Flats at Odeon Site, Spalding

Design and Access Statement

SFC-NOR-XX-ZZ-RP-A-00001 P01

June 2026

NORR

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01 Introduction

Summary

Project: Flats at Odeon Site, Spalding

Project Number: RZ3025-0043

Date: June 2026

Current Use: Permanently Closed, Bingo Hall and Former Cinema

Proposed Use: Mixed Use Development, Ground Floor retail with Apartments to the rear and above

Site Location:

Regent Bingo, Westlode St,

Spalding,

PE11 2AE

Introduction

This Design and Access Statement has been prepared in support of the proposed refurbishment, extension, and change of use of the existing vacant bingo hall and former cinema in Spalding to provide 41 new residential flats and crica 300m² retail unit.

Project Team

Client	Stamford Properties Development
Architect	NORR Consultants

01 Introduction

This proposal relates to the refurbishment and redevelopment of the former Odeon Cinema in Spalding, a historic and locally significant building within the town centre. Stamford Properties Development is an independent property developer with a focus on regenerating the existing building and enhancing the town centre. The development seeks to deliver a high-quality mixed-use scheme, comprising Crica 300 sqm of retail space at ground floor level alongside 41 new residential units, bringing the building back into active use.

By sensitively reusing the former cinema, the proposal aims to preserve an important heritage asset while contributing to improved living opportunities, increased footfall, and the long-term vitality of Spalding.

Former Cinema - Application Site

Local Context Photographs

02 Site Location

Wider Context

Location

The site is located in the centre of Spalding a market town in Lincolnshire, England.

Spalding is a market town situated on the River Welland and is widely recognised as the “Heart of the Fens.” The town has a strong agricultural heritage and is nationally known for its historic Flower Parade and long-standing association with tulip production.

Spalding

Town

Spalding town centre functions as a key commercial and social hub for the surrounding rural area, supporting a wide range of shops, services, employment, and community facilities.

Spalding is a compact and legible town, with a clearly defined centre that is easily navigable on foot. The site benefits from excellent accessibility, with the majority of everyday amenities, including retail, leisure facilities, healthcare services, and public transport connections, located within walking distance. This makes the site particularly well suited for residential use and supports sustainable patterns of living.

Local Context

Site

The existing disused Bingo Hall and former cinema in Spalding town centre is proposed to be refurbished and converted into residential flats, delivering new, high-quality living accommodation within the central location of Spalding.

The proposal seeks to sensitively integrate modern residential standards and contemporary internal layouts within a historic building, achieving a balanced and complementary relationship between old and new. By retaining and repurposing the existing structure, the development reinforces local character while providing homes that meet current expectations for comfort and functionality.

Wider mapping

Land Usage Diagram

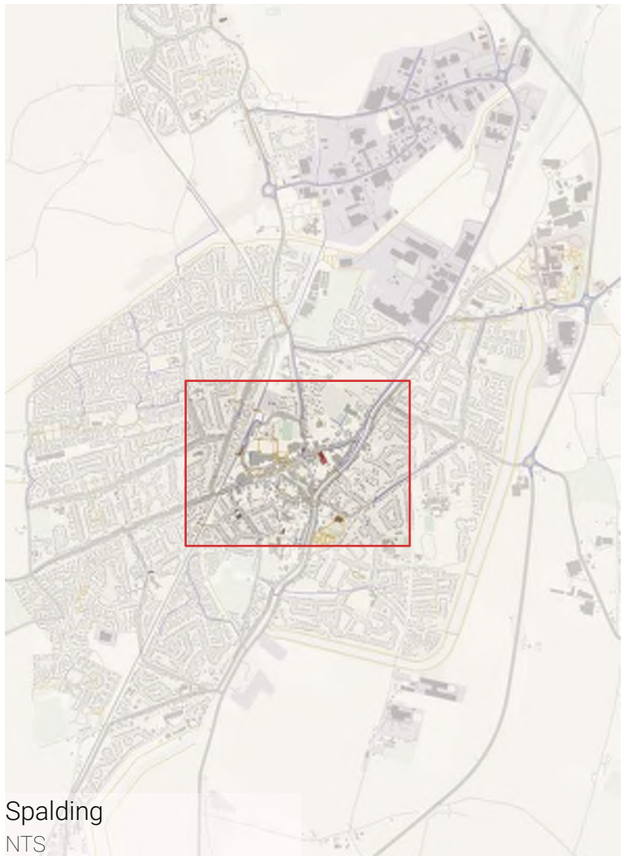
Local mapping

Routes and Connections

The Site is located within the heart of Spalding Town Centre, benefitting from strong pedestrian, cycle, and transport connections both within the town and to the wider region.

The site is accessed directly from Westlode Street, providing clear and convenient access for vehicles, pedestrians, and cyclists to the frontage of the former cinema.

Regular bus services operate along nearby routes, linking the site to Spalding town centre, the market area, surrounding high street and Train station for national links.



Spalding
NTS

Local mapping

Nearby Amenities

The town centre is within comfortable walking distance, offering a wide range of shops, amenities, and educational facilities.

In addition, the site is well served by nearby leisure and retail provision, including a gym, cricket club, swimming pool, supermarkets, and DIY stores such as PureGym, Sainsbury's, Aldi, B&M, and B&Q.

Collectively, these facilities contribute to a highly accessible and convenient location with strong day-to-day connectivity making it an appealing place to live.

Key:

Locations

The Site

Heritage Context

Conservation Area

The former cinema site is located within Character area 2: ‘Historic Commercial Centre’ of the Spalding Conservation area, and while not a listed buidling, it is considered a particularly positive contributor to the character of the area.

Key

- Riverside
- Historic Commercial Centre
- Church Street and Ayscoughfee Hall
- Grammar School and St Thomas’s Road
- Pinchbeck Road

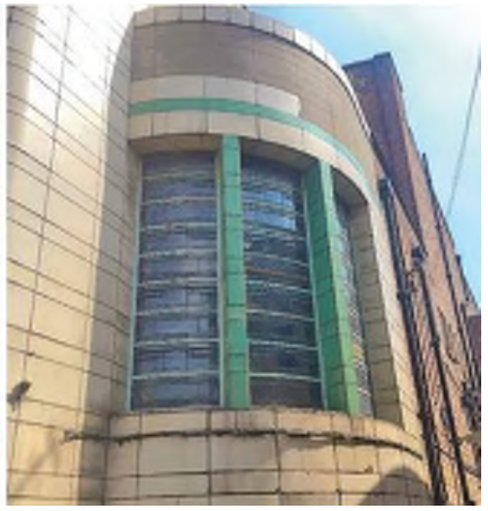
Heritage Context

Characteristics

This area is characterised by its surviving medieval street pattern, interconnected market spaces and continuous urban frontages. Market Place, Hall Place and Sheep Market form a sequence of enclosed civic and commercial spaces defined by predominantly two- to four-storey buildings of varied historic character and architectural style. The area is notable for its narrow side streets, glimpsed views, and strong sense of enclosure, which together reinforce the character of Spalding as a historic market town. Key landmarks, including the spire of St Mary and St Nicolas Church and the Sessions House at Sheep Market, contribute to the townscape significance and legibility of the conservation area.

The existing Art Deco cinema contributes to this layered townscape character and represents an important surviving example of early- to mid-20th century infill architecture within the conservation area.

This proposal comprises the sensitive redevelopment and rear extension of the former Art Deco cinema to support the growing residential needs of Spalding town centre. Development is focused to the rear of the building, preserving the street-facing façade and maintaining the building's contribution to the character and appearance of the conservation area. The scheme adopts a high-quality, contextual design approach that respects the scale, form and historic character of the existing building without adversely affecting its presence or setting within the street scene, nor the pedestiran experience of the conservation area.



Historic Commercial Centre - Key important buildings

From Spalding Conservation Area Appraisal and Management Plan, April 2025

Heritage Context

Former Savoy Cinema

Opened in 1937 to replace the original 1912 Spalding Picture House, the Savoy Cinema was designed by architect Alfred J. Thraves in a Streamline Moderne style with Art Deco interiors. At the time of construction, it was the largest purpose-built cinema in Lincolnshire, with a 1,500-seat auditorium arranged across stalls and circle levels.

The building later transitioned from cinema use to bingo following declining cinema audiences in the 1960s, operating for over 50 years as the Regent Bingo Club. Following closure during the Covid-19 Pandemic, the building has remained vacants since.

The Savoy Cinema was designed in a Streamline Moderne style with Art Deco influences, defined by its geometric massing, vertical emphasis, recessed bays and curved detailing. Later alterations associated with its use as a bingo hall altered some original features through replacement signage, partial demolition of the original tower feature and internal works, although the building's overall form and architectural character remain legible and an important part of Spalding's historic character.

This proposal does not seek to reinstate lost features, but instead aims to preserve and protect the surviving elements of the original design.

For further information please refer to the Heritage Statement submitted as part of this application.

Savoy Cinema, Mid 20th Century

https://www.heritagesouthholland.co.uk/article/spalding-cinemas/

Savoy Cinema, c. 1972

https://www.heritagesouthholland.co.uk/article/savoy-cinema-spalding/

Regent Bingo Club , c. 1990

https://www.heritagesouthholland.co.uk/article/spalding-cinema-savoy/

Now missing some of the key original architectural features, including the original signage, vertical detailing around the recessed window and loss of the original tiled facade to the top of the front elevation.

