

AJO//A1256

11<sup>th</sup> October 2017

South Holland District Council  
Planning Department  
Council Offices  
Priory Road  
Spalding  
PE11 2XE

Dear Sirs

**Proposed refurbishment and conversion of treatment rooms to form 4no. residential apartments together with associated works at 27-29 The Crescent, Spalding for GEORGE ADAMS & SON (HOLDING) Ltd RBS  
Portal Ref: PP-06438734**

We herewith submit our application for Full Planning Approval for the above proposed works comprising the following:

1. Completed application form including Certificate of Ownership.
2. Drawings A1256 – 01, 02, 03, 04, 05, 10a, 11 & 12a.
3. Site location plan numbered A1151-01 (included above)
4. Design and access statement

Payment of the fee of £1,540.00 will be made by electronically or by phone.

We would seek to clarify the following items as there is no provision to do so on the planning application form:

1. Foul Sewage

It is anticipated and proposed that all new toilets, sinks, showers etc will be connected to existing foul stacks within the building envelope and as such no new foul drain connections will be required within the public highway. Should a new connection below ground level be required then it is anticipated that it would be formed to the rear of the property or within Foundry Lane both areas of which are within the control of the applicant.

2. Floor Risk Assessment

We acknowledge that the site is within flood zone 3 however the ground floor works simply seek approval to gain access to first and second floor accommodation. Whilst new residential use is proposed, all habitable space is at first and second floor level with only access and storage being provided at ground floor level. On this basis it is considered that a detailed flood risk assessment is unnecessary.

3. Surface Water Drainage

No new hard-standing or roof area is to be created and as such no new discharge is proposed.

Although not strictly required for a development of this size we have included a design and access statement which sets out our design reasoning and how this relates to planning policy generally.

Continued....

O&L

Oglesby & Limb Ltd

Chartered Architect

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Reg. No. 48844

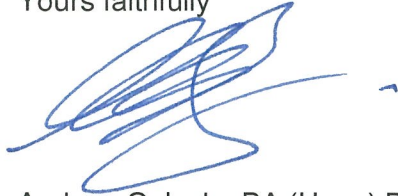
Director  
A.J. Oglesby RIBA

Company Reg. No. 4419410

A1256 – 11<sup>th</sup> October 2017

We hope that you will find this application complete and satisfactory however should you have any queries please do not hesitate to contact us.

Yours faithfully

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Andrew Oglesby BA (Hons) Dip. Arch RIBA  
For and on behalf of Oglesby & Limb Limited

Enc

cc. Mr M Adams