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**ERECTION OF 2 BEDROOM DWELLING
(RE-APPLICATION OF H16-0323-23)
REAR OF 14 MARKET PLACE
(ACCESS FROM ABBEY PATH)
SPALDING
LINCS
PE11 1SL**

FOR

MJL WELDING & FABRICATION LTD



**PLANNING, DESIGN & ACCESS STATEMENT INCLUDING
HERITAGE IMPACT STATEMENT**

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**ERECTION OF 2 BEDROOM DWELLING
(RE-APPLICATION OF H16-0323-23)
REAR OF 14 MARKET PLACE
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This application is a re-application following refusal of application H16-0323-23 for erection of 2 No 2-bedroom apartments. This application is to acquire Town and Country Planning Permission for 2-bedroom dwelling to the rear of 14 Market Place (access off Abbey Path) Spalding for the benefit of MJL Welding and Fabrication Ltd.

The main points of refusal were over development and the design of the building. We have reduced the building in size and scale and added detailing. The dwelling now has outdoor space for the occupiers.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE):-

USE

The current use of the site was a unused and unmaintained piece of land at the rear of 14 Market Place. The building will be used for rental purposes and can be used in conjunction with emergency housing with SHDC.

AMOUNT

The application site amounts to 0.09 hectares, it is proposed to contain a 2 bedroom self-contained dwelling on a derelict piece of land. The development will blend into the street scene allowing for a small development which can be used for emergency housing in conjunction with SHDC.

LAYOUT

The layout of the building is shown on our drawings which is a 2-bedroom dwelling accessed from Abbey Path. The dwelling will have refuse/recycling facilities which will be privately collected and organised by the client. A cycle store will also be incorporated within the scheme. The dwelling layout is for open plan living with 2 No bedrooms and ensuites on the first floor.

ACCESS

Access will be off Abbey Path and Gore Lane to the dwelling and the existing apartments approved under reference H16-0716-22. A cycle store will be provided for the tenants. The client is currently in discussions with SHDC and the owner of the adjacent car park to sort out an access and parking for this development.

HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing premises, which is within the Spalding Conservation Area.

The existing building to the rear of 14 Market Place has permission for a 1 bedroom apartment under Reference H16-0716-22.

The proposal is to create 2 bedroom dwelling which will compliment the rear aspect of the buildings in terms of use and materials.

The only windows/doors on the development will face South East and South into the existing walkway allowing for no overlooking from other business premises and residential units.

The current street scene is a mixture of business premises and residential units allowing this building to site within and create short term tenancy with cycle and refuse and recycling facilities.

The host building No 14 Market Place is a Grade II listed building and is surrounded by other Grade II and Grade II* listed buildings.

All heritage assets of the premises and previous change of use will compliment the street scene. The new building will compliment the existing dull rear street scene within Spalding Conservation Area.

The proposal will have no effect on the archaeological or historical character of the surrounding buildings.

CONCLUSION

The proposed scheme will be in character with the area, particularly in terms of the design form and scale. It is apparent that this development will not have any detrimental effect on the neighbouring properties. The proposal compliments the character and appearance of Spalding Conservation Area.