03 Existing

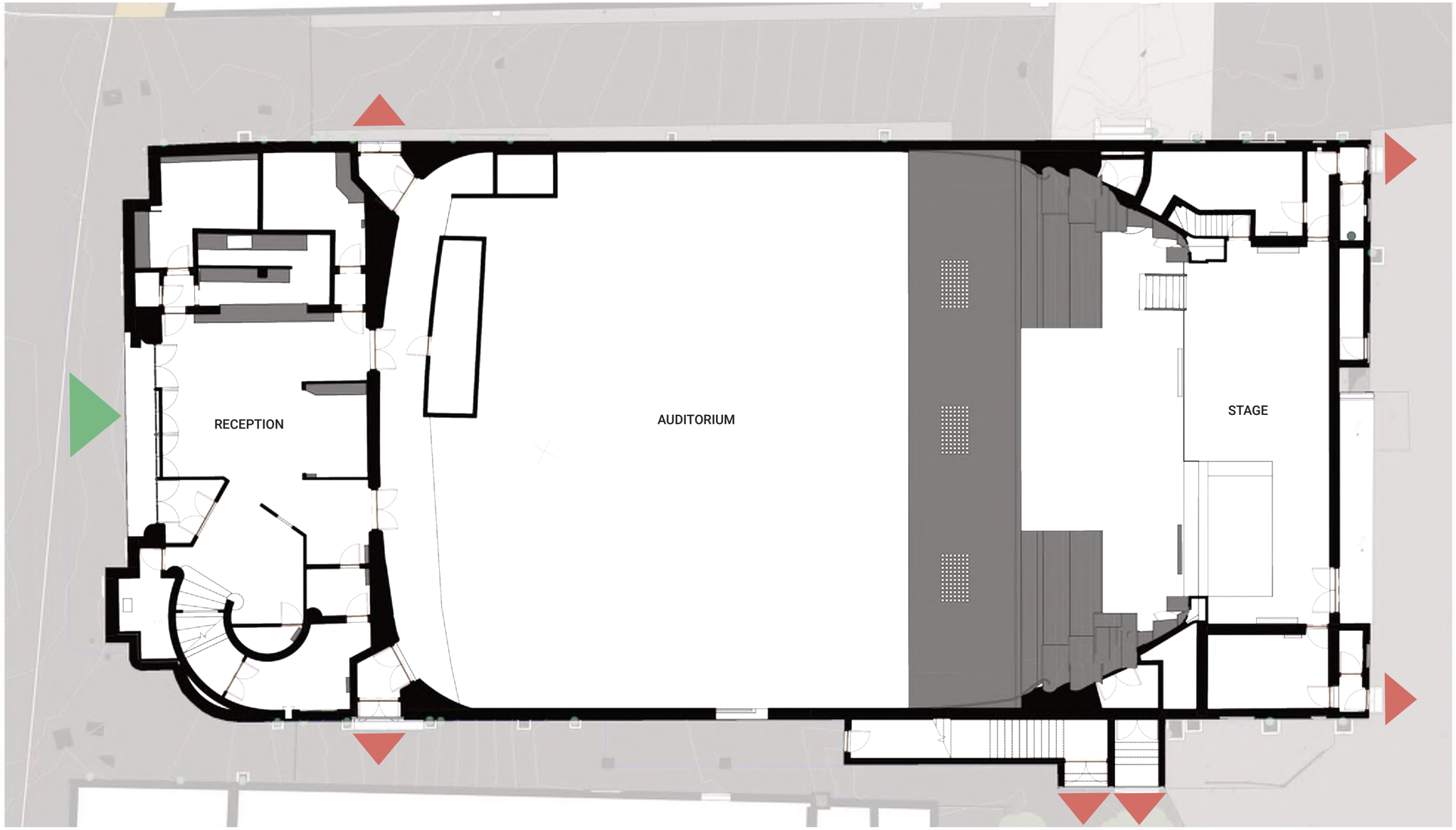
NORR

Site Location Plan

NTS

Ground Floor Plan

NTS

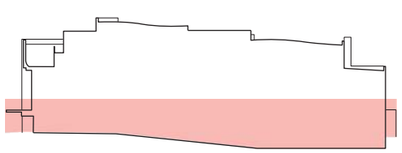


Key
Access

Entrance

Exit

Key
Levels



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First Floor Plan

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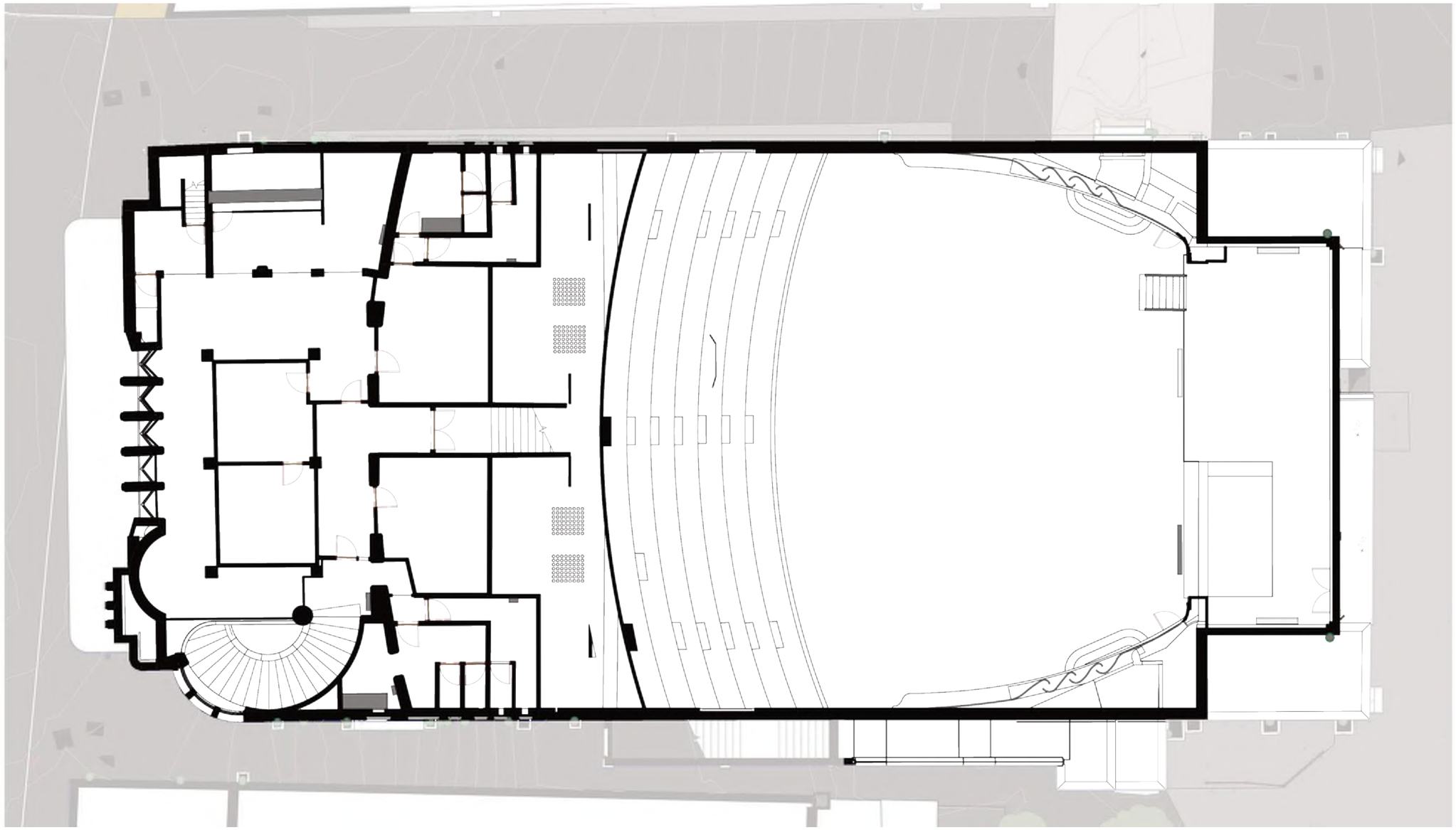
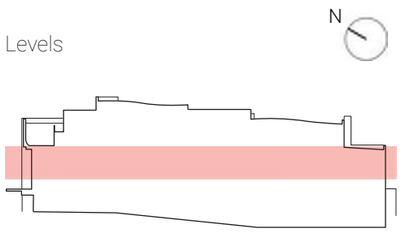


Levels



Second Floor Plan

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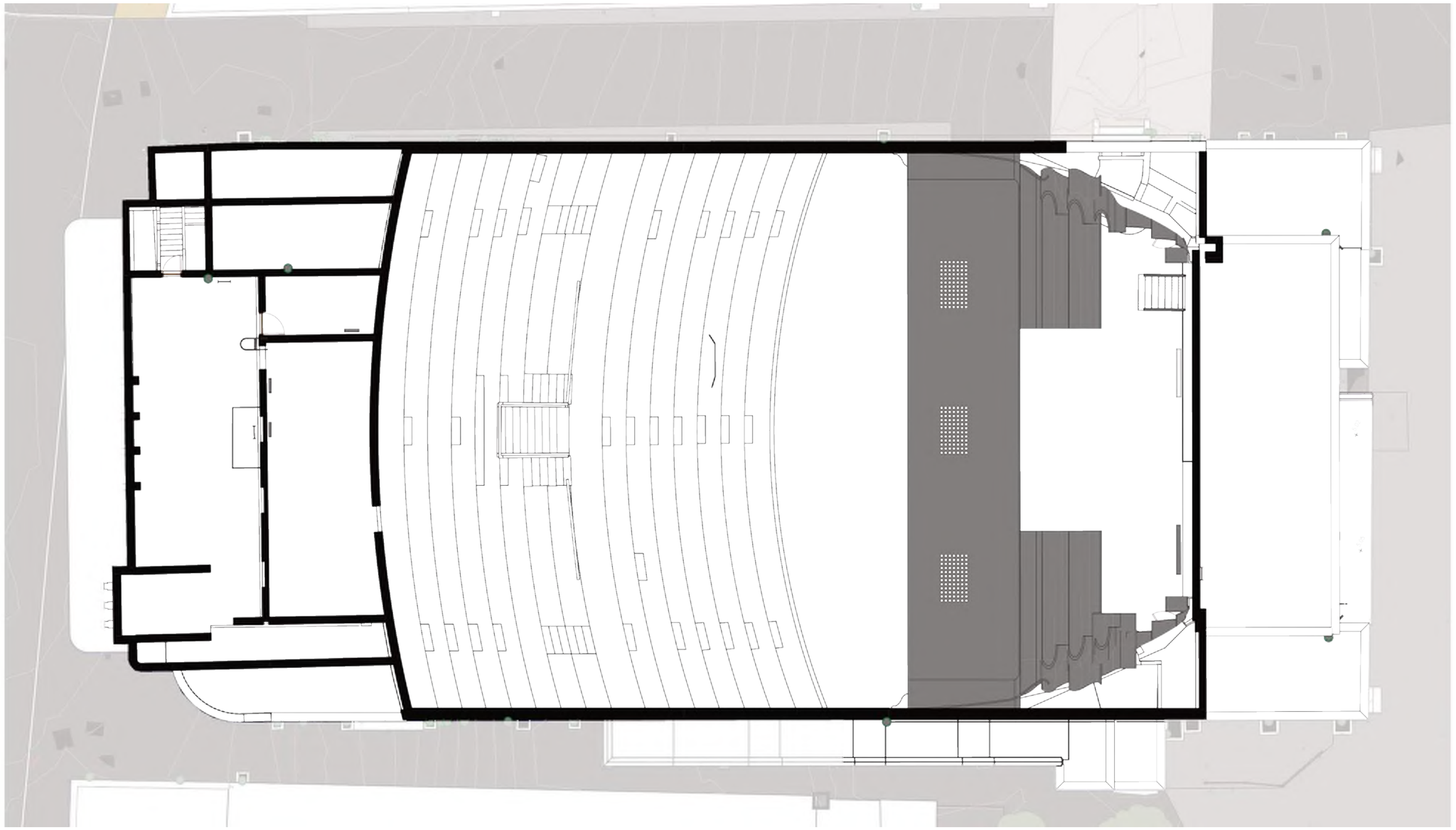

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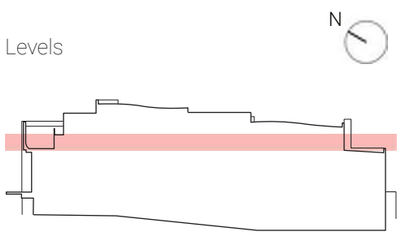

