



**DESIGN & ACCESS STATEMENT
Incorporating Heritage Statement of Significance &
Impact Assessment, Sustainable Construction
Statement, Demolition Statement and Flood Risk
Assessment**

For

**PROPOSED CHANGE OF USE OF JAP LODGE
FROM AN ANNEX OF MERCIA LODGE TO A
SEPARATE PRIVATE DWELLING**

At

**MERCIA LODGE
65 PINCHBECK ROAD
SPALDING
LINCOLNSHIRE
PE11 1QF**

For

MR D. PITE

PLANNING APPLICATION ISSUE

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Application Summary

- The proposal seeks Full Planning Approval for the change of use of Jap Lodge at the rear of Mercia Lodge from a residential annex to a separate private dwelling. The works involve minor alterations to the boundary treatments and use of the site access.
- The application site is close to the town centre but sits in an area that is primarily residential in nature. Mercia Lodge was constructed as a private dwelling in the mid-19th Century. In the late 20th Century it was used as office accommodation, but that aside, it has always been in residential use in one form or another, its latest use is believed to have been as a HMO. Jap Lodge has been used as a separate dwelling historically, though this was never regularized in planning terms and is consequently recognized as an annex to Mercia Lodge.
- No internal or external alterations to either Mercia Lodge or Jap Lodge are proposed.
- The proposal seeks to provide vehicular and pedestrian access to Jap Lodge via the south access point from Pinchbeck Road, this is the existing arrangement and provides private parking for Jap Lodge whilst having no impact upon the parking for Mercia Lodge.
- The proposal to close off the south access to Mercia Lodge allowing it to be used solely by Jap Lodge and the two residential properties to the rear was approved previously and so does not need to form part of this application.



Fig. 02 – The Ordnance Survey Map of 1887 – the site is identified near to the top left corner of the map.

The modern OS map indicates Mercia Lodge largely as it existed in 1887. The development of the rear garden to construct two houses after 2001 resulted in what appears to be a reduction in the footprint of the Jap Lodge block (possibly by removal of appendages) and the demolition of a small outbuilding at the extreme west edge of the site, but that aside the front of the site remains largely as originally planned. This is as seen in drawing A1559-01.

Site use

Mercia Lodge was constructed as a private residence in 1867 and it is believed to have served this purpose until late on in the 20th Century. Around 1990 the property was bought by Spalding-based Architect John D. Lynch and it was subsequently used for commercial offices by the John D. Lynch Partnership. This commercial use declined, and Mr. Lynch converted the first floor into a flat for his own use. The partnership declined further and was eventually moved into the annex to the rear, with Mercia Lodge itself being rented out for other commercial purposes. When this use ceased is not known, however the buildings both reverted to residential use, with Mercia Lodge being a HMO. Jap Lodge (the annex) remains in residential use and functions as an independent dwelling in it's own right.

Site description

Mercia Lodge and Jap Lodge (fig. 03) originally date from 1867, though the extent of what now exists as Jap Lodge that dates from that original construction period is now know. Certainly the building is likely to have been altered and exhibits C20 materials extensively. They both stand within a well-established landscape on one of the town's most affluent streets from the 19th Century. A fuller description is not considered relevant given that the proposals does not impact on either Jap Lodge or Mercia Lodge.

Site boundaries

The site boundaries are as indicated on drawing A1559-01. There is significant tree growth within the site, mainly located along the boundaries and this provides a substantial visual barrier between this site and those neighbouring it (Fig. 04). There is also significant tree and shrub growth at the centre of the site between Jap Lodge and Mercia Lodge which partially obscures views between the two (Fig. 05 & 06). The boundary treatments comprise new and old timber close-boarded and panel fences nominally 1800mm in height.



Fig. 03 – Jap Lodge – annex to Mercia Lodge.



Fig. 04 – Significant vegetation to the north boundary (RHS)



Fig. 05 – Garden to rear of Mercia Lodge.



Fig. 06 – Screening of Mercia Lodge

The site - Views in and out

It is not considered that a full description of views into the site is relevant given that there are no proposals to impact upon what already exists. There is a proposal to introduce a 1.8m timber fence between Jap Lodge and Mercia Lodge but this simply involves the reinstatement of an existing fence line. There is also a line of shrubs adjacent the fence. There is currently a short gap in this which will be infilled. Views will not be impacted upon significantly and it is therefore not considered necessary to discuss this further. Suffice to say that there will remain a significant visual boundary between Jap Lodge and the grounds of Mercia Lodge.

