Design & Access Statement – issue 01



Change of Use to Residential
Upper Floors, 17 Station Street, Spalding

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1.0 INTRODUCTION

This Design & Access Statement has been prepared in support of a Planning Application for a Change of Use for the upper floors of a shop at 17 Station Street, Spalding, PE11 1EF into residential use.

The purpose of this statement is to provide readers with an understanding of the analysis that has underpinned the design process leading to the final proposals submitted for approval.

It explains how the design has responded to the site and its context and how the development will be accessed by users.

In accordance with Planning Practice Guidance, the statement is concise, with a level of detail appropriate to the complexity of the application.

The statement is to be read in conjunction with the application drawings:

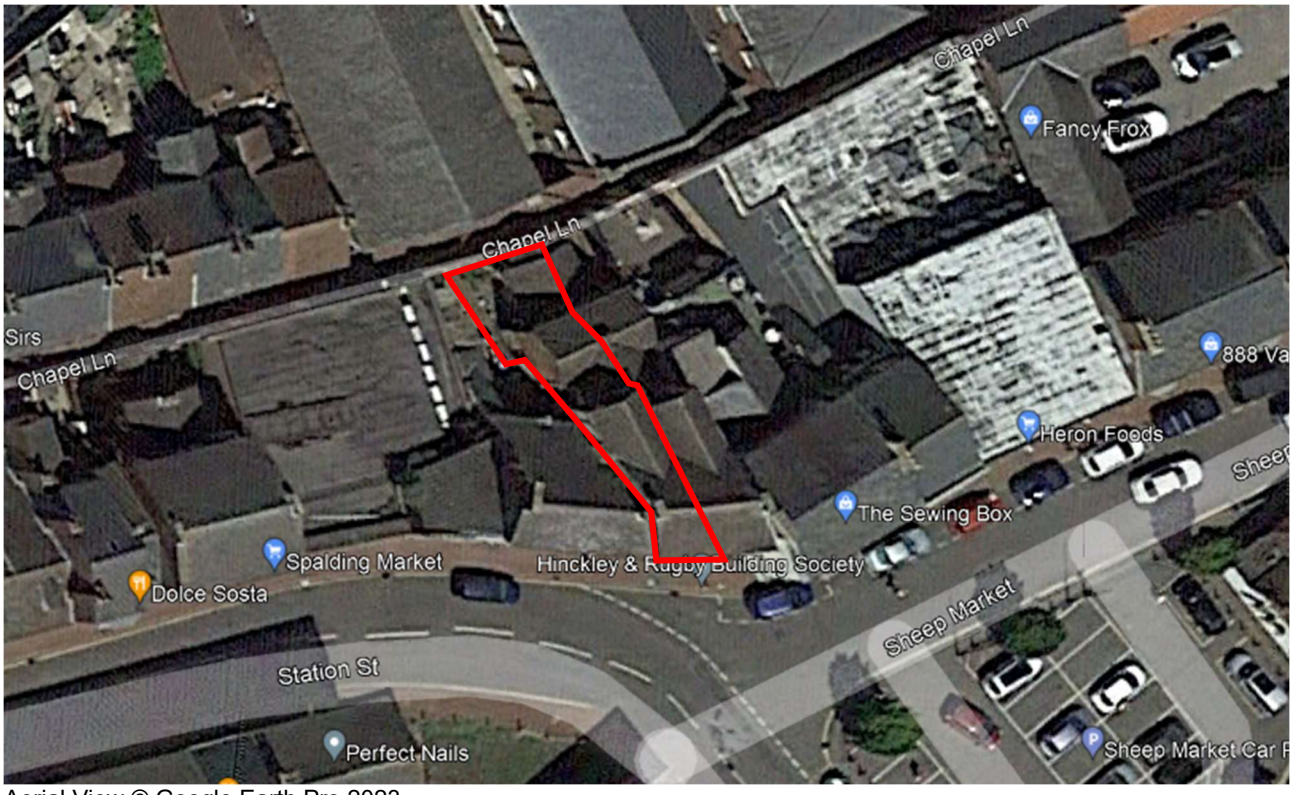
PL 01	issue 01	Location Plan
PL 02	issue 01	Existing Plans & Elevations
PL 03	issue 01	Proposed Plans & Elevations

