



DESIGN + ACCESS STATEMENT

July 2015

PLANNING APPLICATION FOR CHANGE OF USE AND EXTENSION

AT

17 HALL PLACE, SPALDING

by Framework Architecture and Urban Design Ltd

JG/PL/J1440

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Please note the subject building 17 Hall Place is not listed, however the building is within a Conservation Area and the neighbour at 1 Sheep Market is a Grade II Listed Building. This application is for change of use from A1 (shops) to C3 (Dwellinghouses) at first and second floor only, with an extension to the A1 unit at ground floor.



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1.0 Planning Policies and guidance referred to in the preparation of this document:

- HS4 New Housing in Spalding
- EC5 Development within Retail Town, District and Local Centres
- EC6 Development in Primary Shopping Areas
- EN5 Alteration, extension and change of use of Listed Building
- EN4 Development affecting Listed Building
- EN7 Development Affecting Conservation Areas
- National Planning Policy Guidance

2.0 Use and Location:

2.0 17 Hall Place is located on the south side of Hall Place and sits near the corner as Hall Place turns into Sheep Market, in the Spalding Conservation Area. The building is used as a Lincolnshire Co-op Travel.



View of subject building from Hall Place, looking south

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- 2.1 The subject site lies within the Spalding Conservation Area and is generally bounded by commercial properties and Hall Place to the north.
- 2.2 The area is an established commercial urban area consisting of a mixture of shops, office, leisure and residential uses taking the form of properties generally addressing the street frontage via shop fronts.
- 2.3 The subject site is on a brownfield site, sustainably located, recycling an existing building and land.
- 2.4 Hall Place is a distinctive primary shopping street and the proposal can contribute to the vitality, viability of the area and also enhance the character of the area.
- 2.5 The proposed scheme is carried out using, where possible, the existing fabric of the building without the need for major external alterations to the fabric, when viewed from the street scene.



View of subject building from Hall Place, looking south west

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View of subject building from Sheep Market, looking north east

3.0 Amount:

3.1 The proposal will provide the following accommodation:

- Extended existing ground floor retail unit equating to approximately 79m²/857ft²
- 2 x 1 bed apartments at first and second floors
 - Apartment 1 approximately 55m²/592ft²
 - Apartment 2 approximately 68m²/740ft²

3.2 The proposed development is small in scale, it is anticipated that this will be supported by existing public services:

- The site is located on land with buildings already in use.
- The site already has local infrastructure that will service the development.

4.0 Layout:

4.1 Lincolnshire Co-op Travel are a key tenant in the shopping centre of Spalding. They currently occupy the ground floor as the 'shop' with a public face to Hall Place. The first floor is used as storage and supporting services and the second floor is currently not used.

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Existing first floor storage area to front of building



Existing first floor kitchen area to rear of building

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- 4.2 The proposal consolidates the accommodation for the Lincolnshire Co-op Travel on the ground floor only. This is achieved by providing a single storey extension - approximately 11m²/118ft² - within the existing rear courtyard.
- 4.3 When viewed from the rear the new extension will sit behind a re-modelled boundary wall. As a result the external appearance of the building will remain largely unaffected by the proposed alterations.
- 4.4 The removal of the ground floor element of the existing bay enables the new ground floor accommodation - the retained first floor bay sits on top of the new flat roof.
- 4.5 The extension houses service accommodation to support the 'front of house' and releases floor area at first and second floors.
- 4.6 The first and second floors become 1 bed apartments 'living over the shop'. With the existing access to the rear providing access to the commercial ground floor and residential accommodation over.
- 4.7 New conservation style roof lights are added to the rear lower portion of sloping roof allowing this existing space to be populated by accommodation.
- 4.8 The kitchen/bathrooms for the residential accommodation are sat within the rear areas of the existing fabric. This allows the 'service' areas to utilise the existing foul drainage to the rear. This permits the larger curved frontage within the primary element of the building to be used as living spaces. Providing appropriate animation to the street on this important elevation.
- 4.9 It is proposed by rationalising the upper level floor plates the internal space can be adapted to create vibrant residential accommodation which will both enhance the building and the immediate environs.
- 4.10 The design process has endeavoured to create the most sensitive conversion possible. Externally the Hall Place elevation will remain as existing. The rear interventions are intended to be sympathetic to the existing character of the building and surrounding environment.

