Project:

15 New Road, Spalding, PE11 1DQ

Design and Access Statement

Advance Architecture

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Iceland Foods
Masons Models
The Ivy Wall
Black Swan
New Rd
Turners Fish
MRN RECRUITMENT

1. BACKGROUND AND BRIEF HISTORY

1.1 BRIEF DESCRIPTION OF PROPERTY

The property is located within South Holland District, Spalding in New Road. The building is a three storey end building. The existing use is A1.

1.2 PROPOSAL

The proposal is for change of use from A1 use class (shop) to A3/A5 mixed use class (Restaurant/take away) Therefore, proposed layouts of plans, will be served with application.

2. DESIGN STATEMENT

2.1 PLANNING CONSIDERATION

- The property is located on New Road;
- The main building use is commercial with other commercial in the surrounding neighbourhood.
- The proposal is capable of and generally meets the most current standards set out in South Holland District Council

2.2 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- H16-0701-13 date: 08-08-13 Proposed change of use from A1 (shop) to A5 (hot food takeaway) REFUSED.

- H16-0995-13 date: 14-11-13 Internal alterations and external ventilation flue. GRANT PERMISSION

- H16-0856-14 date: 08-10-14 Proposed change of use from A1 to A5. REFUSED

2.3 ASSESSMENT

The proposal will not have any change in the existing materials to the main building. It is in line with local Planning Policies and causes no harm to the surrounding neighbourhood.

The proposal does and has the potential to meet all current Restaurant/take away design standards.

We also believe that parking is not an issue for this proposal. There is a large size car park for the use of public on New Road which clears all parking issues in the close areas. We strongly believe there will be absolutely no disturbance to the surrounding/locals due to the potential parking spaces available.

Ventilation system already is placed and approved

2.4. EVALUATION

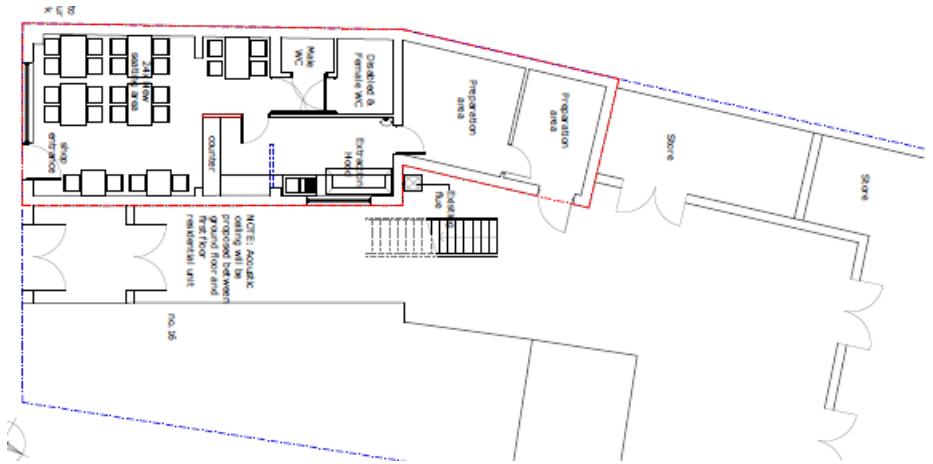
The proposed change of use will improve the context of the site, through careful design and layout we aim to create an attractive layout/ interior which will address current needs with in the project and be sustainable for the future.

The existing external flue at the rear will be maintained as it is. The flue is not situated on a principle elevation and it is approved by a planning application ref: H16-0995-13. Its location is the side elevation of the premises which we believe brings the disturbance of the character of the building to a minimum. All aspects of the proposal has been taken into consideration and detailed with care.

Acoustic ceiling will be provided between first floor residential units.

