DESIGN AND ACCESS STATEMENT

Proposed Change of Use, Mixed-Use Retail and Residential
Former Royal Mail Sorting Office
The Crescent, Spring Gardens
Spalding, Lincs PE11 1SL



ZEAL WILKES

Architecture | Planning | Interior Design | Project Management

e: studio@zealwilkes.co.uk
c: 07765576557
w: www.zealwilkes.co.uk
a: 81 London Rd, Leicester LE2 0PF

1.0 LOCATION AND USE

This design access statement is submitted in support of a full planning application to convert and renovate the former Royal Mail Sorting Office.

The proposal is for the conversion to mixed-use Retail (Class E) to Ground Floor and Residential Units to Upper Floors.

The location of the property (see fig.1.1) is within close proximity of The Sheep Market at the junction of The Crescent and Spring Gardens, and is a central part of Spalding in an area which is of mixed commercial / residential use.

Local Transport routes are situated close by with the train station located just over 5 minutes walking distance from the site via The Crescent, benefitting from rail connections to the local city of Peterborough and London´s Kings Cross (minimum journey time of approx. 45minutes).

Originally built by the Royal Mail Post Office in 1961, the building provided uses as a Sorting Office. It was abandoned in the 1990's following the relocation of the Sorting Office elsewhere in Spalding.

At present, the site and building are derelict, neglected and deteriorating from the exterior as well as severely decaying internally – *see fig.1.2 - 1.6*. It is evident that the site and building would benefit from urgent repair and refurbishment to help rejuvenate The Crescent and the streetscape along Spring Gardens.

South Holland District Council Granted Planning Permission for the building's demolition in 2011 (Ref: H16-0724-11 *'Demolition of disused postal sorting office and erection of 12 apartments').* The application has since expired and the building remains in similar conditions as before.