Third Floor Plan

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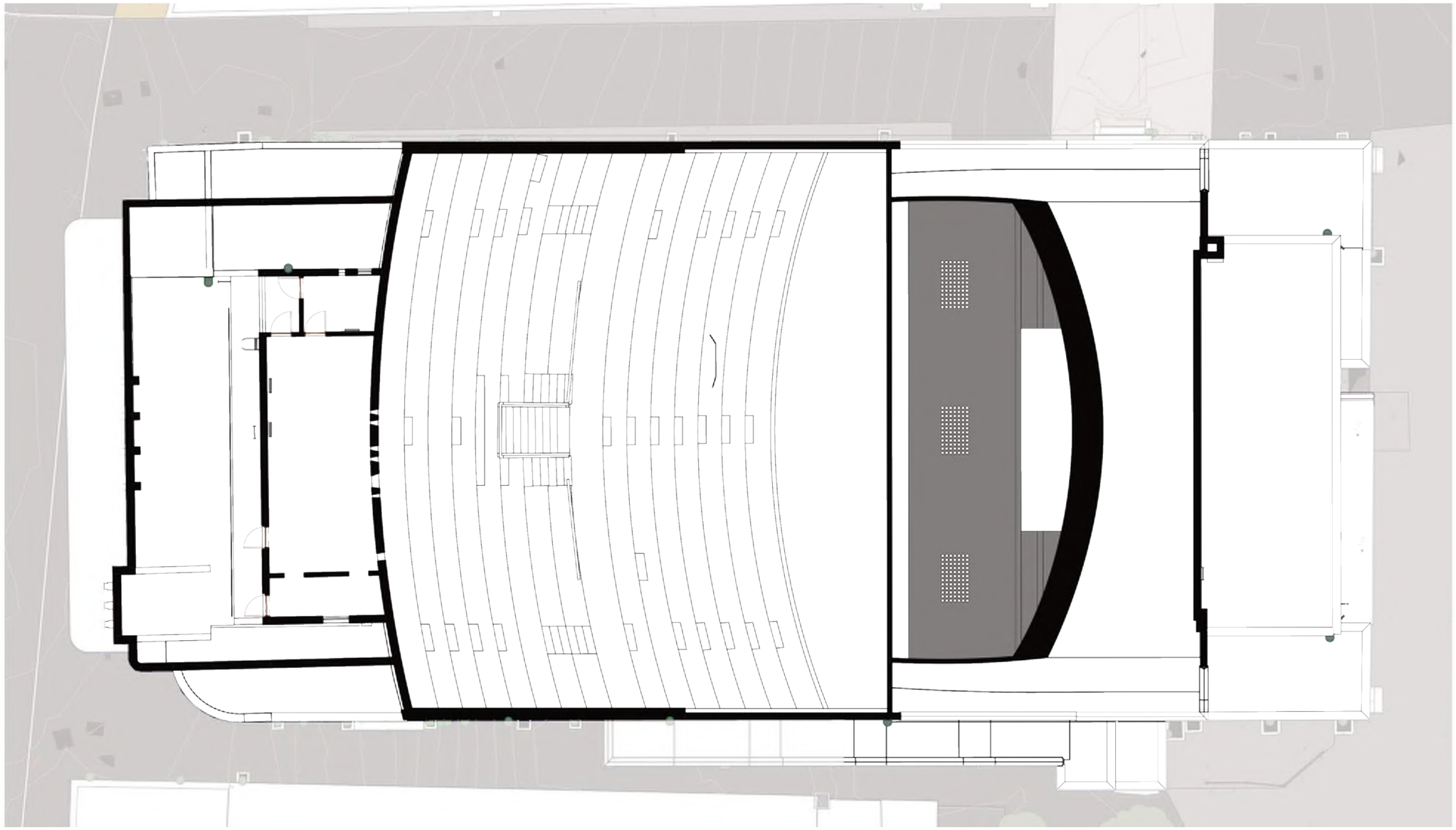
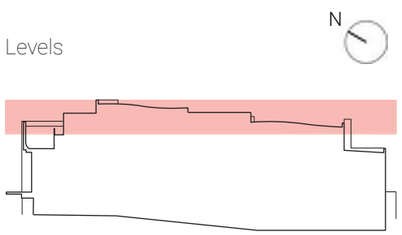


Levels



Long Section A - A

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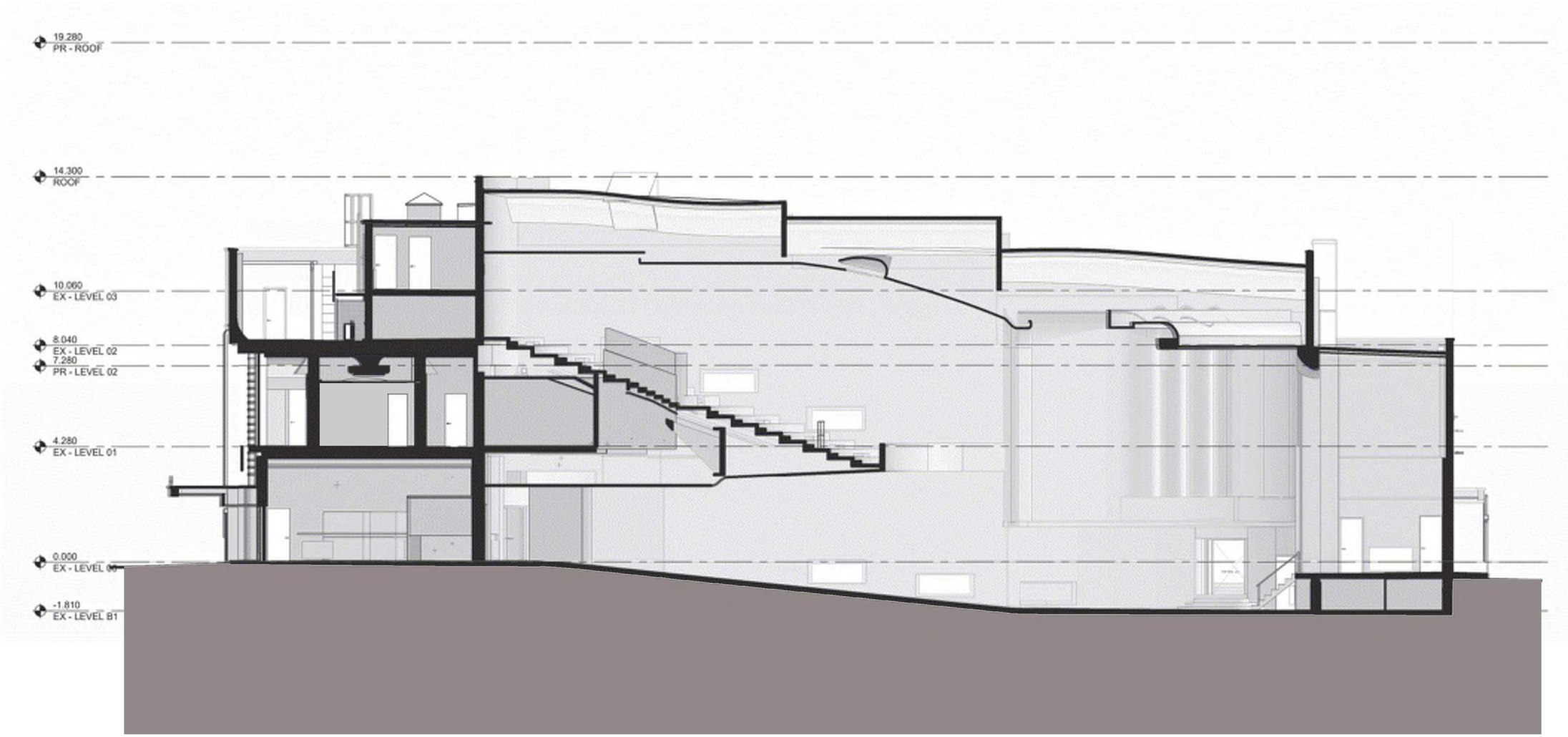
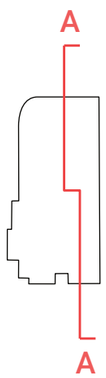


Key
Section



North Elevation

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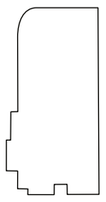
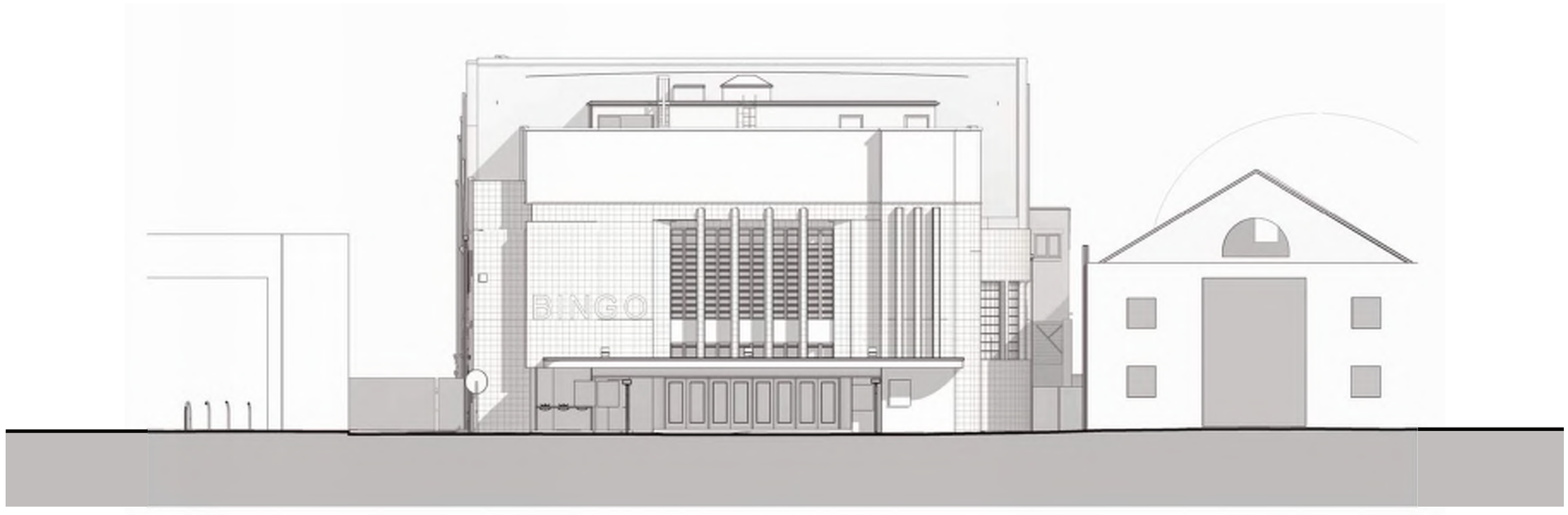
Key
Elevation