5.0 Scale:

- 5.1 In general terms the scale of the existing building will remain as existing.
- 5.2 The existing brick wall which bounds the site to the south west 'locks' the proposal into its immediate historic context. The proposed new wall will continue to provide this link whilst masking the new building behind.



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6.0 Landscaping:

- 6.1 The subject building is located within an urban setting working to site boundaries, with no proposed soft landscaping.

7.0 Appearance:

- 7.1 The external alterations enhance the building and its setting with no appreciable change to the massing and form of the existing historic group of buildings.
- 7.2 The existing buildings and the historic window openings shall remain largely unaffected by the proposed alterations. The addition of a new single storey intervention in the rear courtyard between two historic building forms provides a modest and appropriate structure, which enables the rationalisation of the building at first and second floors.
- 7.3 The proposal provides a viable building use for a prominent building within the historic core of Spalding.
- 7.4 The proposed materials are used to enhance and respect the local Conservation Areas context.

8.0 Access:

8.1 Vehicular and Transport Links
Pedestrian and cycle:

- The subject site is in the centre of the town of Spalding close to a wide variety of retail and social facilities.

Public Transport:

- The site is located within easy walking distance of public transport links, including the railway station and bus stops on the surrounding roads.

8.2 Inclusive Access

Level approach to dwellings from boundary:

- Principle access will be from the rear directly into a private access way, through the existing rear door. Therefore there will not be a 'level approach' to the property from the site boundary, however the condition is no worse than the existing condition.



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8.3 Circulation within the commercial/dwelling:

Sanitary provision:

- Access is available to an entry level w.c. via for the ground floor commercial area.
- All residential sanitary provision is accessed at first and second floors.

8.4 Switches and socket outlets:

- Will be located in accordance with Section 8 of Part m of the Building Regulations.

9.0 Design principles and concepts: Existing condition

9.1 Wider Conservation area context:

On a general level 17 Hall Place is fundamental to the street scene within the Market Place context and contributes to the character of the historic town of Spalding. The building is not being utilised to its full potential which can have a negative impact on the Conservation Area and Town Centre.

9.2 Front elevation:

The principal front elevation is a key building in terms of the Hall Place setting and also sits at an important threshold to Sheep Market. The building frontage is painted brick three storeys high to a parapet behind which is a slate roof. Timber sash windows with spayed brick heads to the upper floors and a shop front at ground floor, which is largely sympathetic to the building and surrounding environment.

9.3 Rear elevation:

The rear elevation is predominantly brick, with a timber bay over two floors and a secondary timber infill stair zone allowing access to the upper floors.

9.4 Interior:

Internally the building is lacking any important architectural or historic features.

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10.0 Design principles and concepts: Proposed scheme:

10.1 Wider Conservation area context:

The proposal seeks to preserve and enhance the appearance and character of the existing building and the role it plays within the general wider conservation area scene.

10.2 Front exterior elevation:

The existing front elevation is to remain as existing, therefore this application has no effect to the primary shopping frontage.

10.3 Rear elevation:

The new extension offers a continuity of form, proportion and scale preserving the existing condition – enhancing the character of the conservation area and the general setting.

10.4 Interior:

The majority of features of special architectural or historic interests have been removed during the buildings lifetime. As a consequence the proposals have little impact on the character or architectural qualities to the internal spaces.

11.0 Conclusion:

The proposed alterations to 17 Hall Place present a number of challenges however it is recognised that many conservation area buildings can sustain some degree of sensitive alteration in order to accommodate new uses.

The proposal respects and enhances the character of the wider conservation area and the particular subject and neighbouring buildings. It is considered the proposal has responded to the sensitive nature of the setting, enhancing and maintaining the physical features that justify the broader conservation area status - while adapting it for the new purpose now proposed.

The subject building is currently not satisfying its full potential and can contribute further to the Conservation Area and broader Town Centre. Given the current economic climate the reduced size of the A1 use presents a realistic approach to safeguarding a shop front at this important threshold by promoting a more economically viable use for the building. The upper residential accommodation reinforces this by providing sustainable dwellings in a town centre location adding vitality and viability which would improve and enhance the Conservation area and the Town Centre.

These improvements combined with the refurbishment of the first and second floors will sustain and enhance this asset placing it into a viable use consistent with its long term conservation.

