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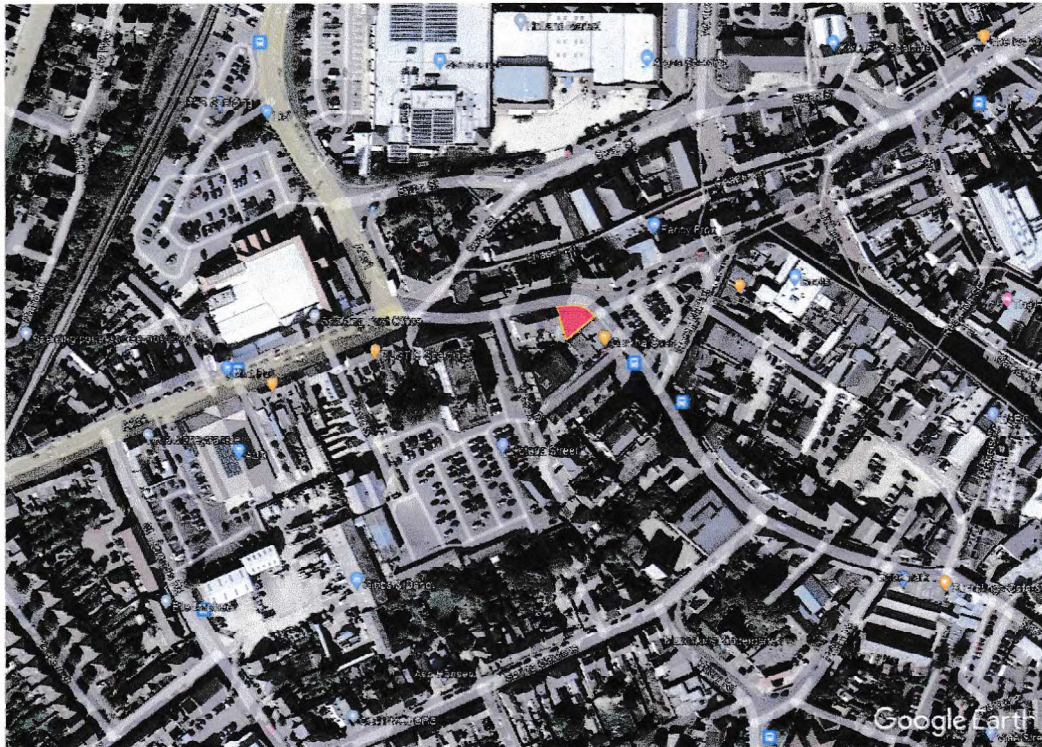
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## **1. AIM**

- 1.1 The application is for permission to demolish a disuse red brick air raid shelter and replace this with a terrace of 3no two bed dwellings
- 1.2 The applicant is seeking the approval appearance, materials, access and scale of the proposal
- 1.3 This Design and Access Statement forms part of the application providing information and supporting evidence for the proposal.

## **2. SITE LOCATION**

- 2.1 The site is located in Spalding town in a secondary position in Station Street in an area within walking distance of all amenities that Spalding has to offer.

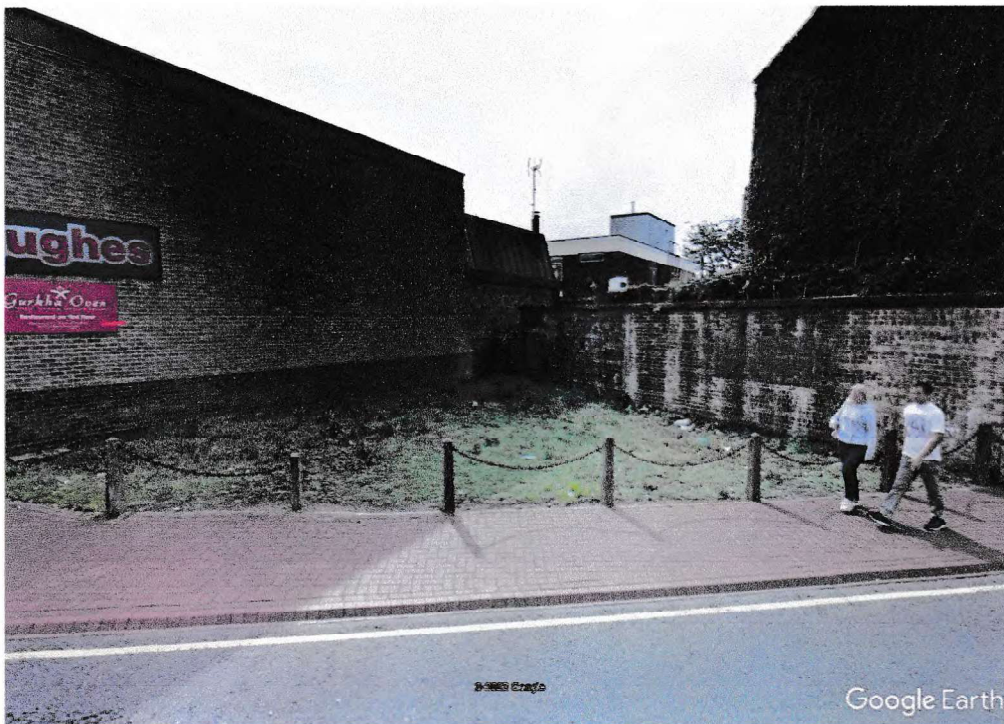


Site identified in red

The site is between Hughes Electrical and no 19 Station Street opposite The Spalding Market (grocery shop) to the north and the Sheep Market car park to the east.