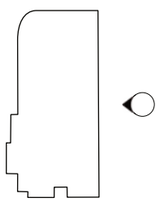


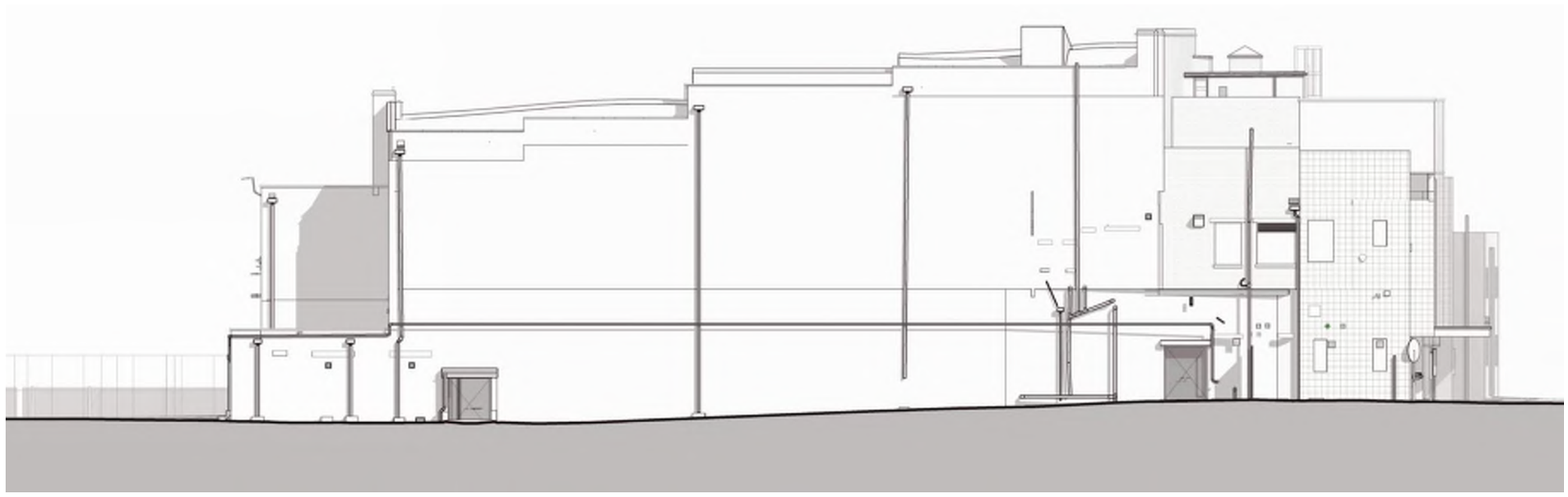


East Elevation

NTS

Key
Elevation





South Elevation

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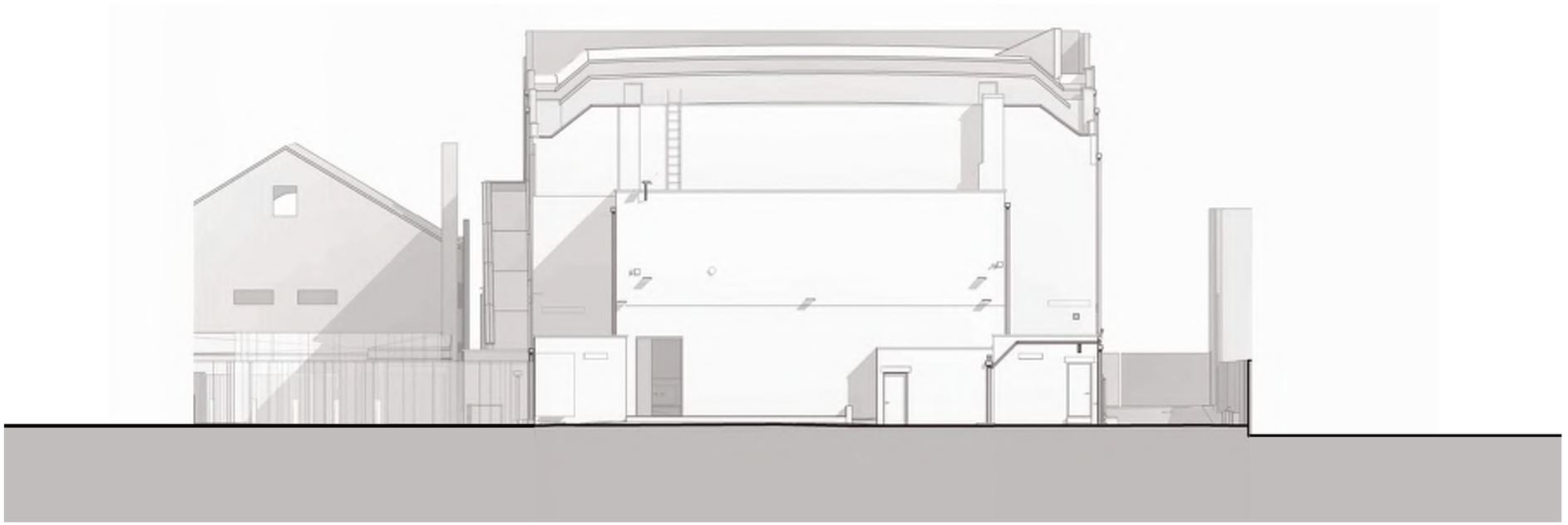
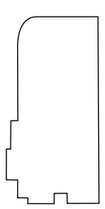
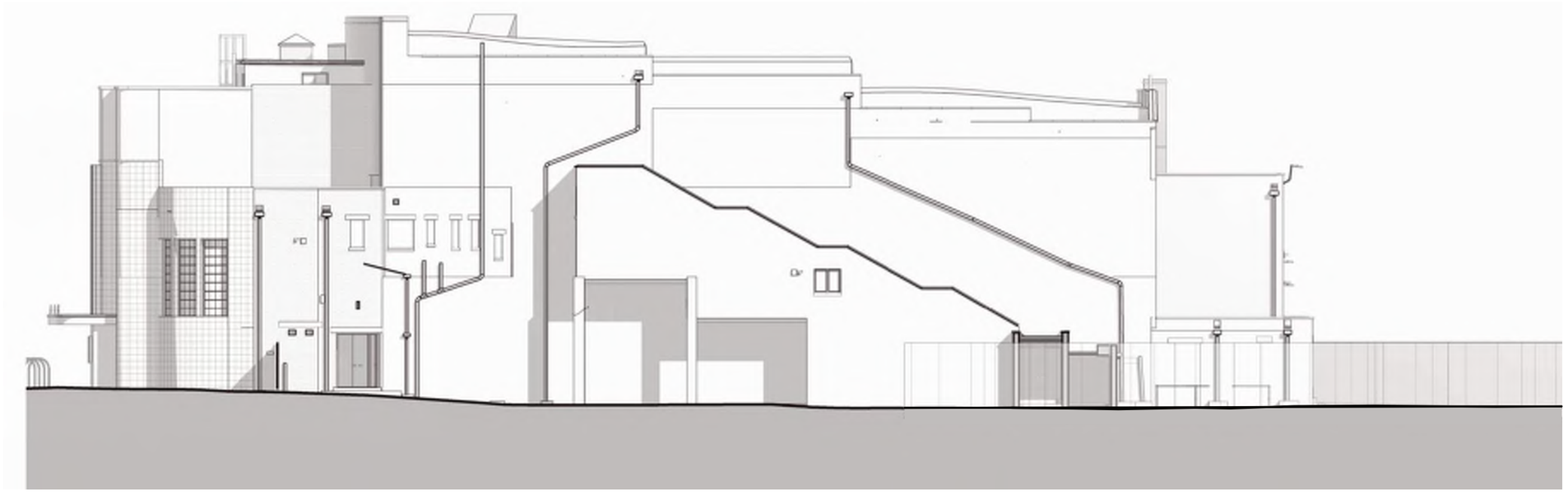


Key
Elevation

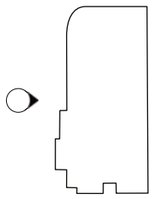


West Elevation

NTS



Key
Elevation



04 Design Development

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Initial Design Strategy

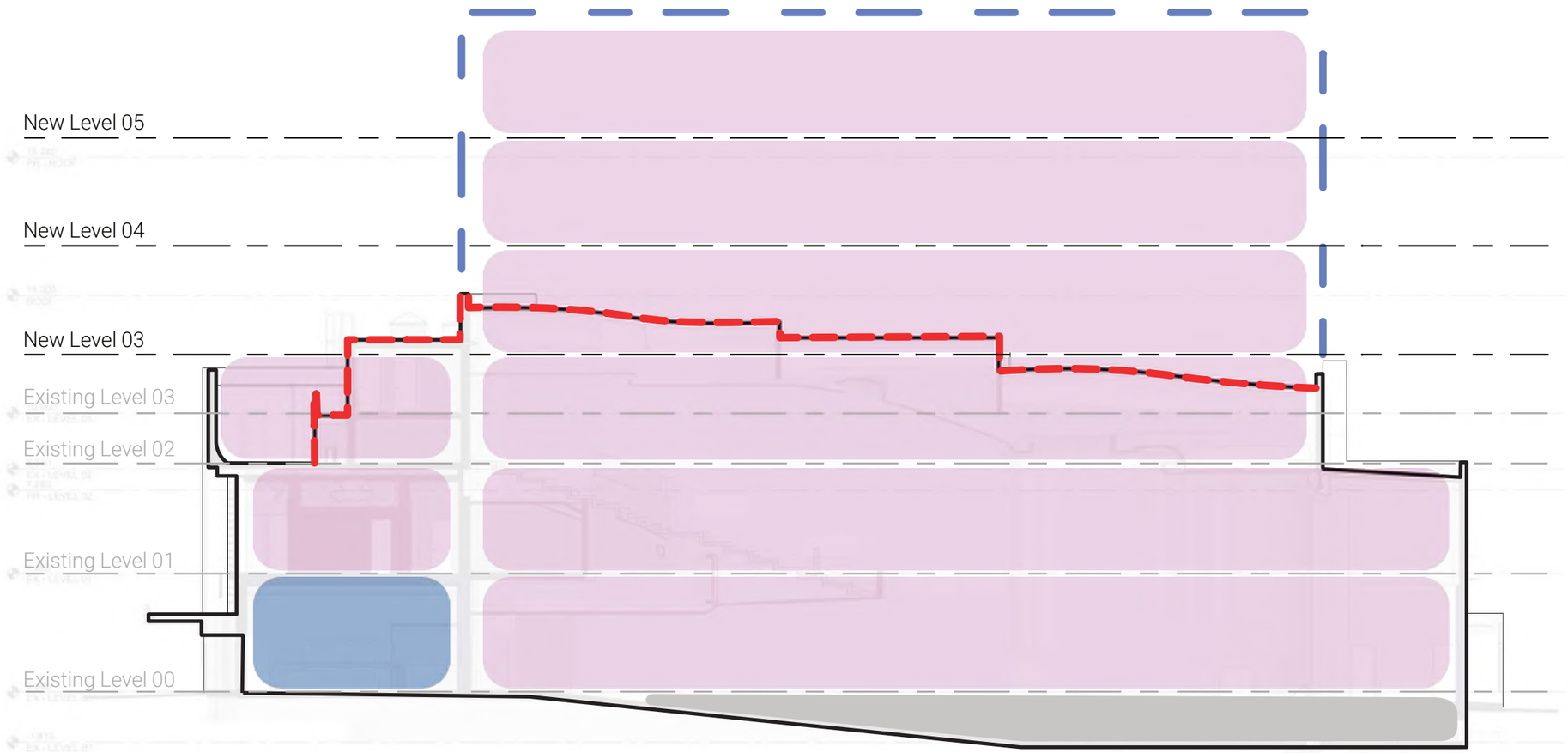
NTS

The proposed development looks to introduce a mix of high quality apartments and retail space within the existing footprint of the former Savoy Cinema, retaining as much of the original structure as possible, to preserve the original massing as well as the heritage of the building being familiar with the former cinema's integral position within Spalding's Conservation area.

The proposal would see the demolition of the existing roof structure and the construction of 3 new levels above the original building as well as retrofit of 3 existing levels within the original massing, to maxise the potential accommodation within the footprint.

The new massing respects the historic form of the building and is set back from the heritage facade to minimise visible impact from street level.

The retail space seeks to reinvigorate the street frontage with what has become a vacant premesis for some time, the residential units aim to offer new unique accommodation to a wide mix of users, offering living spaces directly in the heart of Spalding town centre in a highly sustainable location.



Key

- Retail
- Residential
- Demolition
- New Construction

Submitted Scheme

Plans

Level 00
NTS

Level 01
NTS

Level 02
NTS

Levels 03 - 05
NTS

Submitted Scheme

Section

The submitted scheme provided:

7 no. 1 Bedroom 1 Person Apartments

6 no. 1 Bedroom 2 Person Apartments

16 no. 2 Bedroom 3 Person Apartments

11 no. 2 Bedroom 4 Person Apartments

For a total of **40** new dwellings plus associated ancillary space across 6 levels

And

C. **100m²** of Retail Space

Submitted Scheme

Section

Feedback from the submitted pre application service submitted on 24.11.2025 and a site meeting was held with a conservation officer from South Holland Council on 15.03.2026

The proposed scheme was generally supported by South Holland Council, however two area of concern were raised as potential issues:

1. Height

The proposed massing was too large for the surrounding context.

2. Unsupportable Apartments

An apartment on the first floor has a poor outlook, obstructed by a the neighbouring property. This apartment would not be acceptable in a planning application

Proposed Section

Feedback - To be removed

Revised Design Strategy

NTS

The revised design approach directly responds to the received feedback in several ways:

1. The proposal has been reduced in height by one full storey.

2. Apartments for which any uncertainty around daylight and sunlight levels have been omitted from the scheme. This is particularly those identified by planning officere as well as those above the retail space. These have been replaced by a second level of retail (giving a good opportunity for a restaurant use) at level 01 and a shared external resident's terrace at level 02.

