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DESIGN AND ACCESS STATEMENT INCORPORATING HERITAGE IMPACT ASSESSMENT

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

Prepared for: Mr N Bond

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On Behalf of: South Holland District Council

Written by: Nicola Chamberlain, February 2026

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Introduction:

This statement has been prepared in support of a planning application for the change of use of existing upper floor accommodation 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 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 takeaway, with the upper floors previously in commercial use and currently underutilised.

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

Relevant Planning History:

The property has an established commercial use history, most recently as a hair/beauty salon (Use Class E), with planning permission granted under reference H16-0114-23 for change of use to a café/takeaway at ground floor level.

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
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The residential floorspace is as follows:

- First floor: 58.2m²
- Second floor: 13.2m²
- Total: 71.4m²

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 will be stored internally within the property and managed through the established weekly collection service.

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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.

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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.