2.0 SITE LOCATION AND CONTEXT

2.1 The Site



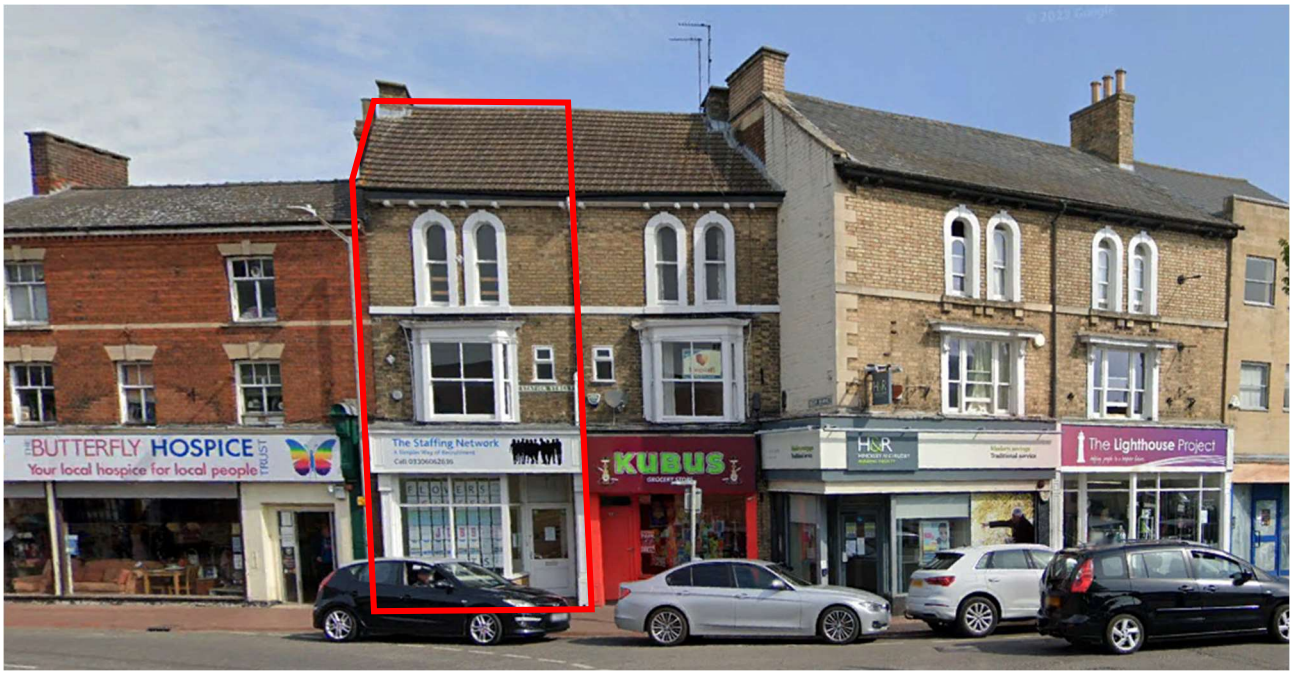
The red line denotes the approximate site boundary (refer to drawings for accurate boundary)



Aerial View © Google Earth Pro 2023

The application site consists of the upper floors of 17 Station Street, Spalding.
The building is the left-hand side of a pair of similar, mirrored buildings.

2.2 Photographs



Front Elevation to Station Street.



General view of rear elevation.



Rear access from courtyard to Chapel Lane.