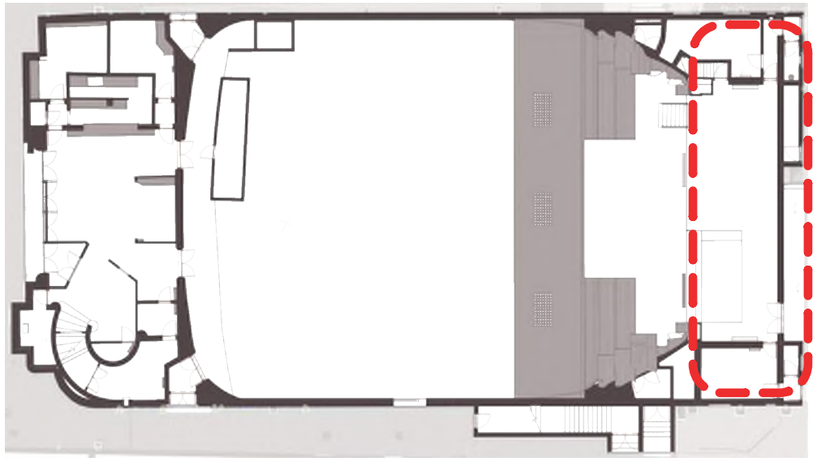
3. Separating the 'front' and 'rear' sections of the building now allows the new levels added into the auditorium space to be compressed, further reducing the overall height.

4. Reviewed fire strategy eliminating superfluous escape Stair

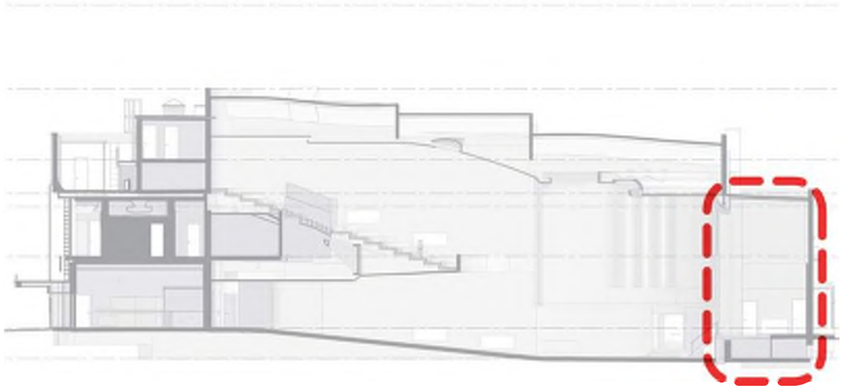
5. Amended Residential Enntrance to suite existing restrictive covenants

The revised design stratgey approaches the existing building slightly differently.

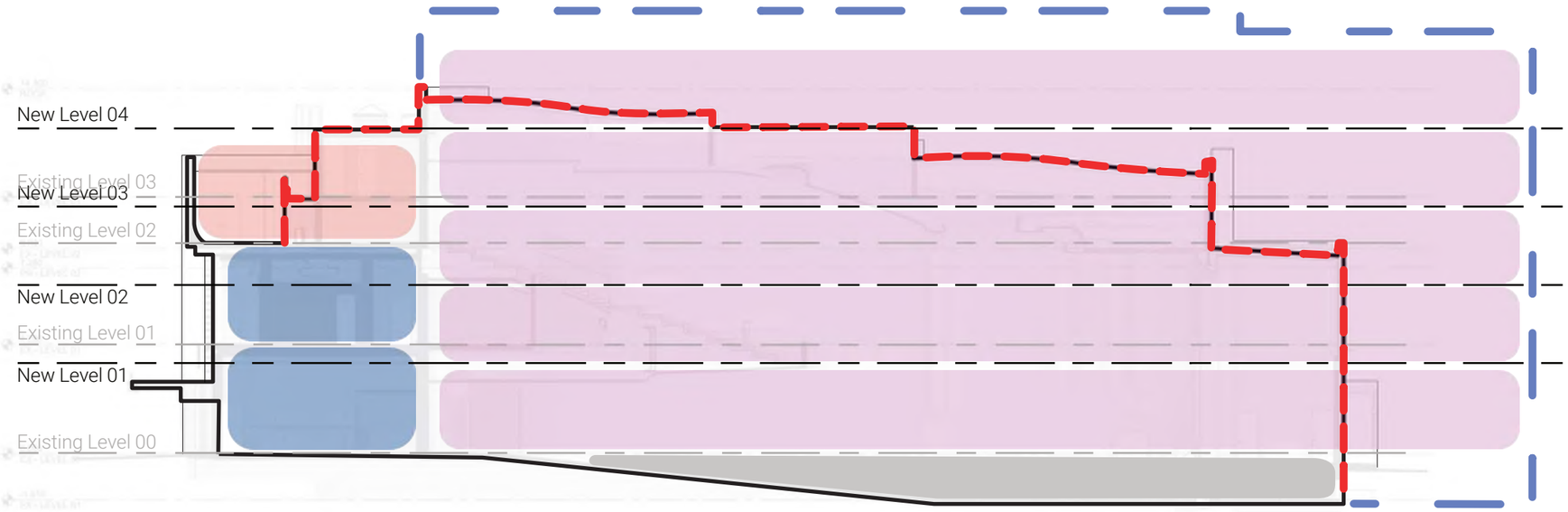
The lower section of building to the rear of the former cinema is proposed for demolition in addition to the roof structure, to allow for a new full height extension to extend toward the rear of the site beyond the original, existing footprint, to maximise deliverable units maintaining commercial viability for the project, while reducing impact to the conservation area.



Level 00
Demolition Strategy



Section
Demolition Strategy



Section
Design Strategy

Key

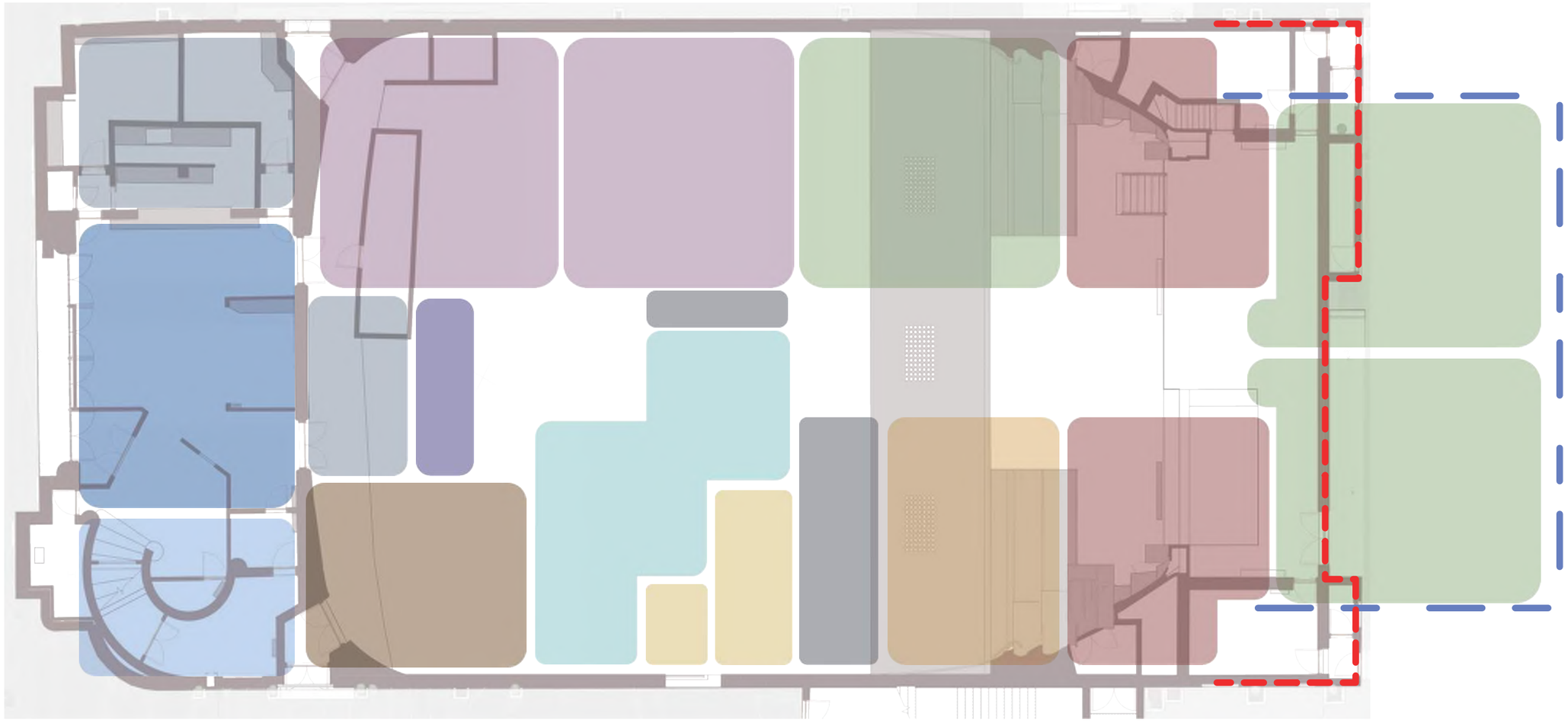
- Retail
- Residential
- Shared Terrace
- Demolition
- New Construction

Revised Design Strategy

NTS

Key

- Retail
- Retail ancillary Space
- Retail Vertical Cirrculation
- 1B2P Apartment
- 2B3P Apartment
- 2B4P Apartment
- Bin Store
- Bike Store
- Plant
- Post Room
- Main Lobby
- Vertical Cirrculation
- Demolition
- New Construction



Level 00

Example Plan Design Strategy

05 Proposed

Ground Floor Plan

NTS

Key

Access

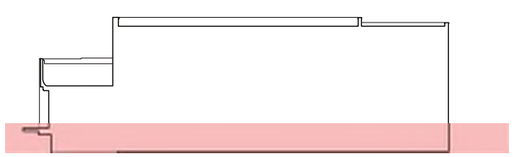
- Entrance
- Exit

Key

Function

- Retail
- 1B2P Apartment
- 2B3P Apartment
- 2B4P Apartment
- 3B4P Apartment
- Vertical Circulation
- Shared Space
- Lobby
- Ancillary Space

Key



First Floor Plan

NTS

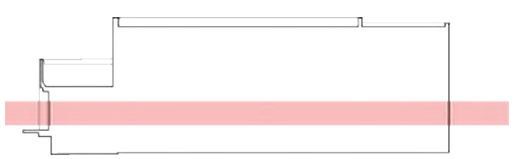
Key

Function

- Retail
- 1B2P Apartment
- 2B3P Apartment
- 2B4P Apartment
- 3B4P Apartment
- Vertical Circulation
- Shared Space
- Lobby
- Ancillary Space

Key

Levels



Second Floor Plan

NTS

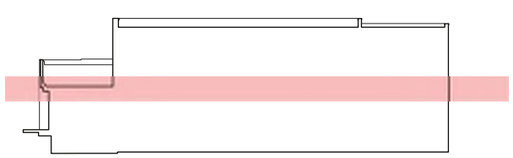
Key

Function

- Retail
- 1B2P Apartment
- 2B3P Apartment
- 2B4P Apartment
- 3B4P Apartment
- Vertical Circulation
- Shared Space
- Lobby
- Ancillary Space

Key

Levels



Third Floor Plan

NTS

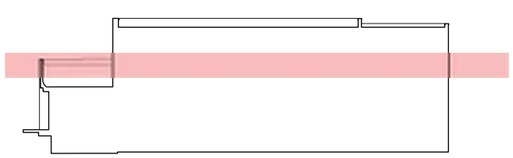
Key

Function

- Retail
- 1B2P Apartment
- 2B3P Apartment
- 2B4P Apartment
- 3B4P Apartment
- Vertical Circulation
- Shared Space
- Lobby
- Ancillary Space