Access and infrastructure

Vehicular access to Jap Lodge is via the existing south access off Pinchbeck Road. There are two gateways to the Mercia Lodge site, one close to the north boundary and the other adjacent the south (fig.07). The two access points are connected by a loop driveway that originally allowed an in-and-out route. In 2001 when the two additional dwellings were built at the rear of the site it was proposed that the southern access be designated for use by the rear plots (fig.08). This was to be achieved by dividing off this entrance leaving the north point for use by Mercia Lodge. This was approved at that time, though has not been completely implemented to date.

Pedestrian access is via the same points.

There are public bus services locally and both the bus and train stations are within 500m of the site. There are also footpaths and cycleways in close proximity of the site.



Fig. 07 – Twin entrance gateways from Pinchbeck Road



Fig. 08 – Southern access to properties at the rear.

Streetscape and planting

Although the site is located close to the town centre, Pinchbeck Road is relatively green in nature with numerous trees lining the route close to the site. A fuller description is not considered relevant given that the proposed works have no impact upon the existing landscaping.

Amenities and sustainability

Spalding is a well-developed market town with a full range of facilities including shops, public houses, schools, medical services, sports facilities, religious centres, community services and transport links all within 1000m of this site. In this respect the site must be considered sustainable.

Architectural context

As previously stated, Jap Lodge is originally believed to date from 1867 and sits within what would have been an affluent residential street, north of the town centre. Over recent decades a few of the large houses along this road have provided bed and breakfast accommodation, possibly because large houses of this nature are no longer suited to single family life. There is also a hotel (The Woodlands) and a complex of housing for senior people within a few hundred meters of the site. The local use remains predominantly residential in one form or another. The above said, again, the proposals that form this application will not impact upon the architectural context within which this building is set.

Materials of construction

No investigation is considered necessary given that the proposals do not impact upon the building fabric.

Planning History

A search of the SHDC website revealed numerous applications for this Mercia Lodge site. A summary of these is as follows:

H16/1021/79

In 1979 an application was submitted by Mr. L. Van Geest for the erection of a Cedar Glasshouse located to the rear of the annex (then identified as 'Jap Lodge'). Correspondence from SHDC confirmed that the proposal was Permitted Development and could therefore, be undertaken without the need for formal planning approval. It is assumed that this was implemented, however it is not known whether this still exists.

H16/1186/91

In 1991 an application was submitted by Mr. J. D. Lynch for the change of use of Mercia Lodge from a dwelling into offices for an architect's practice. The application was granted approval.

The approval was implemented with Mercia Lodge being used as an office from around 1990.

H16/0687/01

In 2001 an application was submitted by Mr. J. D. Lynch for the erection of 2no.new dwellings to the rear of Mercia Lodge together with alterations to the access from Pinchbeck Road. The application was granted approval.

The approval was implemented with the dwellings being constructed in full. The proposals for closing off the south access to Mercia Lodge have not however been implemented to date.

There are no further validated applications available to view on the SHDC website. In late December 2020 however, Poly Harris Gorf from the SHDC Planning Department advised the most recent use of Mercia Lodge appeared to be as a HMO. No mention was made of the annex.

Site analysis

Having undertaken the above observation exercise within the area of the site the following summary is prepared as an analysis of the findings:

Summary

The site is within the town centre and as a result is very close to all local amenities. The site is in a highly sustainable position and as such is very well suited to use as a private dwelling. The building has been used as a private dwelling, separate from Mercia Lodge for many years and there is no reason to believe that this would not continue to be the case. Separate access is easy to achieve with minimal change required. Boundary treatments and existing planting provide a high level of visual screening between the property and the rear garden of Mercia Lodge. In addition, there is already good, separate vehicular and pedestrian access to the property as well as private parking (Fig. 09 & 10).



Fig. 09 – Existing access road looking east.



Fig. 10 – Existing parking are for Jap Lodge (4 spaces).

Considering the building itself, the proposals do not involve any physical alterations, additions or demolitions as it already serves as a detached dwelling. The property has had its own utility services supply for many years, these are separate to and independent from Mercia Lodge (Figs. 11 & 12).



Fig. 11 – Separate building services installed historically.



Fig. 12 – Gap in hedge-line to be infilled.

Considering the impact of the proposals, there would be no visible changes to the property exterior or interior. The physical use would not change as Jap Lodge is already used as a private dwelling. The proposal would simply seek formal Planning Approval for this to be considered a separate dwelling rather than as an annex to Mercia Lodge.

The site has an established landscape setting and there are no proposals to impact upon this significantly. Existing trees and shrubs will be retained. A former fence-line will be reinstated (Fig. 13) and a gap in a hedge-line will be filled (Fig. 14) to provide effective screening between Jap Lodge and Mercia Lodge, protecting the privacy of the amenity of both.



Fig. 13 – View along former fence-line to be reinstated.



