



Design & Access Statement

New Build Flats comprising of 4x 2 bed flats and 2x 1 bed studio flats:

**Land Adjacent 6 Abbey Path,
Spalding,
PE11 1AY**



1. Introduction

1.1 The Application

This Design & Access Statement has been prepared in support of a full planning application for the development of the site adjacent to 6 Abbey Path, Spalding, currently an area of hardstanding which serves as a private car park under the control of the applicant. This application is for 6x new build flats comprising of 4x 2bed flats and 2x 1 bed studio flats, as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop and manage the site themselves to offer suitable rentable accommodation in the heart of the town of Spalding.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0157-19-01 Proposed Flats

1.3 Planning History

The site itself has no previous planning applications, however, the surrounding area has an extensive history of planning applications of this nature. Abbey Path, The Crescent and Gore Lane all have seen a number of approved applications for new build and conversions to form flats in recent history and building works can be seen throughout the area suggesting this area is ripe for development of this nature.

2. Site and Surrounding Context

2.1 The Site Location

The site is located off Abbey Path in Spalding, a large market town in the heart of South Holland. Abbey Path runs parallel to The Crescent from south east to north west where it joins the sheep market, in the centre of the town. Abbey Path has a number of dwellings along its length with direct pedestrian access from the lane and in recent years the buildings and land to the rear of those facing The Crescent have been converted to residential use also.

As mentioned previously, the site is currently an area of private car park which is accessed via Gore Lane, however it is owned by the applicant and does not serve as a public car park in any form. Overall the site is approximately 246m² in size and is flat across its area, as is to be expected in this location. The principal view is to the south west overlooking the mismatched rear elevations of the buildings along The Crescent.

2.2 Local Amenities

Spalding is a large market town which has seen a rapid increase in recent years. The town is well served by road with a number of major links running in all directions offering easy access to Peterborough, Boston, Kings Lynn and further afield. Within the town are a number of amenities, these include numerous shops and supermarkets, pubs, restaurants and schools but the area is predominantly associated with agriculture and horticulture, as is often the case in South Holland.

There are a large listed buildings listed within the Spalding area, most notably of which are the Grade I listed Parish Church of St. Mary & St. Nicholas and Ayscoughfee Hall. Further to this are a number of residential and commercial properties of both Grade II* and Grade II.

This is an aerial map of the Spalding area in Lincolnshire, England. The map shows a mix of urban development, including residential areas and commercial centers like Spalding and Fulney, and large areas of agricultural land (fields). Key roads visible include the A151, A15, and B1172. A red pin is placed in the Spalding area, and a blue pin is placed in the Fulney area. The map also shows the River Great Ouse flowing through the landscape. Various place names are labeled, such as West Pinchbeck, Wykeham, Fulney, Little London, and Gray Lake.

3. Proposal

The proposal comprises of 6x new build flats that will be offered on the open market and will cater for a range of different groups. The 2 bed flats will be perfect for young families who are looking for an affordable place to live in the centre of the town and the 1 bed studio flats will suit young professionals who work in the area and are looking for somewhere within walking distance of work and the towns nightlife.

JC
Architectural Consultant

3.2 Site Layout

The ground floor flats will have their own small rear garden areas which can be used for the storing of bikes etc and the building is set back from the lane, so as to run in line with the existing building line, which allows for a small neat garden area to the front also, much like the neighbouring properties on Abbey Walk.

4. Use

As previously mentioned, the use of the site is currently a private car park. This car park extends further north than the site extremities, as highlighted on the accompanying block plan outlined in blue. The proposed use for the site is residential.

5. Amount & Scale

5.1 Existing

There are currently no buildings on site nor any temporary structures.

5.2 Proposed

It is proposed that a total of 6 flats are constructed on site in the form of a pair of semi-detached houses.

The overall footprint of the 140m² and the overall area of each flat is highlighted on the accompanying floorplans. The height of the building to the tallest point of the ridge is 9.5m which is within the height of some of the taller 3 storey buildings surrounding the site.

6. Layout

6.1 2 bed flats layout

The 2 bed flats are accessed via the communal hall and are laid out with a double bedroom to the front and another to the rear. The shower room is in the rear section of the plan and the centre is taken up entirely by a large open plan kitchen living space with ample room for a suitably sized kitchen, dining table and tv area.

The flats to the first floor are slightly smaller than those below as the communal hall accessing the second floor flats are larger, however, there is still ample space in the open plan kitchen living area and the bedrooms and shower remain the same size of those below.

6.2 1 bed studio flats layout

The studio flats in the roof space are smaller than the other flats below but still have a comfortable open plan kitchen living area with the bedroom area to the rear and a suitably sized shower room. A dormer window to the front serves the open plan area and a dormer loft to the rear gives maximum space to this top floor flat.

7. Landscaping

7.1 Soft Landscaping

The soft landscaped areas to the front and rear will be laid to lawn so as to be easily maintained. There will be opportunity for the occupants to create their own areas of low level planting, however, for the purposes of this application the area will be grassed.

7.2 Hard Landscaping

There will be a patio area to the rear of the ground floor flats laid in a stone effect slab and the front paths leading to the principal entrance will be laid to match the patios.

8. Appearance & Materials

The flats are designed to be in keeping with the local vernacular of the town making use of red facing brickwork and a slate effect roof that suits the area. The building has the appearance of a Victorian semi-detached dwelling with mock sliding sash windows and stone cill and window head details. The dormers will be finished in lead and slated to match the main roof to continue the formal appearance as viewed from Abbey Path.