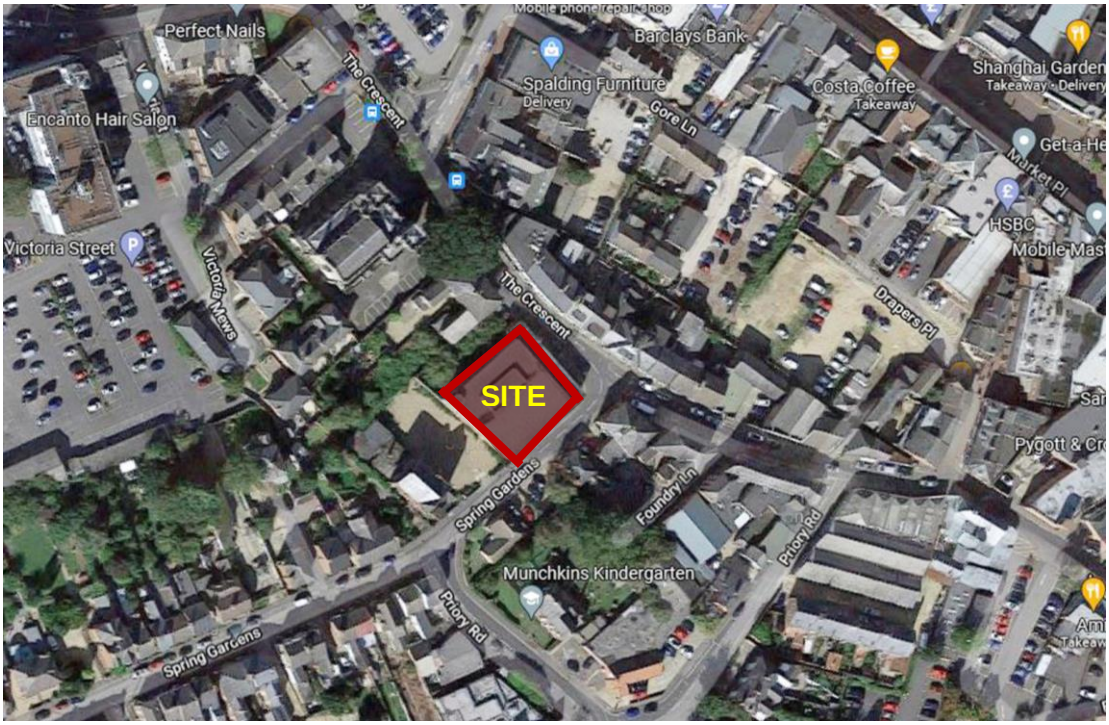


Fig.1.1: Aerial View showing the Site and surrounding Context

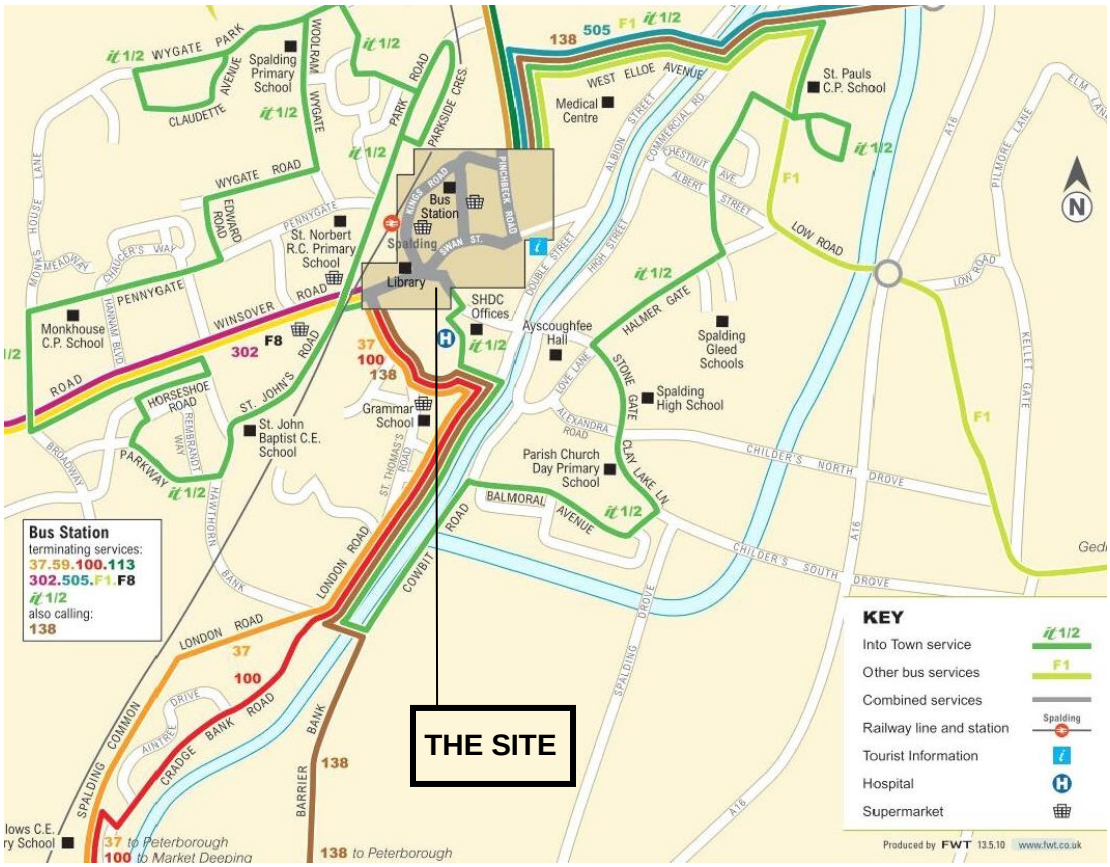


Fig.1.2: Map Showing the Site and Local Transport Links



Fig.1.3 The existing façade, view from The Crescent (above), abandoned and neglected.



Fig.1.4: View from The Crescent, looking down towards Spring Gardens



Fig.1.5: Spring Gardens, looking towards the Rear and Side Elevation of the Building



Fig.1.6: View at the External Yard

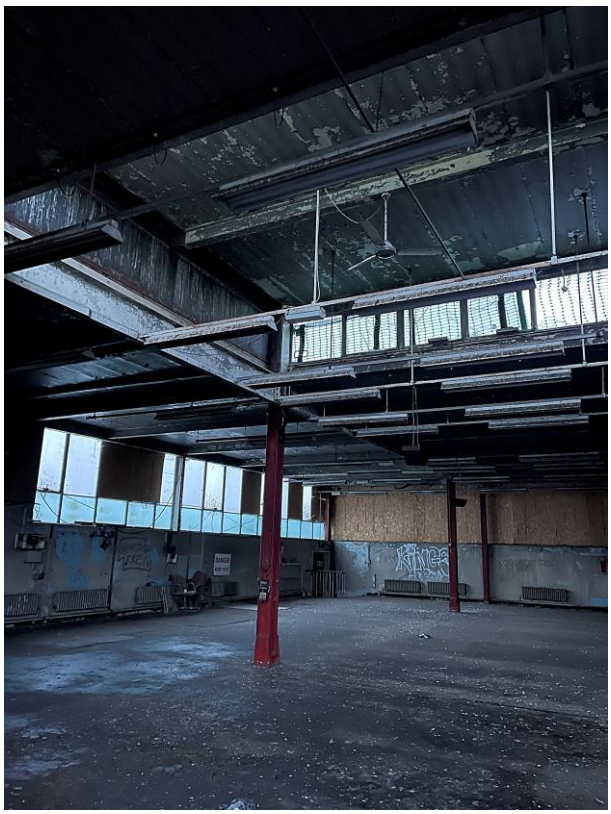


Fig.1.7: Internal view at First Floor showing the 'Higher Section'.