Key

Levels



Fourth Floor Plan

NTS

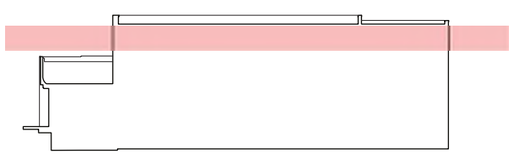
Key

Function

- Retail
- 1B2P Apartment
- 2B3P Apartment
- 2B4P Apartment
- 3B4P Apartment
- Vertical Circulation
- Shared Space
- Lobby
- Ancillary Space

Key

Levels



Roof Plan

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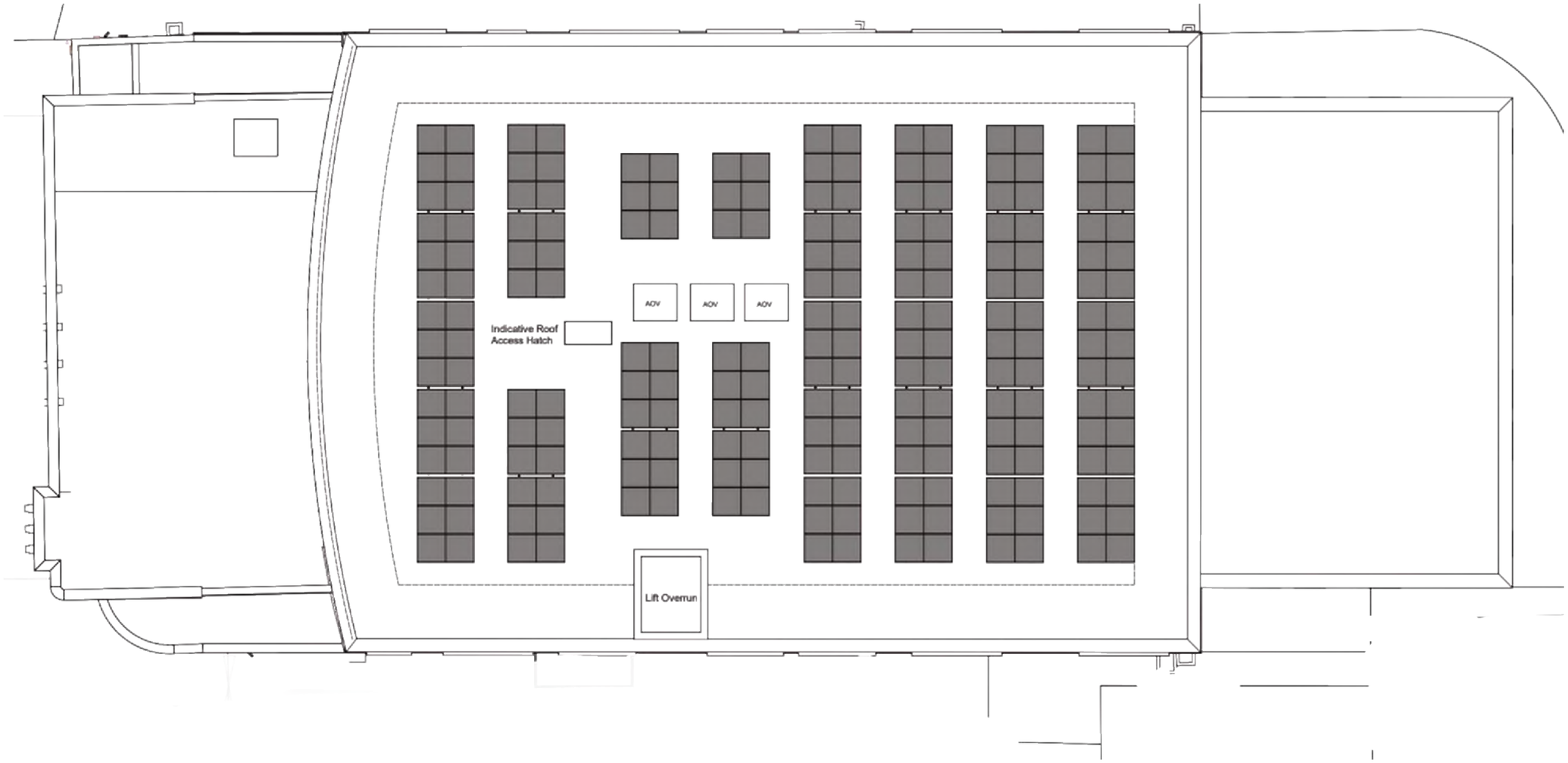


Key

Levels

Site Plan

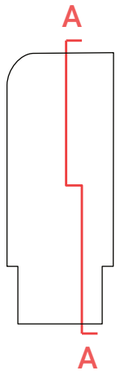
NTS

N

Long Section A - A

NTS

Key
Section



North Elevation
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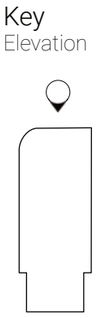
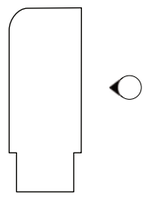
Key
Elevation



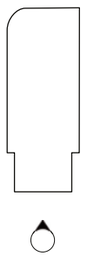
East Elevation
NTS

Key
Elevation



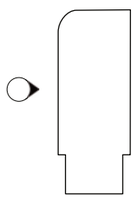
South Elevation
NTS

Key
Elevation



West Elevation
NTS

Key
Elevation



Schedule of Accommodation

The schedule of accommodation for the proposal is summarised in the tables below.

The separation of usage is highlighted opposite. Note only levels 00 and 01 are mixed use, the remaining levels are 100% residential usage so have not been shown.

Level	Residential (Units) 1B2P	2B3P	2B4P	3B4P	Total
00	2	2	3	0	7
01	2	2	4	0	8
02	3	0	5	0	8
03	2	0	5	2	9
04	2	0	5	2	9
Total	11	4	22	4	41

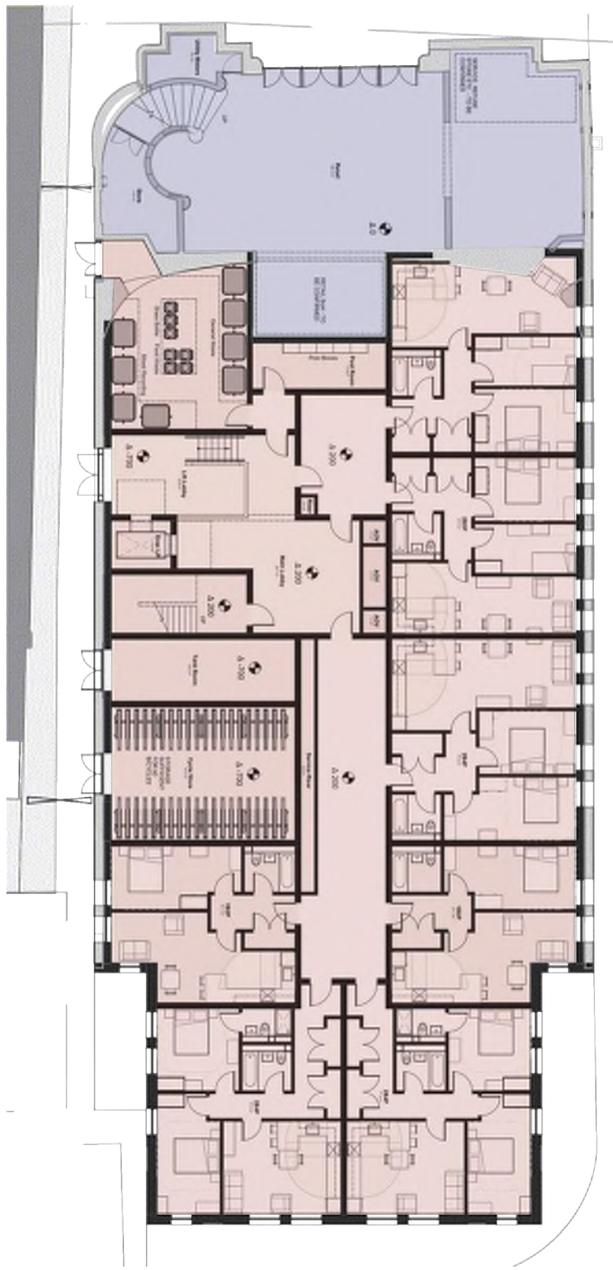
Level	Retail Area /m^2
00	166.5
01	131.7
02	0
03	0
04	0
Total	298.2

Key

Usage

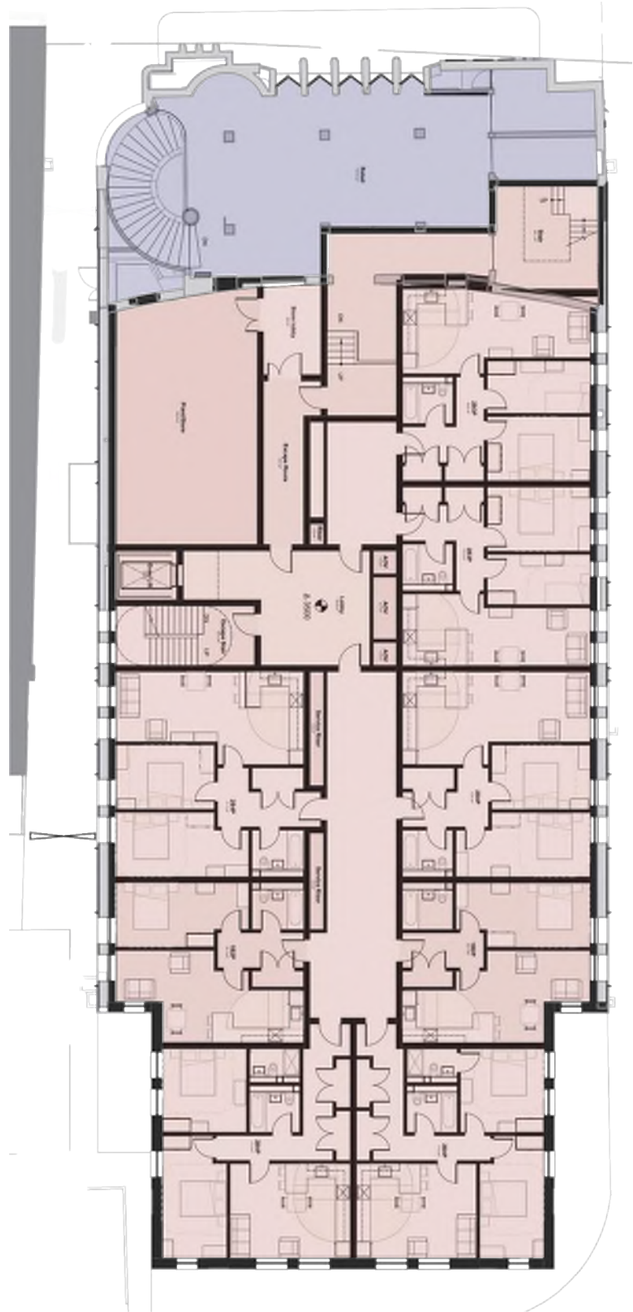
Retail

Residential



Level 00

Usage - NTS



Level 01

Usage - NTS

06 Appearance

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Existing Materiality

1. The primary material to the street facing elevation are tiles original to the Savoy Cinema in both a cream and green colour. The Green highlights the strong vertical elements of this elevation. These materials are to be retained due to their historic significance and contribution to the conservation area. The vertical

2. Also on the primary elevation, the upper section of the building has been rendered in a cream colour to match the existing tiles below. This treatment has been used where the original building has been altered to improve the visual appearance and is to be retained to replaced like for like depending on condition.