Fig. 14 – Gap in hedge-line to be infilled.

In final summary it is therefore concluded that the change of use from a residential annex to a separate private dwelling would have no significant impact on either the buildings or the wider setting. Privacy could be maintained for both buildings and Jap Lodge could retain appropriate access and parking without having any impact upon Mercia Lodge. The concept of closing off the south access so that Mercia Lodge continues with the north access only, has been approved historically and therefore requires no further application.

Design Statement

The above text illustrates the investigation process that was undertaken and explains why it is considered that the site is suitable for change of use to a private dwelling. The following section relates this to the general headings given within government guidance for design and access statements.

Elements of a 'Design and Access Statement'

Government guidance requires the statement to cover 6 specific areas, these being:

Use:

The proposal seeks change of use from an annex in residential use to a private individual residential dwelling, separate from Mercia Lodge. This use appears contextually appropriate within an area that is predominantly residential in nature.

Amount:

The proposal seeks to use Jap Lodge as a single detached dwelling. No extension or alteration is required as the property already functions as a dwelling. The use for a single owner appears appropriate given that access for such use can easily be accommodated.

Layout:

The proposal does not require any alterations to the buildings known as Jap Lodge (the annex) or Mercia Lodge. The vehicular access and parking areas to be used by both properties already exist. Proposals to enhance the context involve only minor alterations to boundary treatments. The layout and access routes for Jap Lodge are logical.

Scale:

There are no proposals to alter the building exterior or interior and as such the concept of scale requires no further consideration. Jap Lodge is already of adequate size to function as a detached dwelling.

Landscaping:

The impact on landscaping of this proposal is minimal. The proposal involves minor alterations to boundary treatments, all of which will be in 1.8m high timber close-boarded fencing to match the existing. All trees and shrubs will be retained. A small gap in a hedge-line will be infilled to match.

Appearance:

The proposals will have minimal visual impact on the site and no impact upon the buildings.

Access Statement:

Site Location

The site is located directly off Pinchbeck Road and is accessible by private motor vehicle or on foot. The town bus station is located approximately 250m south-west of the site and the railway station approximately 480m in the same direction. The railway station offers services to Peterborough, Lincoln and from these locations onward to the national network. The proposals have no impact upon the existing situation.

Access to the site and with the dwelling.

Access to the site will be directly from the south drive and then through a pedestrian gate and into the garden. There will be no works impacting upon accessibility. No changes to the dwelling are proposed and as such the property will remain accessible by people who have less restrictive mobility disabilities (taking into account existing restrictions presented by the building and site).

Sustainable Construction Statement:

The site location is considered sustainable for the reasons highlighted.

Demolition Statement:

No demolition is proposed.

Flood Risk Assessment:

The proposals have no impact on the vulnerability of either the site or use and as such a flood risk assessment is not considered necessary.

Heritage Statement of Significance & Impact Assessment:

Mercia Lodge is a listed building, and the starting point assumption is that everything in its original grounds, including the annex, fall under the listing. The details of the listing are as follows:

Listing Text

SPALDING PINCHBECK ROAD
TF 2423
722- /3/10029 No.65
Mercia Lodge

II

House, now offices. c1867. For G F Barrell, by his brother Edward Barrell of Rochester. Yellow brick with shallow hipped Welsh slate roof with overhanging eaves supported on paired brackets. 2 storey, 5 window front arranged 2:1:2. Central bay projects slightly, central doorway reached up flight of 8 steps with coped side walls and square piers supporting iron vases, half glazed panel door. Projecting brick pilaster door surround with entablature and flat hood. Either side are single canted bay windows with moulded ashlar cills. Above central round arched 2-light casement window, flanked by pairs of similar windows on either side, each corner is emphasized by a plain pilaster. Hipped roof surmounted by a cast iron ridge piece with 2 outer finials and a taller central finial.

Listing NGR: TF2471723194

Credited source – britishlistedbuildings.co.uk

The listing date is 11th August 1995. It provides no detail relating to the annex Jap Lodge.

Regressive Map Study

See foregoing information under 'Site History: General'

Photographic Evidence

Unfortunately, no historic documents were discovered during the production of this report.

Miscellaneous information

It is known that the annex has historically been in use as a private dwelling separate from Mercia Lodge and although a start date for such use is not known, it is suspected to extend back at least into the 1990s. The building has clearly had separate utility services installed, again no date is confirmed but the making good to the concrete over the service trenches is clearly not at all recent.

Heritage evaluation

Since no physical changes are proposed it is not thought necessary to consider this further.

Conclusion

Since the proposed change of use will not impact upon the fabric of either Mercia Lodge or Jap Lodge it is not considered that a Listed Building Consent application will be required.

END