# AUSTIN JOHN LTD

## Design and Access Statement



Proposed Change of Use from B8 Storage and Distribution to Class E Photography Studio at The Bungalow, Camelgate, Spalding, PE12 6ES

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## 1.0 Introduction

This Design and Access Statement has been prepared in support of a proposal for the change of use of the bungalow-style commercial premises at The Bungalow, Camelgate, Spalding from storage or distribution within Use Class B8 to a photography studio within Use Class E.

The premises would be occupied by Slice of Life Photography Limited, and established local portrait photography business specialising in maternity, newborn, family and pet photography.

This proposal comprises a change of use class and the installation of business signage. It does not involve any alteration to the building's footprint, external form, or material fabric. The application relates solely to the bungalow-style commercial premises and would not affect the use of the adjacent buildings forming part of the wider site.

This document should be read in conjunction with the following drawings and supporting information:

- AJA/1418/26/00 - Existing Plans
- AJA/1418/26/01 - Proposed Plans
- Business Plan and Operational Statement
- Planning Statement
- Town-Centre Sequential Assessment
- Flood Risk Assessment
- Biodiversity Net Gain Exemption Statement

## 2.0 Site Context

The application site is situated at The Bungalow, Camelgate, Spalding, and forms part of an established commercial and industrial area characterised by warehouses, commercial premises, car parking, and associated landscaping.

Springfields Outlet Shopping and Leisure is situated nearby, together with a concentration of retail, food, leisure, and other commercial premises. The varied nature of development and activity within the surrounding area means that the proposed small-scale commercial use would not appear incongruous or incompatible with its surroundings.

The application site lies outside the defined Spalding Town Centre, approximately 2 miles from the town-centre boundary. It is nevertheless situated close to the established Springfields Outlet centre and is accessible by foot, bicycle, public transport and private vehicle.

Pedestrian routes and public transport services are available within the surrounding area, including regular bus services between Spalding Bus Station and stops serving Camelgate and Springfields.

The proposed studio would be a destination-based business operating strictly by prior appointment. It would not rely on passing trade or spontaneous customer visits. The accessibility of the site is therefore considered proportionate to the particular nature and limited intensity of the proposed use. Established vehicular access is available from Camelgate, together with on-site parking serving the application premises.

## 3.0 The Existing Site and Relevant Planning History

The wider site has an established lawful use for storage or distribution purposes within Use Class B8. This application solely relates to the bungalow-style premises.

Previous planning history can be found for the site with applications dating back to 2004 and 2002 respectively, H16-0246-04 relates solely to the premises in question with plans approved for the extension of the office space, and H16-1366-01 relates to the wider site with the Use Class being determined as B8 Storage and Distribution. The office space identified within the earlier application appears to have operated as an ancillary component of the principal B8 use rather than as a separate and independent office use. The current

application has therefore been submitted on the basis of a material change from the established B8 use to a photography studio within Use Class E.

The premises have remained vacant and unused by the current occupying company for approximately two years. The proposal would bring an existing vacant commercial building back into active and beneficial use without displacing an operational storage or distribution business. The established access, parking, and relationship between the premises and surrounding buildings would remain unchanged.

## 4.0 Proposed Development

The proposal seeks planning permission for the change of use of the premises from Use Class B8 to a photography studio within Use Class E.

The premises would be occupied by Slice of Life Photography Limited, a portrait photography business which has traded within the local area for approximately 13 years. The business was originally established as a sole trader before incorporating as a limited company as it continued to develop.

The business currently operates from premises in Whaplode and is seeking to relocate to larger and more suitable accommodation to support its continued development. The business specialises in maternity, newborn, family, pet, and seasonal and themed photography sessions. The applicant also undertakes occasional outdoor photography sessions, which take place at separately arranged off-site locations and do not form part of the proposed activities at the Camelgate premises.

All studio sessions would be pre-booked. The business would not operate on a walk-in basis and does not rely upon passing trade. The proposal therefore adopts a minimal-intervention approach by making use of the existing building layout, vehicular access and car-parking arrangements. The premises provides the additional floorspace, ground-floor access and level internal access required to accommodate photographic equipment, backdrops, lighting and props. These features are also beneficial to customers who may

attend with babies, young children, prams, change of clothing, personal props, and pets. No enlargement or material physical alteration of the building is proposed.

## 5.0 Design and Access Statement

The proposal has made efficient use of the existing building, which will be repurposed to provide a photography studio with a selection of rooms capable of accommodating different photography sets, activities, and associated operational requirements. The increased floorspace would allow this established business to operate more effectively than is possible from its current premises.