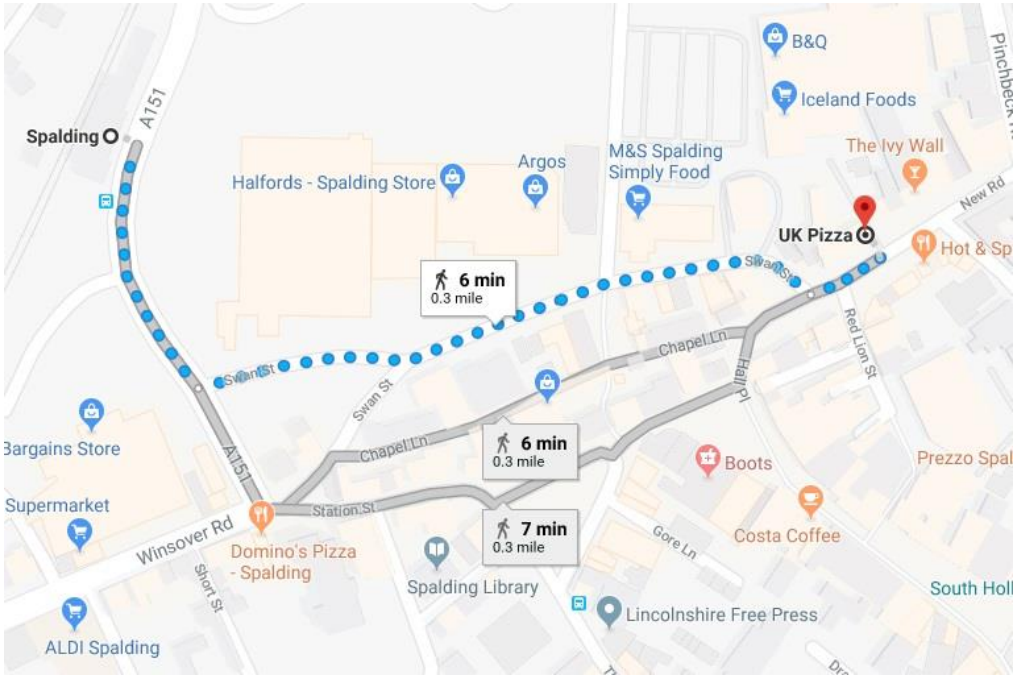
3. DESIGN

PROPOSAL FLOOR PLAN



4. ACCESS STATEMENT

The property is located within the commercial area. Site will remain as existing therefore no public means of access will be affected. The site is served by existing access from New Road. Existing surrounding roads and footpaths are in general good condition for pedestrians and vehicular access. The premise has an existing access from the main road.



Public Transport: The site is 6 minutes of walking distance to Spalding Station.

5. CONCLUSION

The proposal is for change of use from A1 to A3/A5 mixed use class.

Over the past 7 years the premises has been using as A1 Shop but the same evidences shows that the property has not meet any criteria or potential to keep it as A1. We can demonstrate with evidences, please see Appendix A and Appendix B, where the letters shows in past years (4 years has been vacant) and many times that the lease of the premises has been surrendered. Clearly shows many tenants are struggling to make the payments of the property, as the tenants are unable to meet their financial responsibilities under the lease creating many problems and instability to the landlord due to unpaid rent related and again indicate there is no further needs for A1 use

The proposal therefore will NOT conflicts with Policies EC5 and EC10 of the South Holland Local Plan 2006 and Section 2 of the National Planning Policy Framework 2012 which seeks to promote competitive town centres that provide a diverse retail customer choice and protect the vitality and viability of town centres.

The town is generally quiet for shopping and this affect the retail business, therefore lots of shops are barber shops or are closed in town.

Noise attenuator of duct meet the requirement. The unit is at the rear elevation and height is arranged according to height of GRANT PERMISSION application ref: H16-0995-13.

The External elevations will not be altered therefore the aesthetics of the building will not be negatively impacted with the proposal.

We believe this proposal will provide clean, safe and useful business which complies with regulations and will be aesthetically pleasing as a whole.

In conclusion, the proposal demonstrates that will significantly enhance the vitality and viability of the centre and if this application is refused the property will be closed and vacant in the future.

Advance Architecture.