AUSTIN JOHN LTD



Design Access Statement

For:

Proposed conversion of the upper floor retail unit storage rooms to a self-contained residential apartment at 2 Victoria Street, Spalding PE11 1EA

Prepared for: Mr I Razaq

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On Behalf of: South Holland District Council

RJB May 2023

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Introduction:

This design and access statement is in support of the proposal for the partial change of use for the upper floor of 2 Victoria Street, Spalding from Ea/Ee (Commercial/Business/Service) to C3a residential accommodation - comprising of a single self-contained apartment. Although originally built as a residential terraced house the building is currently in use as a commercial service and retail unit with storage to the first floor. The proposal is to retain the commercial property on the ground floor but to convert the first floor storage space into a self-contained residential apartment. Number 5 Victoria Street is the only unit in the terrace still remaining as a residential house and number 4 and 6 both have first floor apartments above retail premises similar to the arrangement proposed within this application. The building is not listed under the planning (listed buildings and conservation areas) act 1990 and is within the town conservation area.

The location is within the core area of the settlement boundary - as defined in the South East Lincolnshire Local Plan 2011-2036 – and thus benefits from excellent access to a comprehensive range of local amenities, services and transport hubs.



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Proposed Works:

Exterior Elements:

It is proposed to remodel the shop front entrance area to create two individual entrances, set back from the footpath in a covered porch arrangement. The existing main shop front window and signage are to be retained. The remodeled porch and entrance area will reflect the current style and finish of the existing door and windows. No other external alterations are proposed.

Interior Elements:

Internally on the ground floor a small area will be walled off from the retail space to create an access lobby to the existing stairwell. On the first floor the stairwell will remain open to the central space which will be converted to a living room. The front room will be subdivided with a lightweight partition to create a separate shower room and bedroom and the rear room will be made open to the living space and be converted into a small kitchen and eating area. There are no new window openings on the first floor and the existing windows will be retained. External walls will be lined on the inside with an insulated plasterboard.



Existing and Proposed Floor Plan

Historical Impact:

The Historical Impact Assessment will be submitted in
conjunction with this report. As the proposals seek only minor alterations to the entrance area it is believed that the impact of the works will be minimal.

Victoria Street stands within the Town Centre of Spalding and lies inside the boundary of the Conservation Area. Number 2 Victoria Street lies within a terraced block believed to be constructed between 1842 and 1903, when much of this area of Spalding was developed.

The development in our proposal will only impact the shop front to create an additional access door to the proposed flat over the existing shop.
The shopfronts on Victoria Street are eclectic, and a precedence has been set with adjacent properties having similar conversions.
It it not considered that Architecturally there would be any detrimental effect on the building or the street scene, and allowing the conversion above the shop would be of positive benefit in the maintenance of the building, as currently this space is vacant.
It is considered the proposal is of minor development and the majority is internal works and no proposal to change any of the original features or materials.

Sustainability:

The site is located within walking distance of Spalding town centre and is thus well served with a wide range of major facilities and services including a network of bus, road and rail transport links. It is thus considered a highly sustainable location for residential development. The proposal will greatly improve the thermal efficiency of the building with newly insulated floors, ceilings and party walls and thermally lined external walls. In addition new secondary or replacement double glazing will be installed together with modern high efficiency heating systems.

Planning Considerations:

Principle of development: As the property is situated within the Spalding Settlement Boundary the principle of residential use is already established.

Heritage Impact: The proposed internal alterations involve the addition of minor new lightweight stud-work partitions. The exterior will be unchanged with the exception of a new entrance door arrangement in a porch area set off the main public footpath. The proposal seeks to partially reinstate the property to its originally intended residential use.

The proposed alterations have been carefully considered to offer as little modification as possible whilst creating a sustainable and practical repurposing of a currently unused commercial storage area.

Residential Amenity: There are no external dimensional changes to the property. The proposed habitable living spaces are located to the front and rear of the property and are not therefore overlooked. The building has an established history of residential use.

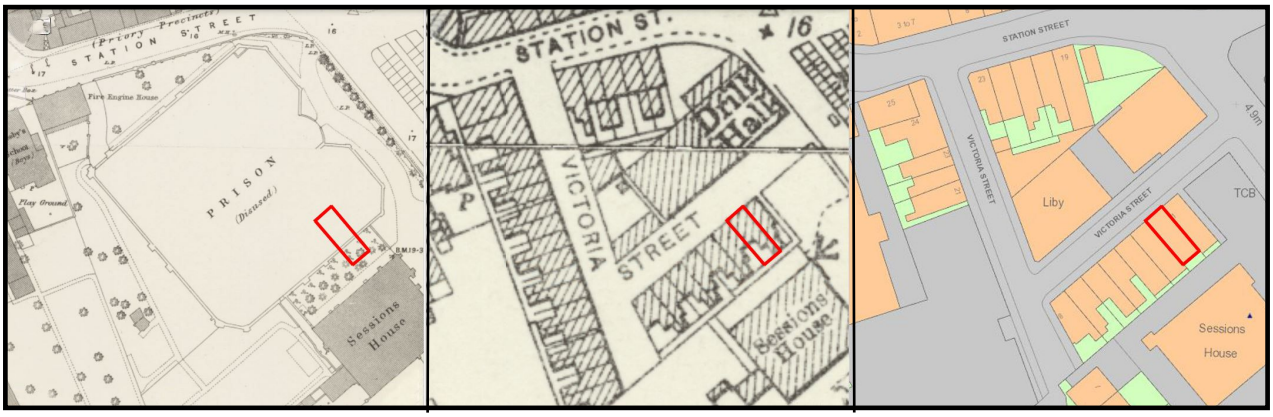
Flood Risk Assessment:

In accordance with the Government EA assessment of the area - 2 Victoria Street is in an area of ‘Medium Risk’ however as all proposed habitable space is located on the first floor of the building a flood risk assessment is deemed unnecessary for the purposes of this application.

Conclusion:

The proposal seeks to convert a currently unused commercial storage area to create a much needed self-contained residential unit within the settlement area of the town. As the buildings originally intended use was for residential and there is very little exterior alteration involved we believe that the proposal is sympathetic to the character and significance of the building and the area.

We therefore respectfully request that the council should move to grant an approval of planning permission for these proposals.



1840~1890 1892~1914 Present Day

R J Bryan BA(hons) Dip Arch May 2023