sharman architecture
OAK BARN. WILLOW DROVE. BOROUGH FEN. PETERBOROUGH. PE6 7QB
tel: 07724 529 094 email: paulsharman1@btinternet.com

Date 22nd July 2022

DESIGN STATEMENT WITH REGARD TO 5 STONEGATE. SPALDING. LINCOLNSHIRE. PE11 2PG

SITE DESCRIPTION

The site is situated on an adopted road called Stonegate.

The Street is approximately 400 metres from the town centre and lies towards the Southern edge of the town.

The street comprises mainly of dwellings of early to late twentieth century buildings, varying from 1 to 2 storeys and is a mixture of detached and semi detached units.

The character and form are of a mixed nature with no predominant style.

Characteristic of this period, the dwellings are set back off the road in the majority of areas.

Stonegate in itself is very wide road and most of the buildings provide for off street parking.

The actual on street parking usage appears to be very sparse.

The site is not located within the Conservation Area but is adjacent to it and as can be seen from the minor changes to the building, these would not affect its setting.

The site is (as is the rest of Spalding) at risk of flooding, which is shown on the Environment agency map but the flood defences in place are adequate to counteract any possible future problems.

ACCESS & PARKING

Access to the property is directly off the public footpath through a set of railings.

The frontage is barely 1.8 metres deep and in this case no off street parking is available.

Parking can be achieved by on street parking as there are no restrictions or resident only parking schemes in force.

In this case 9 cycle parking areas will be provided to the rear of the property to encourage cycling within the vicinity.

DESIGN

The Planning Application is for a change of use of a residential property (C3) to a House in Multiple Occupation. HMO (C4 or Sui Generis)

Generally a House in Multiple Occupation can house up to 6 people from separate families but anything over this number attracts the requirement for a Planning Application.

In this application permission is sought for 9 people to use the dwelling.

The people who will use the dwelling are (for want of a better word,) imported labour, from outside off the United Kingdom and in this case their profession is in the Butchering trade.
They are here to work on a 2 to 3 year Visa, which, if the work remains available, can be renewed at the end of those periods.
The reason for using imported labour is because Local People do not have the necessary skills, and the type of work and rates of pay are not attractive to them.

A House in Multiple Occupation is required to have bedrooms, kitchens and bathrooms of certain sizes and layouts.
In this case the design achieves those requirements.
The requirements have been taken from the minimum requirements information list as published by South Holland District Council

A communal purpose designed bin area will be provided at the sites entrance (and behind the railings) for the occupants to use.

A secure cycle store comprising of 9 units will be provided to the rear.

A large area of grass and paving is provided to the rear for occupants amenity use.

The changes to the existing dwelling are minimal and are located to the rear and are not seen from the public domain.

To dwelling and its proposed use will not make any impact on the neighbouring amenity values.

Overlooking does not occur to any adjoining dwellings and properties as neither does overshadowing.

Socially & economically

Economically the provision of a labour force is good for a local business on the larger scale and good for the local economy on the smaller scale.

Planning policy

The site is located within the defined settlement of Spalding so development in this location in principle is acceptable.

The development would conform to an acceptable part of the Local Plan and is left to the Planning Officers to judge its suitability.

Involvement & Evaluation

The proposals for this scheme at this stage have not been discussed with the adjoining occupiers or with the Local Planning Authority.

Use

The use of the dwellings will be purely residential.

Layout

The layouts of the changes to the building were determined by the client's requirements and are mainly internal.

Externally only minor changes are required to the fenestration and will not detract from the buildings looks.

Scale

All works are to scale.

Landscaping

All new landscaping (hard and soft) will be to a good quality.

Summary

The proposals make a positive contribution to the economy of the town.

The architectural and visual quality of the building remains intact.