

DESIGN & ACCESS STATEMENT

Client: Spalding School of Dance
Project: Proposed dance school, Rangell Gate, Low Fulney, Spalding, Lincs, PE12 6EW
Ref: 111302
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INTRODUCTION

The project is for a new dance school on land to the north of Frenfields, Rangell Gate, Low Fulney. The application is for full planning permission including consent to display advertisement. The intention is to relocate from the dance school's current location in Horseshoe Road, Spalding which is inadequate in terms of space and parking facilities.



Existing premises in Horseshoe Road, Spalding

USE

The proposed dance school will be for the teaching of dance. The building will include a small flat for the groundsman/maintenance person. The use is in keeping with the wide diversity of businesses that have developed in Low Fulney. Examples within close proximity to the site include:-

- JL Farms (opposite, on Rangell Gate)
- Finlays (further along Rangell Gate)
- Scalextric Racing & Pitstop Café (Weston Hills Road)
- Chris Eley (Produce) Ltd (to the east on Kellet Gate)
- Mick Cawley/Shoebridge Engineering Ltd (to the east on Kellet Gate)
- Butters (adjoining the site to the north east on Kellet Gate)
- Windcatch Caravan Site (Kellet Gate)
- Doodles, Unique Cottage Studios (Fulney Lane South)

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J L Farms (Rangell Gate)



Finlays (Rangell Gate)



Scalextric Racing (Weston Hills Road)



Chris Eley (Produce) Ltd (Kellet Gate)



Mick Cawley/Shoebridge Engineering (Kellet Gate)



Butters (Kellet Gate)

AMOUNT

The site area is approximately 0.28 ha. There will be a detached single storey dance school, comprising 3 dance studios together with changing/toilet facilities, entrance foyer, sales area, reception and workshop/props store. The flat will be 1 bedroom with living and kitchen facilities. The total gross internal floor area will be approx 570m². The building will be set back to enable a car park providing 50 spaces including 2 accessible spaces.

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LAYOUT

The dance school is laid out to front onto Rangell Gate with parking to the front. There is no overlooking to neighbouring properties as the building use requires very few windows. In addition it is proposed to provide hedge screening to the north-west, north-east and south east boundaries. The layout and position of windows facilitates casual surveillance of the car park and entrance areas.

The site entrance position has good sight lines in both directions along Rangell Gate and an open frontage is proposed to ensure good visibility both into and out of the site.

The front of the dance school is aligned with the rear of the adjacent dwelling (Frenfields) to the south.

There is an area designated for the storage of refuse bins behind a 1.8m high close boarded fence to the rear compound area. A refuse collection point is proposed at the new site entrance.

SCALE

The immediate built context is predominantly metal clad non-domestic industrial type buildings (see photographs in 'Use' section above). Examples include:-

- JL Farms (opposite, on Rangell Gate)
- Finlays (further along Rangell Gate)
- Chris Eley (Produce) Ltd (to the east on Kellet Gate)
- Mick Cawley/Shoebridge Engineering Ltd (to the east on Kellet Gate)
- Butters (adjoining the site to the north east on Kellet Gate)

The proposed scale and form is in keeping with these buildings and in most cases is smaller in scale both in terms of floor area and height (both eaves and ridge height). The height to ridge will also be lower than the ridge height of the existing domestic property 'Frenfields' and that of 'Bramble Lodge' to the north.

LANDSCAPING

The parking area to the front will be predominantly gravel surface. An area of concrete surface will be provided at the junction with Rangell Gate and also to the accessible parking spaces and building entrance. The surrounding areas will be laid to lawn. Hardstanding to refuse storage and collection point will be of paving flags. The boundaries (other than the frontage) will comprise a 1.2m high post and rail fence with hedge behind. A 1.8m high timber close boarded fence will be provided each side of the building to separate the public and private areas.

APPEARANCE

The dance school has been designed to fit comfortably within the immediate context of metal clad buildings. The scale, proportions and external material (green metal cladding) is typical of rural non-domestic buildings in this part of Lincolnshire.

An area of glazing is proposed to emphasise the main entrance. Other openings have been kept to the minimum in order to maintain the integrity of the form and rural appearance of the building.

ACCESS

A new 5m wide vehicular access is proposed off Rangell Gate. This is positioned to enable good sight lines in both directions. 50 car parking spaces are provided including 2 accessible spaces immediately adjacent the main entrance of the building. The proposed surfacing enables the accessible parking space users to enter the building on a smooth surface.

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The new dance school building will comply with the Building Regulations Part M and BS8300 and will include gently sloping ramped approach to the front door, level threshold, ground floor accessible toilet and circulation suitable for wheelchair users.

CONCLUSION

The proposal will enable the applicant to meet the growing need for this type of facility in Spalding and the surrounding catchment area of this part of South Holland. Low Fulney already boasts a number of successful, diverse and growing businesses. The scale, form and appearance of the proposals are in keeping with the typology of the business premises surrounding the site. The landscaping proposals have been carefully considered in order to provide a 'soft edge' to the development.

The applicant has liaised with South Holland District Council and Lincolnshire County Council Highways (including David Gedney, Chris Crew, Nigel Birch and Jon Sharpe) and has received positive feedback on the prospect of this type of development taking place in Low Fulney.

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