### 3. **SITE & SURROUNDINGS**

- 3.1 The site is currently vacant and has been such for a number of years, the last previous known use was for advertising hoardings which were taken down by the current owner for safety reasons as these were rotting and becoming unstable.
- 3.2 The air raid shelter on the site has no access and will be recorded for historical purposes prior to its demolition.
- 3.3 Either side of the site are retail units. Many of these units are charity shops, hairdressers/barbers and nail shops
- 3.4 To the east is the Sheep Market car park leading through to the town centre



view of site from opposite, air raid shelter to the right.

Design and Access Statement  
Proposed 3no two bed dwellings  
at Station Street  
Spalding

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View along Station Street towards Winsover Road, air raid shelter in foreground on left



View east towards Sheep Market car park.

#### **4. PLANNING POLICIES**

The South East Lincolnshire Local Plan adopted March 2019

The National Planning Policy Framework (NPPF) amended 2019

Town centres are, according to the Local Plan, facing challenges from on line shopping and out of town shopping centres resulting in the reduced demand for retail units in secondary positions

It is recognized that by introducing residential units within towns plays an important role in enhancing the vitality and viability of town centres.

Town centres should be allowed to grow and diversify in a way that can respond to rapid changes allowing a suitable mix of uses including residential housing.

#### **5. SCALE**

- 5.1 The proposed design follows the theme of the adjacent three storey terrace fronting Station Street but is reduced to two storey to sit between the existing three storey and the flat roof of the building to the east. Whilst subservient to the three storey terrace it stands above the flat roof and brings the eye level down smoothly from the taller buildings to the lower one.
- 5.2 The average size for a 2 bed dwelling is 64 sq m. the proposed are slightly above this.

#### **6 APPEARANCE**

- 6.1 The proposal is designed to complement the adjacent three storey terrace by using a red brick with eave detail, imitation slate roof covering and double hung, double glazed timber sash windows. Reconstituted stone window head and cills replicate those adjacent. The use of black metal rainwater goods will complete the appearance.

#### **7. ASSESSMENT OF IMPACT UPON CONSERVATION AREA**

- 7.1 The application site is on the outer edge of the conservation area. The design of the proposal is sympathetic to it being within these boundaries and the location can only be enhanced by the removal of the existing air raid shelter and the development of this brownfield site.
- The style and scale enables it to sit comfortably between the height of the row of three storey units to the west and the contemporary flat roof unit to the south east . The proposal will have sufficient strength of design and detail to attract away from the somewhat bland appearance of the adjacent building.

The proposal can only improve this derelict area within the conservation area

## **8. PARKING & AMENITY SPACE**

- 8.1 As a town centre development no parking facilities will be made available. On street parking is available and there are two car parks in the immediate vicinity. Parking is not available to many of the flats over shops or for dwellings within the centre of town ie the recent development in Short Street
- 8.2 Cycle spaces will be provided with a minimum of one per dwelling
- 8.3 The open area to the rear will be fenced off from the access to Victoria Street. A small patio area will be provided outside the rear window/ door and the remaining area will be suitably paved as a shared

## **9. ARCHAEOLOGY**

- 9.1 A written scheme of archaeological investigation will be submitted to and approved by the LPA prior the commencement of the building works and will be in accord with the archaeological brief supplied by the LCC Historic Environment advisor on behalf of the LPA:-
- An assessment of significance and proposed mitigation strategy
  - A methodology and timetable of site investigation and recording
  - Provision for site analysis
  - Provision for publication and dissemination of analysis and records
  - Provision for archive deposition
  - Nomination of a competent person/organization to undertake the work
  - The scheme to be in accord with the Lincolnshire Archaeological Handbook
- 9.2 The LCC Historic Environment Dep will be informed of the intention to commence a min 14 days before the start of archaeological work to facilitate monitoring arrangements.
- 9.3 A copy of the final report shall be submitted to the LPA & the Lincolnshire Historic environment Record within 3 months of the work being carried out.

## **10. GENERAL**

There is little demand for additional retail units within this secondary location, there are small retail units which become available on a regular basis. The use of retail units is on a steady decline due to on-line buying and a greater number of parcel delivery services becoming available to service that market.

The provision of dwellings in this central location will introduce more people into the town to spend their time in the main shopping centre, in the markets and in the evening in the pubs, clubs and restaurants and will hopefully restore some of the vibrancy the town seems to be lacking.