiers are therefore likely to experience very limited disturbance, particularly where occupants may themselves be away from the property during daytime periods.

Kitchen and Operational Noise:

The cafe operations primarily involve the preparation of cold food including salads, sandwiches, and similar items. As a result, kitchen noise generation is limited and is not considered materially different to that typically associated with a domestic kitchen environment. The premises does not operate as a late-night takeaway and there is no evening trade.

Given the limited opening hours, modest scale of operation and nature of food preparation, noise impacts on future occupiers of the proposed residential accommodation are considered negligible.

Noise Mitigation Measures in the Proposed Accommodation:

The following measures will be taken to minimise the risk of noise transmittance from the premises below on the proposed residential accommodation above:

- Carpeting of the hallway, lobby, and bedroom area with a soundproof underlay
- Soundproof underlay below the flooring of the kitchen/dining/living area and a noise resistant

LVT flooring option can be used which will further reduce noise transmittance
- Soft-furnishings such as rugs within the dining/living area will provide a further sound barrier between the ground floor cafe and first floor rooms.

There are also multiple doors between the commercial ground floor premises and proposed residential accommodation which will also act as a barrier to sound.

Conclusion:

Having given regard to the limited operational hours of the cafe/takeaway, the nature of the business in terms of predominantly cold food, the limited customer seating provision, and the separation between the commercial and residential areas, it is considered that the proposed residential accommodation would provide an acceptable standard of amenity for future occupiers. The proposal is therefore considered suitable in relation to noise and disturbance impacts associated with the existing commercial use.