The proposed layout includes:
- Photography studio and session rooms
- Reception and ancillary working areas
- Secure storage for photographic equipment, backdrops, lighting, and props
- Retention of the existing WC
- Retention of existing fire escape route

The premises would initially provide employment for one full-time member of staff. Staffing requirements would be reviewed as the business becomes established within the larger premises and continues to develop.

The proposed change of use would not involve any alteration to the buildings footprint, external elevations, roof form, windows, doors, or external materials. The established scale, character and appearance of the premises would therefore remain unchanged. As no extension or external remodelling is proposed, the development would not result in any additional visual prominence within the street scene or wider commercial area. The proposal represents an efficient and sustainable reuse of an existing commercial building. It would avoid unnecessary demolition or new construction whilst bringing vacant premises back into productive use.

New business signage is proposed to identify the photography studio. Its position, dimensions, and appearance are shown on the submitted plans. The signage would be

modest in scale, appropriately positioned and compatible with the established commercial character of the site. It would be installed in a manner which would avoid permanent harm to the buildings external materials and could be removed in the future without materially affecting its appearance. The applicant also proposes to make use of the existing signage posts positioned at the vehicular entrance to the wider site. This would avoid the need to introduce additional freestanding structures. The signage would be installed in accordance with the submitted details.

Customer access would be taken from the established vehicular entrance on Camelgate. No alteration to the existing access arrangement is proposed. The principal customer entrance is approached by an existing access ramp, with level circulation available throughout the premises. This arrangement provides convenient access for customers, including people with limited mobility and those attending with babies, young children, prams, photography equipment or other personal items. The established entrance and internal floor levels would be retained. The existing fire-escape route would also remain available.

The site provides on-site parking as identified on the submitted block plan. This provision would be sufficient to accommodate the applicants vehicle and the limited number of customer vehicles associated with the proposed use. The business would operate strictly by appointment only, typically accommodating 2-4 photography sessions per day. Each appointment would generally last between 1-3 hours depending on the nature of the session. Customers would typically arrive in one vehicle per session, with two vehicles attending only occasionally. Appointments would be arranged at separate times, and vehicle movements would therefore be limited, predictable, and distributed throughout the working day. The appointment system allows arrival and departure times to be managed, avoiding concentrated or overlapping parking demand. The proposed photography studio would be likely to generate fewer and less intensive vehicle movements than could arise from the lawful B8 use, which could reasonably include staff journeys, delivery vans, and larger commercial vehicles. The proposal would consequently not result in a material increase in traffic, pressure upon the local highway network, or create a demand for on-street parking.

No dedicate cycle-storage facility currently serves the premises. Given that the proposal concerns the reuse of an existing building, would initially employ one member of staff and would accommodate only approximately two to four pre-booked appointments per day, the absence of a purpose-built cycle store would not result in a material transport impact. Many customers are expected to attend with babies, young children, prams, pets, changes of clothing or photography props. Private vehicle use is therefore likely to remain the most practical means of travel for a proportion of appointments. Nevertheless, access by bicycle would not be prevented. A staff or customer bicycle could be stored securely within the premises by prior arrangement.

The premises are accessible by foot and public transport. Pedestrian routes connect the site with the surrounding commercial area, including Springfields, and bus services operate between Spalding Bus Station and stops serving Camelgate and the surrounding area. Although the appointment-only nature of the business means that many customers may choose to travel by car, particularly where they are accompanied by young children, pets or photography props, the location provides a reasonable choice of transport modes proportionate to the scale and nature of the use.

The business would operate primarily between 8:00am and 5:00pm, Monday to Saturday. Occasional Sunday and evening appointments may be offered to accommodate customers who are unable to attend during the normal operating hours. All customer attendance would remain by prior appointment only. The premises would not be continuously open to members of the public throughout the stated hours. The operating hours principally represent the period during which pre-booked sessions, preparation, editing and administrative activities may take place. The applicant would be willing to agree reasonable maximum operating hours with the Local Planning Authority should these be considered necessary to safeguard neighbouring amenity.

Deliveries would principally comprise photography props, packaging and printed photographic products. These would normally take place approximately once a week and would be undertaken by standard courier vehicles. The proposal would not require regular HGV deliveries or intensive servicing arrangements. Existing access and parking areas

provide sufficient space for occasional courier deliveries to take place without obstructing Camelgate, interfering with customer access or creating a highway-safety concern.

The proposed photography studio would generate only very small quantities of ordinary commercial waste, principally comprising packaging, paper and incidental materials associated with the operation of the business. No specialist, hazardous or significant-volume waste streams are anticipated. Any waste generated by the business would be stored securely and disposed of through an appropriately authorised commercial waste arrangement in accordance with the applicant's statutory duty-of-care obligations. Given the very limited quantity of waste anticipated, no substantial external waste-storage facilities would be required. The proposed arrangements would not result in visual clutter, odour, noise or any adverse effect upon the character or amenity of the site and its surroundings.