3. The remainder of the building is constructed in a traditional red brick however, this is in poor condition, several older, disused openings have been infilled and mortar joints requiring repointing. This material will be retained but generally will require refinishing - a render finish, taking cues from the treatment of the primary elevation, would be an acceptable treatment.

Proposed Materiality

As mentioned, Existign materials which significantly contribute to the conservation area will be retained and serve as the foundation for the colour palette for the proposed scheme.

New proposed materials include

1. New render to existing delapidated brickwork and to the additional level to the top of the building. In a colour to complement the existing tiled facade.

2. Darker render sections trimmed with an aluminium channel to accentuate the vertical elements of the elevation design, again taking cues from the existing.

3. New rear extension to be constructed in a complementary red brick tone, highlighting this area as a defined addition to the original massing. This will tie into a band of exposed brick at the lower level of the existing massing to

Retained Original Tiles

1. Proposed Light Shade Render

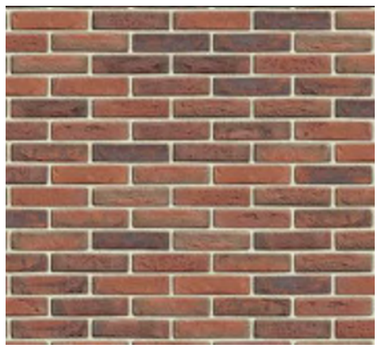
SIKA Mineral G00 Natural White or similar

2. Proposed Dark Shade Render

SIKA Mineral G20 Off White or similar

Original Brickwork

Retained at lower Level

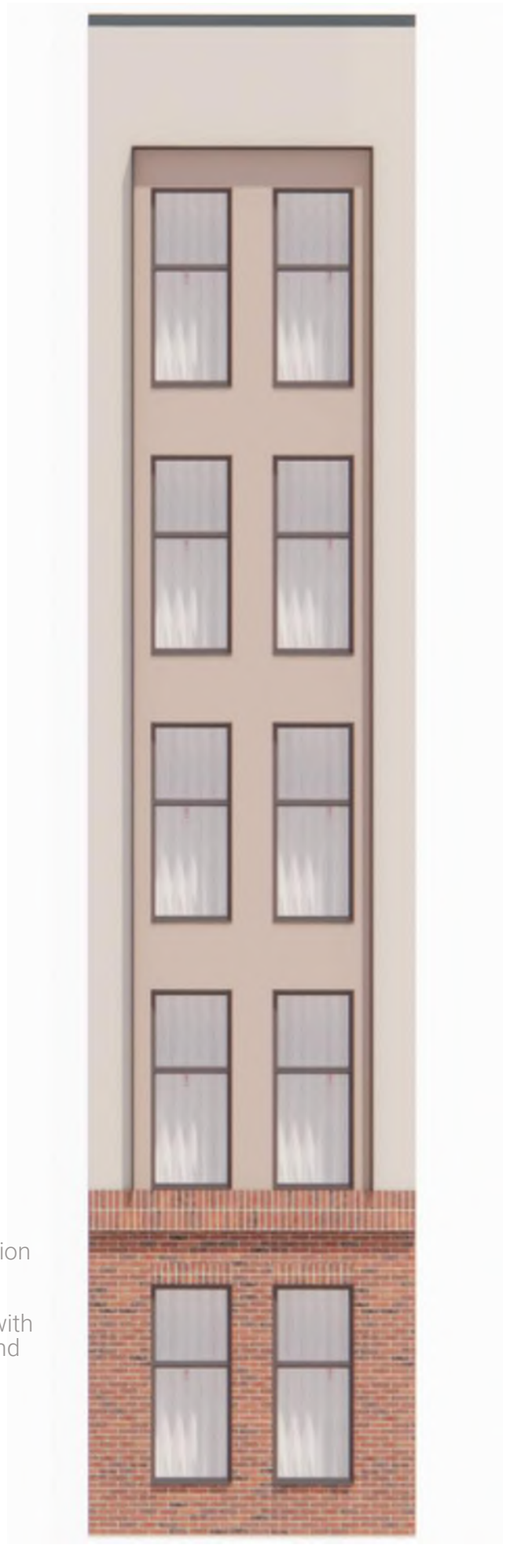


3. Proposed Brickwork

Vandersanden Bromley Red Multi or similar

Elevation Renders

The opposite strip diagrams demonstrate the materiality of the two primary proposed elevations.



1. Redeveloped Elevation

Retained Brickwork to lower section with Soldier detailing

Rendered to the upper sections with darker shad between windows and decorative aluminium surround

2. Extension Elevation

Simpler full Brick facade in brick tone to complement the existing with soldier details

Brick reveals to balance fenestration pattern

View From Westlode Street

The proposed development does not significantly impact the view from street level and allows the heritage character of the main facade to remain the key focal point.

View From Rear Carpark

The Extension to the rear of the building is in a contemporary style with regular and well proportioned openings. The proposed brick tone is chosen to complement the existing brick where thi will remain exposed as well as the surrounding context.

07 Access and Servicing

Proposed Access and Egress

The proposed retaill entrance is retained on the northern elevation, accessed from Westlode Street, reinstating the historic active street frontage.

Proposed residential access is via a side access route located between the former cinema and the adjoining building. This approach leads to a centrally positioned entrance lobby serving the residential accommodation. The lobby provides direct access the protected stair core, which form the primary means of escape and enable safe egress from all floors in the event of a fire.

Access is provided from the carpark via the same side street to the west, ensuring permeability.

Service entrances for the plant/sprinkler tank room, access to cycle storage and exit from the bin store are also along this side street.

Both approaches will be security controlled by fob access gate

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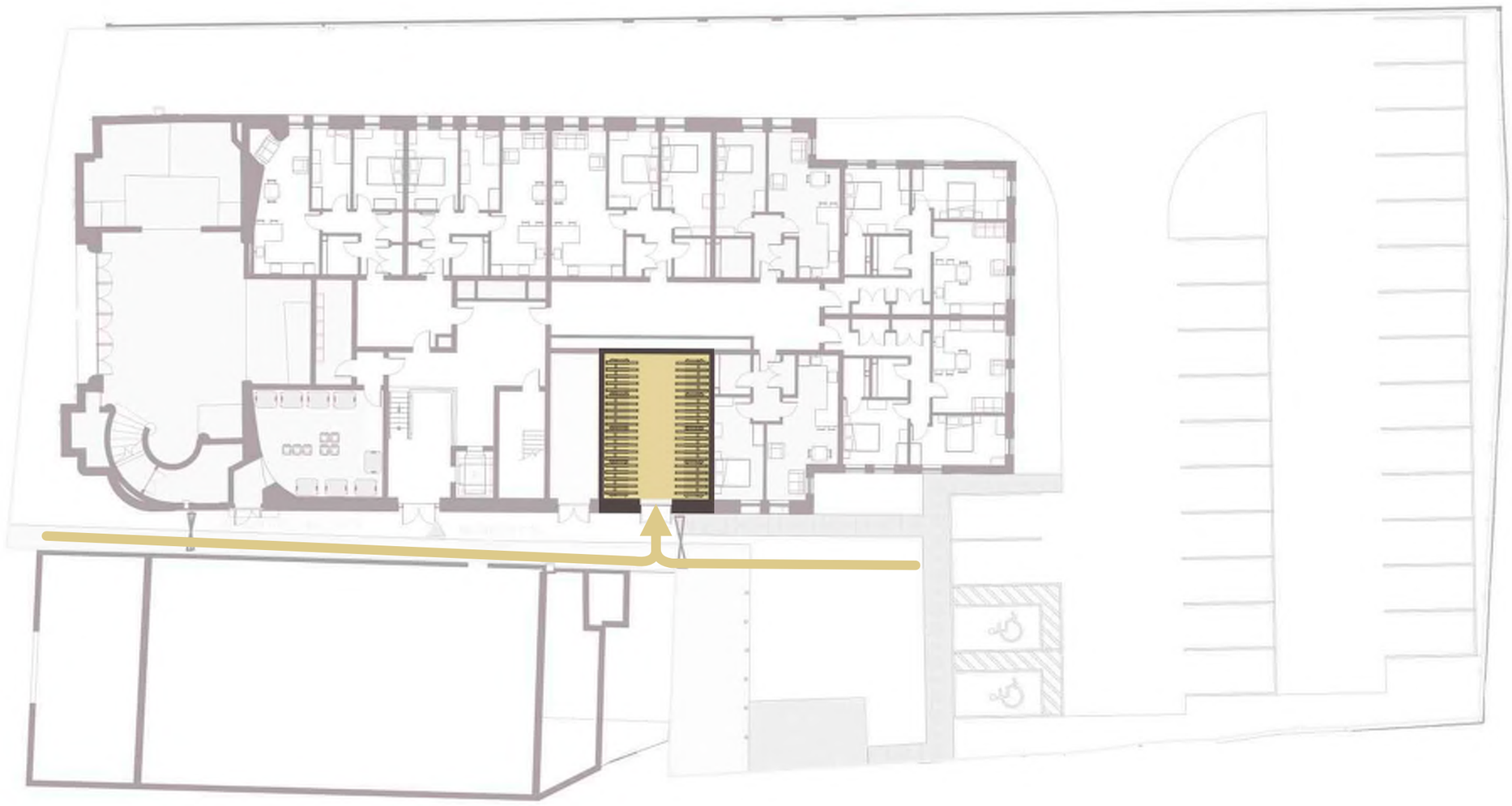
Proposed Cycle Storage

The proposal provides secure internal storage for 80 no. Bicycles using double level gas assisted units.

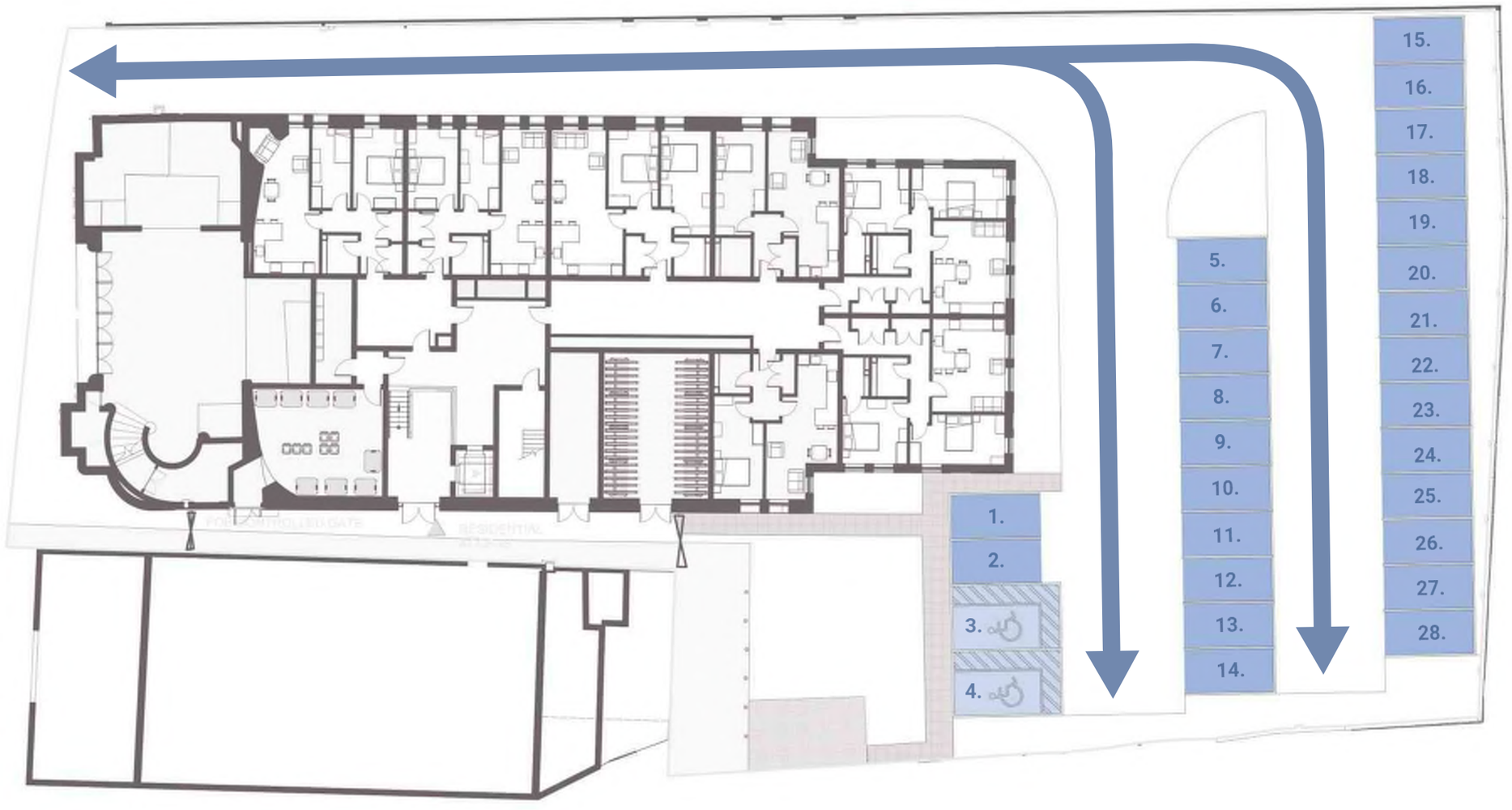
The storage area is accessed only from the outside of the buiiding on the west elevation for convenient and safe access as this area secure and the entrance point for the residential units, being accessed easily from both the front and rear of the property.