To the rear the appearance is slightly less formal with a simple brick soldier course detail over the openings, however, the mock sliding sash windows and stone cills remain. The rear dormer loft extensions will continue up in brickwork to the rear elevation and the sides will be clad in a composite timber effect board. The windows here will be much simpler casements so as to give the appearance of a later addition to the grander Victorian property.

9. Highways Implications

The proposed access will be by foot along Abbey Path and the area of car park that is to be lost to make way for the development is in private ownership so therefore it is considered that there will be no highways implications as a result of the proposed development.

10. Flood Risk

Please refer to accompanying Flood Risk Assessment for details. It is proposed that the recommendations set out in this flood risk assessment are followed for the development.

11. Land Contamination

It is understood that there is no contamination within the site.

12. Impact on the Surrounding Area

The proposed development will make a positive contribution to the existing street scene and character this has on the area. At present the site fronts on to Abbey Path and it is an area rife with litter and is in a general poor state which will be vastly improved by the proposed development.

The flats are in a prime location in the town centre and offer easy access to all local amenities on foot meaning there is no need for a vehicle at the properties. This in turn puts less pressure on the current infrastructure whilst contributing positively to the area.

The proposal represents residential floorspace in an area that is becoming more of an established residential area. With such large developments taking place on the fringes of the town it is rare now to find an area suitable for this kind of development in such a prime location and the flats will therefore be hugely popular.

The properties have been designed in a way to tie in with the local vernacular so will therefore not appear out of place. The importance of this is high in such a prime location and this will contribute positively to this area forming an aesthetically pleasing appearance to this unkept corner of the town.

13. Heritage Impact Assessment

The drawing accompanying this application ref: 0157-19-01 Proposed Flats, demonstrates the scale of the proposal and demonstrates the appearance which has been designed to sympathetically replicate the local vernacular. The Conservation Area makes up a large area of the town where it is considered of upmost importance to retain the character and aesthetic, so

it is of paramount importance that any building to be constructed within this area is to be designed to continue this ethos. The Spalding Conservation Area Appraisal outlines the character of the area and highlights the importance of the role the Conservation Area plays. The site falls within the area 'Central Core' as outlined in the document, this ties Market Place, Sheep Market and Hall Place under one heading and explains the common materials used throughout the area. From this list it is intended that the roof of the proposal be in a slate effect tile, replicating the Welsh Slate roofs and the external walls be of red brickwork, again replicating that of the common local vernacular.

At present the area up for consideration under this application is a private car park, under the ownership of the applicant, which is rarely used and left in a deteriorating state with litter and vandalism a common sight. Flanking the application site and opposite are a number of buildings, all of differing scale and style, that are in a rather poor state and all typically of non-local design. The private sheltered nature of the site is perfectly suited for allowing acts of crime to go unnoticed, in stark contrast to the objectives of Conservation. The Spalding Conservation Area Appraisal mentions The Crescent, this runs parallel with Abbey Path and a number of its properties back on to the site. The document emphasises the deteriorating condition of this area, *'Many other buildings have been degraded by alterations'*, the proposal seeks to produce a building of suitable style and scale that would be in keeping with the ethos set out by the Conservation Area Appraisal.

The proposal will be completed so as to carry on the building line along the north side of Abbey Walk, the style is very much in keeping with the local vernacular, as previously mentioned, designed to resemble a semi-detached pair of houses of Victorian style and form. The height of the proposal is greater than that of the neighbouring dwellings, however, the majority of the surrounding buildings, particularly those that sit opposite the site fronting on to The Crescent, are of a greater scale still, many of which are a full three storeys and have unsightly flat roofs or extensions altering the original scale of the building immensely (which can be seen in the cover photo of this document). Internally the building is divided in to 6 flats which is more suited to the housing requirements of the area. The rear of the building deviates slightly from this traditional style as a large dormer 'extension' has been incorporated to make space for the second floor studio flats. However, it is not considered that this will retract from the aesthetic within the Conservation Area as this elevation is only visible from the private car park to the rear.

As the Spalding Conservation Area Appraisal explains there are a number of listed buildings within the area, including a number of Grade I and Grade II* listed buildings, however, there are no protected buildings within view of the proposal site, the nearest being Sessions House, a Grade II listed former Court House, the List Entry is as follows:

*SHEEP MARKET 1. 5313 (South West Side) Sessions House TF
2421 1/115 II GV*

2. 1843, by Charles Kirk. Massive stone structure in the form of a castle. 2 crenellated side towers and recessed centre of 2 storeys, of 3 bays divided by buttresses, centre heraldic beast finials. 3 windows between buttresses with 'Perpendicular' tracery. Central 4-centred doorway. Royal Arms to centre of crenellated parapet. Side towers of 3 storeys, with oriels to 1st floor, 4-centre doorways, carved spandrels. Clock to left tower. Side elevation in pale brick. See also Police Station.

Sessions House and Police Station form a group with Nos 32 and 33 The Crescent (Nos 32 and 33 The Crescent are local interest buildings.)

Listing NGR: TF2458922618

There have been a number of recorded finds of Roman artefacts, particularly pottery and coins, it is quite probable that the proposal site have further Roman or other remains throughout the area. It would be appropriate therefore that an Archaeological watching brief is carried out whilst the ground works of the proposal are underway, ensuring that any remains are catalogued appropriately. We suggest that this form a condition of the granted Planning Permission.

It is considered that this proposal creates no material harm on the setting of the Conservation Area due to its appropriate design and scale. The surrounding Heritage Assets would not be materially harmed by the proposal as they are too greater distance to receive any kind of impact and the portion of the Conservation Area will see a building suitably and thoughtfully designed be constructed. The area of Abbey Walk will be greatly improved by the allowing of this application, not only will it result in the 'tidying' of a particularly troublesome area but also offer some much needed suitable housing which is in high demand in this area of the town.