## 6.0 Noise Statement

The surrounding area contains a combination of industrial, retail, food, leisure and other commercial uses. The locality is therefore already subject to the background noise ordinarily associated with an established commercial area, including vehicle movements, deliveries and general business activity.

Historic approved plans associated with application H16-0246-04 identify a house and garage adjoining the commercial premises. Appropriate consideration has therefore been given to the potential effect of the proposed use upon neighbouring amenity.

The photography studio would operate principally during daytime hours. All studio sessions would take place within the existing building, and customer attendance would be controlled through pre-booked appointments.

Noise associated with ordinary conversations, photography sessions and occasional customer arrivals and departures would be limited and consistent with the commercial character of the locality.

Pet photography may occasionally involve short periods of animal noise. However, such activity would take place internally, would be limited to individual pre-booked sessions and would not generate sustained or unacceptable disturbance.

Deliveries would ordinarily take place approximately once a week by standard courier. The proposal would not result in overlooking or loss of privacy because the use would be contained within the existing building and no new windows, doors or external customer areas are proposed.

Having regard to the internal nature of the activity, appointment-only operating model, limited customer numbers, daytime focus and surrounding commercial context, the proposal would not result in unacceptable noise, disturbance or loss of amenity for neighbouring occupiers.

## 7.0 Planning Policy

The National Planning Policy Framework was revised in August 2026. Policies DP3, TR4 and TR6 are particularly relevant to the design, accessibility and transport considerations arising from this proposal.

### Policy DP3 – Key Principles for Well-Designed Places

Policy DP3 requires development proposals to respond appropriately to the history, character and features of their site and surroundings so that they integrate successfully with their context. It also promotes places which are functional, inclusive, safe, accessible and capable of operating effectively throughout their lifetime. The proposal accords with Policy DP3 because it would reuse an existing commercial building without changing its established scale, footprint, roof form, architectural appearance or external materials. The photography studio would be compatible with the mixed commercial and industrial character of the surrounding area. It would not introduce built development or design features which would appear prominent or incongruous within the street scene. The existing access ramp and level internal circulation would provide convenient access for a range of

customers, including people with limited mobility and those attending with babies, young children, prams or photography equipment. The existing access, parking and relationship between the building and surrounding premises would be retained. The proposal would therefore make efficient and practical use of the existing building without compromising its appearance or functionality. The proposed business signage would be modestly scaled, appropriately positioned and compatible with the established commercial setting.
The proposal is therefore consistent with the design, accessibility, functionality and contextual requirements of Policy DP3.

Policy TR4 – Street Design, Access and Parking

Policy TR4 requires transport considerations to form an integral part of development. Proposals should provide safe and inclusive access, minimise conflict between pedestrians, cyclists and vehicles, allow appropriate servicing and provide suitable parking having regard to the nature and location of the development. No alteration to the established access from Camelgate is proposed. The existing access already serves the wider commercial site and is capable of accommodating the limited vehicle movements associated with the photography studio. On-site parking spaces would be retained for the premises, providing sufficient capacity for the applicant and visiting customers. As the business would operate by appointment only, customer arrivals could be managed and would not result in excessive or concentrated parking demand. The building benefits from an existing access ramp and level internal circulation. This is particularly appropriate for the anticipated client base, including customers attending with babies, young children, prams, pets or photography equipment. Deliveries would generally occur once a week by standard courier, and the existing access and parking arrangements provide sufficient space for these deliveries to take place without affecting highway safety or obstructing Camelgate. The proposal would therefore provide safe access, appropriate parking and proportionate servicing arrangements in accordance with Policy TR4.

### Policy TR6 – Assessing Transport Impacts

Policy TR6 requires proposals likely to generate significant amounts of movement to be supported by a proportionate Transport Statement or Transport Assessment and, where appropriate, a Travel Plan. The proposed development would not generate a significant amount of movement. Slice of Life Photography Limited operates strictly by appointment and would typically undertake approximately two to four sessions per day. Each appointment would generally generate one customer vehicle and only occasionally two vehicles. Movements would be predictable and distributed throughout the working day. The use would not attract walk-in customers or rely upon passing trade. The lawful B8 use could generate staff journeys, delivery vans, servicing movements and potentially larger commercial vehicles. The proposed studio would therefore be unlikely to generate a greater transport impact and would reasonably be expected to reduce the intensity and size of commercial vehicle movements associated with the premises. Given the modest scale and limited transport effects of the development, a separate Transport Statement or Travel Plan would be disproportionate. The information contained within this Design and Access Statement and the accompanying Business Plan and Operational Statement provides an appropriate and proportionate assessment. The development would not result in a severe adverse effect upon the highway network or an unacceptable effect upon highway safety and is therefore consistent with Policy TR6.