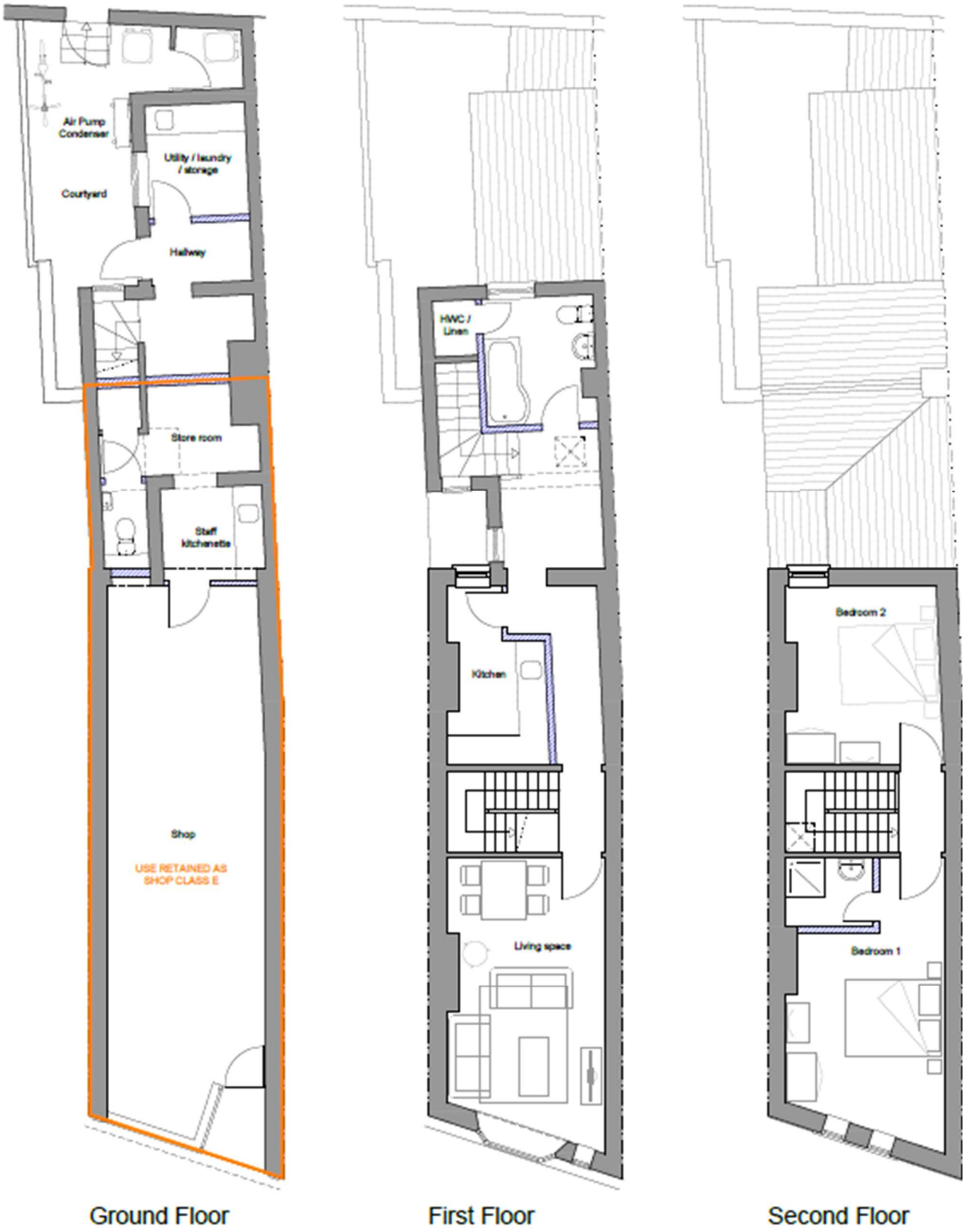
2.3 Conservation Area

The property is located within the Spalding Conservation Area.

The proposals do not include any alterations to the elevations, therefore will not have any impact on the appearance of the Conservation Area.

The siting of a possible condenser for a air source heat pump will be within the rear courtyard, therefore not visible from the public highway.

3.0 PROPOSALS



Extract from drawing PL 02 – Not to Scale

3.1 Description

For the moment, the shop on the ground floor uses the upper floors as general storage.

The shop used to be occupied by Oxfam, which required a lot of storage space for the stock of the charity shop.

The current tenant of the property does not require the same level of storage and there is an opportunity to convert the upper floors into one residential property.

3.2 Use

The proposals are to retain commercial use (class E) on the ground floor, and a change of use to residential (class C3a) on the upper floors.

3.3 Amount

Existing Commercial gross internal area = 150 m^2

Proposed commercial gross internal area = 49 m^2

Proposed residential gross internal area = 101 m^2

3.4 Layout

The proposed residential unit will have its own separate access from Chapel Lane through the courtyard, leading to living accommodation on the first floor and bedrooms on the second floor.

3.5 Scale

The scale of the development is commensurate to neighbouring commercial properties with residential use above.

3.6 Appearance

There will be no alterations to the elevations.

3.7 Landscaping

Not applicable. The existing courtyard will be retained and allocated to the sole use of the residential property.

3.8 Access Statement (Inclusive Design)

The nature of the property, located on the upper floors above the shop is not conducive to providing level access to the residential accommodation.

4.0 PLANNING STATEMENT

4.1 Local Policy

Policies from the South East Lincolnshire Local Plan 2011-2036:

Policy 4 Approach to Flood Risk:
The submitted Flood Risk Assessment concludes that the proposed development is resilient to the potential consequences of flooding.

Policy 10 Meeting Assessed Housing Requirements:
The proposed development will add one residential unit to the housing stock.

Policy 25 Supporting the Vitality and Viability of Boston and Spalding Town Centres:
The ground floor of the property is retained for commercial use.

Policy 29 Conservation Areas:
The development will preserve the appearance of the Conservation Area.

Policy 36 Vehicle and Cycle Parking:
The property is in the centre of Spalding, a sustainable location in terms of public transport.
The private courtyard will allow the safe storage of cycles.

4.2 Precedents

The upper floors of the adjacent, twin property have been converted to residential use.

The Local Authority also granted permission for a change of use to residential for the upper floors of 1-2 Station Street:

- H16-0920-17

4.3 Conclusions

This assessment concludes that the proposed development is in accordance with planning policy; will contribute positively to the local area, providing additional residential accommodation; will not affect the appearance of the Conservation area, and is therefore suitable for the proposed location.