



Proposed Alterations for Registrars Service

At

South Holland District Council Offices

DESIGN & ACCESS STATEMENT

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Contents Page

INTRODUCTION AND BACKGROUND

SITE LOCATION AND DESCRIPTION DESIGN STATEMENT

ACCESS STATEMENT

HERITAGE STATEMENT

Introduction and Background

Kier Property Services have been instructed by Lincolnshire County Council to prepare and submit a planning application for providing accommodation for the Registrars Service at Council Offices, Priory Road, Spalding, Lincolnshire, United Kingdom, PE11 2XE.



FIG. 1 - Indicates the existing area proposed for alteration

Location

South Holland District Council Offices are situated on Priory Road in Spalding within the South Holland district of Lincolnshire. It is situated towards the centre of the town.



FIG. 2 - Plan view of site (Source: Google Maps, 2019)

Description

The offices are accessed via Priory Road. The site is owned and operated by South Holland District Council. Within the Spalding Conservation Area, this is located on a historic site although there are little to no visible remains of this. There are two main buildings on site, one of a neo-Georgian design with striking brickwork and large, sliding sash windows, with an outrigger extension to the rear. Whilst the more recent and larger building, which links in to the older is of a steel construction with brickwork panels and aluminium windows and doors.

Design Statement

USE

This application proposal is stated as follows:

Minor external alterations to the more recent building, installing a door in place of a window, bringing up external paved area to meet internal floor levels, marking out an accessible parking bay in place of a loading bay and timber screening, which would provide opportunity for wedding photographs. Internally, there would be some remodelling works. All in an effort to accommodate the Lincolnshire County Council Registrars Service from around December 2019.

Schedule of Accommodation

Internally there would be a number of rooms created from those existing through the remodel of the internal space. Approximately 130m² internally. Externally, there would be a new door and minor changes to external floor levels, whilst an accessible parking bay would be created nearby.

SITE LAYOUT

The proposed works are not planned to significantly alter the site layout.

AMOUNT

Internal Remodel – The internal remodelling does not provide additional space, only seeking to alter the existing.

External Development – The area concerned totals approximately 150m².

SCALE

The scale of the development is not out of proportion to the overall site. The proposed works would be in consideration of and sympathetic to the current setting.

MATERIALS AND COLOURS

The existing buildings on site have differing brickwork finishes, denoting the differences in age. Windows are also of a differing style including aluminium to the more recent building and timber sliding sash to the older.

New materials and colours, although not specifically chosen at the time of writing, would look to match the more recent work that it would be part of and be sympathetic to the site.

LANDSCAPING

There would be little/no requirement to make adjustments to existing landscaping, excepting where access/egress doors are located.

ACCESS STATEMENT

COMPLIANCE WITH APPROVED DOCUMENT PART M

The development will comply with the requirements of Approved Document M of the Building Regulations and guidance provided in BS8300 for all associated items, such as door widths, turning spaces, level approach etc.

Heritage Statement

The site is within the Spalding Conservation Area and is located on the site of a historic Priory and a further church, known as the Priory of St Mary, dating from 1052 and St Peter's Church from 1540 – 1900 respectively. Both are no longer existing although a number of monuments are visible in the surrounding areas.

None of the buildings present are listed and the proposed works will not affect the historic fabric and is planned to be sympathetic to the more modern building in both appearance and scale.



FIG. 3 – Adjacent neo-georgian building shown in context to modern building shown to the left