Proposed Vehicle Parking

The rear yard of the property has historically been used as informal vehicle parking, the proposal looks to retain the usage of this area as parking.

The proposed layout provides **28 no.** Parking bays including **2 no.** UA bays with level access to the residential entrance on the building's west elevation.



Proposed Refuse Storage & Collection

The proposed refuse store is also located off the west elevation of the building also accessed internally for ease of disposal of waste.

Provision for waste storage has been calculated based on total occupancy levels using the following waste production guidelines, assuming once weekly private collection:

General Waste 30L per Person per Week
(4 x 1100L waste bin)

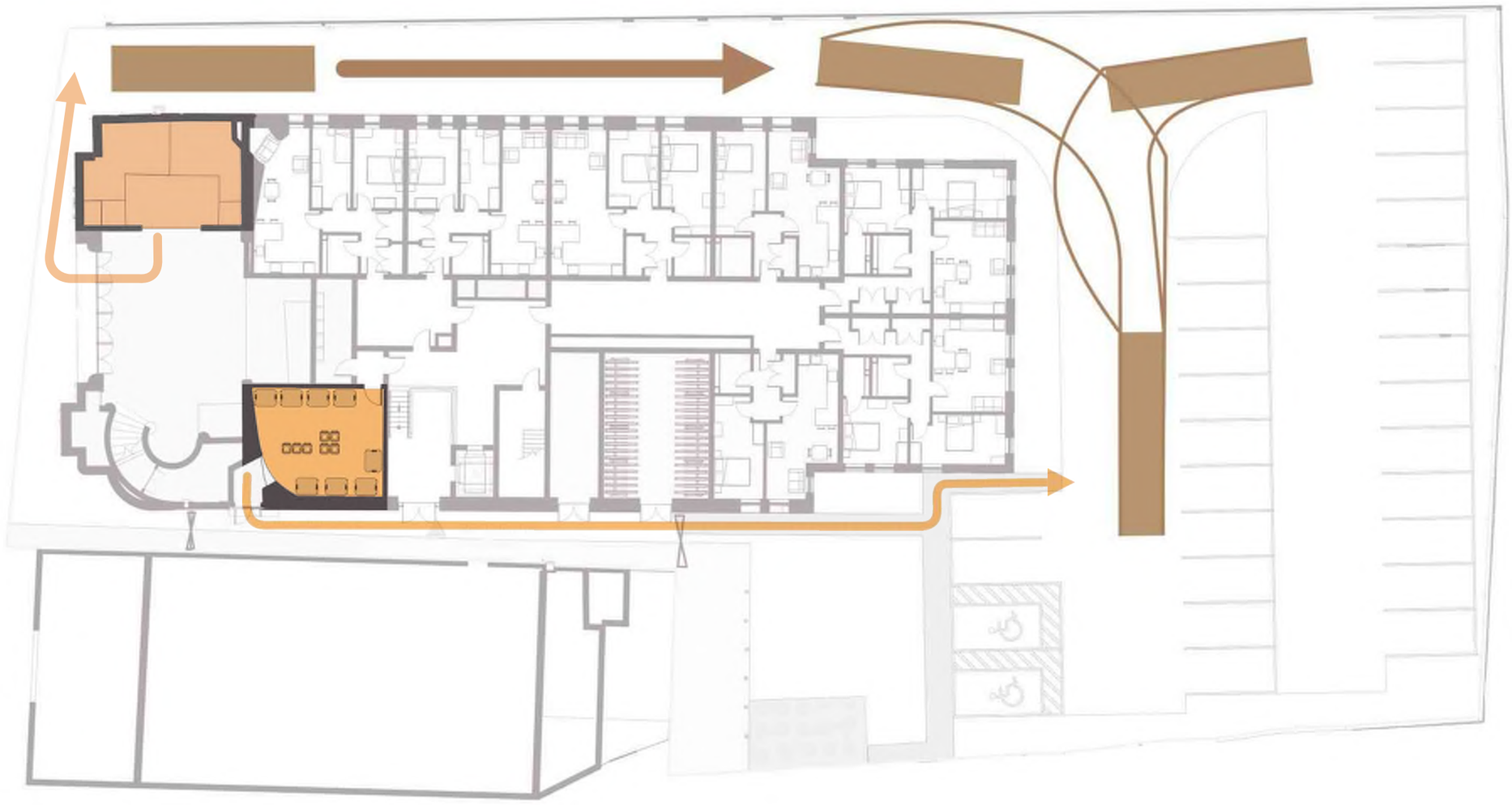
Mixed Recycling 30L per Person per Week
(4 x 1100L waste bin)

Food Waste 6L per Person per Week
(4 x 240L waste bin)

Glass Recycling 5L per Person per Week
(3 x 240L waste bin)

Colletion is possible from the rear of the property, the car park layout facilitating a turning head for the waste collevction vehicle.

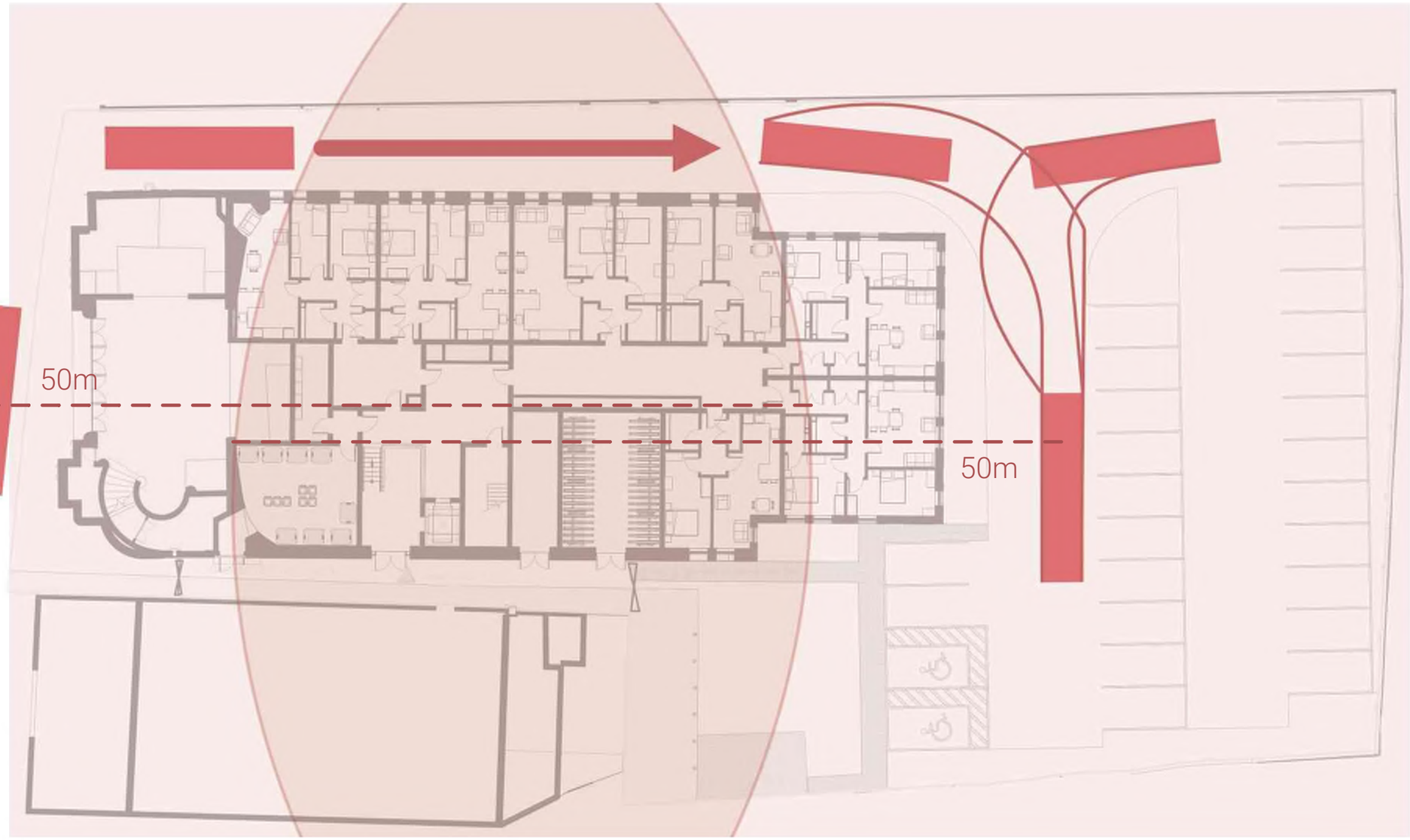
Commercial collection is also possible from the vehicular access point along the eastern elevation, waste stored in an anticipated Back of House area. Full details of refuse storage is not available without a commercial occupier identified.



Proposed Emergency Service Access

The parking area at the rear of the propoerty allows for a fire tender vehicle to fully turn allowing access to the rear of the building.

While accessing from the rear carpark and from westlode street to the North, fire tender can reach all elevations and entrances to the building within a 50m hose length.



08 Sustainability

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Biodiversity Net Gain

The existing site contains very little greenspace, only provided through a lack of maintenance where weeds begin to grow up through the gravel. A single mature tree sits on the western edge of the site

As such this scheme is believed to be exempt from a statutory increase in biodiversity via De Minimis regulations.

The proposed scheme however, does introduce some areas of soft landscaping to the rear of the develoment, providing a high quality external space and acting as a privacy buffer, where possible, for ground floor units with outlook toward the parking area.

Total Area of soft landscaping proposed:

316.6m²

Exisitng Site Photogrpahs

Existing conditions

Site Plan

Proposed Soft Landscaping - NTS

09 Conclusion

NORR

09 Conclusion

The client’s ambition is to enhance the existing provision of the building by sensitively refurbishing this historic landmark within Spalding. The proposals seek to reinvent the former cinema through the introduction of high-quality, modern residential apartments, complemented by new retail space at ground floor level. This approach re-establishes an active frontage to the former cinema, ensuring the building is brought back into productive use while contributing positively to the vitality and character of the town centre.