The South East Lincolnshire Local Plan was adopted in March 2019. Policies 3, 33 and 36 are particularly relevant to the design, accessibility and transport implications of the proposal.

### Policy 3 – Design of New Development

Policy 3 requires development to respond positively to local character, accessibility, residential amenity, functional requirements and the relationship between buildings and surrounding spaces. Although the proposal primarily concerns a change of use, the design principles contained within Policy 3 remain relevant. The proposal would retain the existing building without altering its scale, form, footprint, openings or external materials. The established relationship between the premises, access, parking areas and neighbouring

buildings would therefore remain unchanged. The building is situated within an established commercial environment, and its use as a small appointment-only photography studio would be compatible with the area's mixed business character. The proposed internal arrangement would provide functional accommodation for studio photography, equipment storage, customer reception and staff facilities. The existing ramped entrance and level internal circulation would enable the premises to be used conveniently by a range of customers. The development would not cause unacceptable harm to visual character or neighbouring amenity. It is therefore consistent with Policy 3.

### Policy 33 – Delivering a More Sustainable Transport Network

Policy 33 seeks to encourage sustainable transport, make efficient use of existing transport infrastructure and ensure that the transport implications of development are proportionately assessed. The site is accessible by a range of transport modes, including walking, cycling, public transport and private vehicle. Bus services operate between Spalding and the Camelgate and Springfields area. The proposal would make use of an existing commercial building, established vehicular access and existing parking provision. No new access, highway infrastructure or alteration to the local road network would be required.

The appointment-only business model would generate a very limited number of daily journeys. The existing transport arrangements are therefore proportionate to the nature and scale of the proposed use. Policy 33 indicates that formal Transport Assessments and Travel Plans are principally required where significant transport effects are anticipated. As no such effects would arise, the information contained within this statement and the accompanying Business Plan and Operational Statement is considered sufficient.

The proposal is therefore consistent with Policy 33.

### Policy 36 – Vehicle and Cycle Parking

Policy 36 requires development to provide appropriate vehicle and cycle parking, taking account of the nature, scale and location of the use and the requirements of its users. Existing on-site parking spaces would be available to serve the photography studio. This provision is sufficient to accommodate the applicant's vehicle and the limited number of visiting customer vehicles. Customers would typically attend in one vehicle per appointment,

with two vehicles arising only occasionally. With approximately two to four appointments distributed throughout the day, the proposal would not result in overspill parking or obstruction of the surrounding highway. No dedicated external cycle store currently serves the premises. However, the development concerns the reuse of an existing building, would initially employ only one member of staff and would generate a very limited number of customer visits. Secure internal storage could be made available for a staff or customer bicycle where required. The parking arrangements are appropriate to the modest scale and operational requirements of the photography studio. The proposal therefore accords with Policy 36.

## 8.0 Conclusion

This Design and Access Statement has assessed the design, access, transport, parking, noise and operational implications of the proposed change of use of the bungalow-style premises at The Bungalow from Use Class B8 to a photography studio within Use Class E.

The development would secure the active and beneficial reuse of a commercial building which has remained vacant for approximately two years. It would enable an established local photography business, which has traded within the area for approximately 13 years, to relocate to larger and more suitable premises and support its continued development.

The proposal adopts a minimal-intervention approach. No alteration would be made to the building's footprint, scale, roof form, windows, doors or external materials. Its established character and appearance would therefore be preserved.

The premises are well suited to the operational requirements of the photography studio, providing sufficient internal space, secure storage, an existing access ramp, level internal circulation and on-site parking. These features are particularly beneficial to customers attending with babies, young children, prams, pets, clothing or photography props.

The business would operate strictly by prior appointment and would typically undertake approximately two to four sessions per day. Customer and delivery movements would therefore be limited, predictable and distributed throughout the working day.
The proposal would not generate a significant increase in traffic or parking demand and would be likely to result in fewer and less intensive commercial vehicle movements than could arise from the lawful B8 use.

The photography activity would take place internally and would not involve industrial machinery, extraction equipment, amplified entertainment or other inherently noisy processes. The proposed use would therefore be compatible with the surrounding commercial context and would not cause unacceptable noise, disturbance or loss of amenity. The development would bring a vacant commercial building back into productive use, support an established local creative business and contribute positively to local economic activity.

The proposal accords with Policies DP3, TR4 and TR6 of the August 2026 National Planning Policy Framework and Policies 3, 33 and 36 of the South East Lincolnshire Local Plan. It would provide an appropriately designed, accessible and low-impact use of the existing premises.

Overall, the proposal is considered to be an acceptable form of development which accords with the aims of national and local planning policy and should therefore be supported.