



Design & Access Statement

Conversion of Existing Public House & Residential Flat into 5no Residential Flats at:

The Vine Public House, Commercial Road, Spalding

Applicant: **R S Properties Ltd**

Project Ref: **2312**

1.0 Use

The existing building is a freehold Public House with a Three Bedroomed Residential Flat above.

The site is in a sustainable location within easy walking distance of the town centre where numerous other public houses exist.

There is no policy opposition to such a re-use as the site is within a settlement limits and National Policy encourages the re-use of buildings for housing. In view of the proximity to the other town centre pubs, the loss of this facility should not be considered problematic.



Due to the surrounding residential properties, there has been numerous complaints rising from the use of the beer garden in the evening and weekends

1.1 Amount

The application is for the conversion & change of use into five residential flats

1.2 Layout

The proposed layout can be seen from the accompanying design plans but basically will be converted into three flats on the ground floor and two flats on the first floor with external amenity area to the rear and parking to both front and rear.

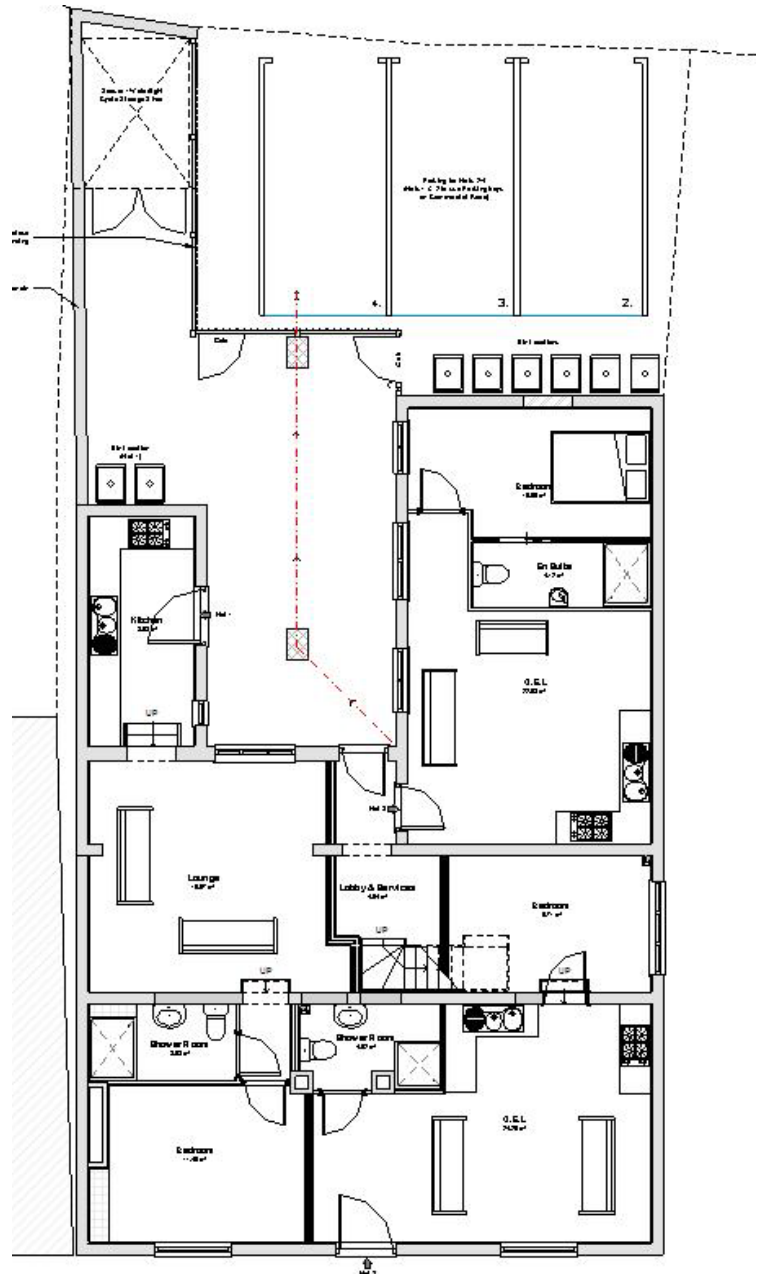
1.3 Scale

The existing scale / mass of the existing building will remain unchanged

1.4 Landscaping

The existing boundary treatments will remain unaltered with the parking and amenity spaces divided by 1.8m high close boarded timber fencing.

There will be a secure and watertight cycle storage area in the rear amenity space and bin storage areas within close proximity to the rear public highway.





1.5 Appearance

The overall appearance of the building will remain unaltered with the exception of some rear windows being blocked up.

2.0 Access

The Existing access to and from the building will remain unchanged i.e. direct from the Public Highway both at the front and rear of the building

3.0 Heritage Impact

The application site is located along Commercial Road with access also available from Willow Walk.

There are numerous Listed Buildings fronting Albion Street opposite side of the River Welland and along High Street travelling southwards towards the Town Centre.

The site lies with Spalding's Conservation Area

The building is not Listed albeit does have Architectural and Historical merit and therefore the conversion into Residential will protect this building for generations to come.

There will be no alterations externally that will not have an adverse effect of any heritage asset or be detrimental to the conservation area.