2.0 AMOUNT & SCALE

The proposal will accommodate a Retail Space to the ground floor level and 10No. Flats to the upper floors. The flats consist of 5No. 2-Beds and 5No. 1-Beds, split across the existing Mezzanine and First Floor Levels.
The proposal also adopts and proposes an additional 'higher section' (see fig.1.7 showing existing higher section). The proposed additional higher section will create a symmetrical Second-Floor level with the existing (see drawings; *'2008 001 220 Existing Sections AA and BB', 2008 001 201 Existing First, Mezz and Roof Plan' and '2008 001 251 Proposed S.Floor and Roof Plan')*.
Existing circulation areas have been utilised where possible to make the proposed layout work more efficiently for the proposed change of use.

The site is located in a central part of Spalding, in an area which is of mixed residential and commercial use; the proposed new retail space at ground floor will add to the existing shops and retail outlets along The Crescent, and beyond the intersection between Spring Gardens leading towards The Sheep Market.

3.0 APPEARANCE

The proposal seeks to ‘celebrate’ the building and give back life and soul to its former self.
Externally, there is minimal changes to the façade, keeping the existing fenestration and brickwork intact. Some delicate additions of modern features and textures have been introduced by the use of protruding bricks, glass bricks and render finish.



Fig.3.1: The Proposed Façade, junction between Spring Gardens and The Crescent

The proposed facade looks to harness the traditional, architectural vernacular of the surrounding buildings, ensuring that the vertical and horizontal characteristics are respected.



Fig.3.2: The Proposed Façade, junction between Spring Gardens and The Crescent



Fig.3.3: The Proposed Façade, View from The Crescent

The aspirations are to give life back to the building, by unifying the street frontage.

4.0 MATERIALS

Figures 4.1 – 4.5 show examples of the proposed material types.
This includes protruded bricks to compliment and add texture to the rectangular brick building. Dark coloured Aluminium window frames with a rainscreen cladding system is proposed to match the existing colour palette of the site and context. A render finish to existing brickwork to give a clean, minimal contrast.
All window openings to be Aluminium, to match existing. The boundary along the External Yard Area is to be finished in wood slats/soft landscaped with wall planting.



Fig.4.1: External Protruded Brick Feature to add texture to the existing brick façade.

The height of the windows at Existing First Floor Level is approx. 2.1m high. Small Window Openings have been introduced at reachable height of 1.1m high for views out and natural air ventilation into the flats. Externally, these window openings have been set-back and framed within a rectangular white render finish to compliment and give the elevations a contemporary outlook. Fascia's to be replaced to match existing.

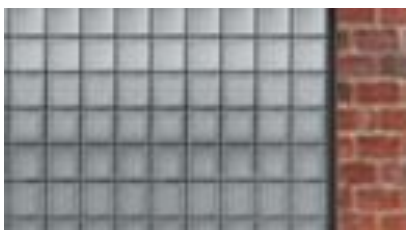


Fig.4.2: Glass brick façade to stair core.

Glass Brick have been introduced for its character to obscure and admit light into the stair wells.



Fig.4.3: Proposed Aluminium Windows to match existing with Rainscreen Cladding.

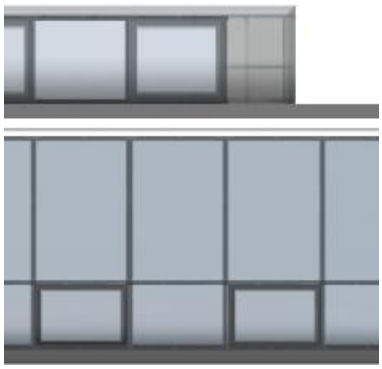


Fig.4.4: Proposed Metallic Roof Cladding to Higher Section.



Fig.4.5: Proposed Aluminium Windows and Door with Louvre

5.0 LANDSCAPING

Currently, the external areas are hard landscaped. The proposal seeks to introduce green walls to the boundaries where possible, and within the perimeters of the external yard.

6.0 NOISE & AIR POLLUTION

In reference to noise, the proposed new building fabric including sealed double-glazed windows will dramatically reduce noise impact on the residents when compared to the fabric of the current building.

7.0 ACCESS / HIGHWAYS

The site is within walking distance of the local train station and major public bus routes. It is situated in a convenient location, close to all local amenities.

There will be on-site parking spaces for 9 cars to accommodate for the staff at the retail space to ground level, including 1 accessible bay.

The management strategy proposed for this scheme will ensure that no residents to the residential units at upper floors will have cars.

There are 18 secure bicycle spaces (2-tier) at the residential entry. