HERITAGE, DESIGN AND ACCESS STATEMENT AND HERITAGE IMPACT STATEMENT

IN RESPECT OF

PAINTING OF SHOP FRONT, ADVERT SIGN AND ASSOCIATED LIGHTING

TO

25 NEW ROAD,
SPALDING, PE11 1DQ.

Churley & Associates

JULY 2026

1. GENERAL

This Design and Access Statement is prepared to assist in the planning process in respect of the development that has taken place. The development relates to the external ground floor only, the commercial part of this building.

25 New Road is a Grade II listed building on the junction with Pinchbeck Road. The building is three storey inclusive of accommodation within the up and over slate clad pitched roof. Walls are painted brick with timber framed windows and shop front with painted render stall riser panels beneath the shop front window cill and pilasters. Previously on display was a traditional painted timber facia.

Access to the ground floor premises is via a glazed and wooden framed door located on the corner of the building at the junction with Pinchbeck Road.

2. EXISTING PREMISES AND USE

The existing premises comprises of a two/three storey end of terrace mixed use building. The ground floor comprises of a takeaway (sui generis) premises and to the first floor being a residential flat accessed via separate entrance door.

3. THE DEVELOPMENT.

The development is retention of the newly installed advert sign with associated lighting and the painting of the wooden shopfront frames and pilasters. This relates to the commercial ground floor premises only that outwardly faces New Road and Pinchbeck Road.

4. SCALE OF DEVELOPMENT

As stated the development is the newly installed advert sign with associated lighting and the painting of the wooden shopfront frames etc., so no additional space will be created.

5. EXTERNAL APPEARANCE

The proposals will not in any way increase or decrease the floor space of the property, this will remain as existing.

The shop front wooden frames were previously painted blue as per the attached photographic records. The applicant was unaware of the constraints associated with this Grade II building and without consultation or consent proceeded to change the colour of the wooden shop front frames. They have been painted yellow as evidenced within the accompanying photographic evidence.

The new shop frontage including frames and pilasters are intended to be repainted in black, a more traditional tone. The masonry remains untouched.

The advert sign has been applied to the facia board. A more detailed analysis of the sign board and materials are attached but in essence the advert sign is of aluminium composite with applied lettering.

There is a mix of existing spot lighting around the facia and the addition of a low profile LED trough lighting.

6. LANDSCAPING

The landscaping of the site will remain as existing and is noted to be very limited.

7. ACCESS

a) Access to site and premises

Access to the site and premises will remain as existing to the ground floor shop and first floor flat.

b) Parking

Parking will remain as existing although there is no noted on-site parking.

c) Road Layout

The existing road layout provides easy access to the site for both emergency services and the public. The site is also within easy reach of public transport provision.

d) Fire Escape and Access

Fire escape and access arrangements will be as existing.

8. APPRAISAL

a) Physical, Social and Economic Context

The proposed development will have no adverse effect on the environment and has attempted to have been designed to be in keeping with the existing and other properties in the area of which there is a significant variation of.

b) Consultations

None

c) Evaluation of Scheme

When preparing the planning application and following consultations with the property owner it was felt that these proposals would be acceptable not only to the Local Authority but should have no adverse effect on the environment or any adjoining owners. There is no loss of light to either this property or any others in the vicinity. The lighting level is reasonable and not excessive.

9 . HERITAGE IMPACT STATEMENT AND ASSESSMENT

The proposals are considered to be beneficial to this area in that the proposed appearance does not distract from the discernible extent of heritage values of the building including character and appearance.

The proposals take the character and detailing into consideration to reflect the existing building and surrounding buildings. There is a minor impact by altering the standard of the existing elevation with the introduction of the advert sign and minor lighting addition.

The design is sympathetic of the existing and adjacent buildings especially to those that have areas that have been presented and altered in similar ways.

The proposal does not adversely impact upon the special character or interest of the area. In general minor impact upon the heritage asset is considered along with the area.

This building along with the remainder of the properties do not particularly form a uniformed pattern of development and this proposed minor development seeks to improve the asset. This proposal relates entirely to the external appearance but at the same time will provide for an inviting premises within the area. The form of development does not seem to stand alone but merely blends in with the remainder of similar developments.

Special consideration in terms of external appearance has led to the design maintaining the general pattern of design. This enables the development to sit within the street scene without obvious cause for harm to the street scene.

10 . SITE PHOTOGRAPHS.



Pre-existing site photograph showing previously blue painted external joinery.



Shop front painted yellow as currently exists with new advert sign facing New Road.



Shop front at the junction of New Road and Pinchbeck Road.



Shop front and advert sign facing Pinchbeck Road.

OVER SIGN TROUGH LIGHTING



Installed Fascia Signage

Visual statement of materials, overall dimensions and external lighting arrangements

IMPORTANT: Neither fascia is internally illuminated. The panels and letters do not emit light; all illumination is provided by external fittings.



SIGN A

Main / 24 in-high fascia

288 × 24 in | 24 ft × 2 ft | 7315 × 610 mm

PANEL	Aluminium composite (Dibond-type)
LETTERS	Applied Foamex lettering
YELLOW	3 m external trough light
BLACK	3 external spotlights

NON-ILLUMINATED FASCIA
All light is supplied by separate external fittings.



SIGN B

Secondary / 11 in-high fascia

232 × 11 in | 19 ft 4 in × 11 in | 5893 × 279 mm

PANEL	Aluminium composite (Dibond-type)
LETTERS	Applied Foamex lettering
YELLOW	2 m external trough light
BLACK	3 external spotlights

NON-ILLUMINATED FASCIA
All light is supplied by separate external fittings.

Materials & External Lighting

Simplified elevations showing which external fittings illuminate each coloured section

SIGN A - MAIN / 24 IN-HIGH FASCIA

SCHEMATIC - NOT TO SCALE



EXTERNAL ILLUMINATION ONLY

The fascia panel and applied letters contain no integral lighting and emit no light.

SIGN B - SECONDARY / 11 IN-HIGH FASCIA

SCHEMATIC - NOT TO SCALE



EXTERNAL ILLUMINATION ONLY

The fascia panel and applied letters contain no integral lighting and emit no light.

COMMON CONSTRUCTION Aluminium composite (Dibond-type) fascia panel • Applied Foamex letters • No internal illumination

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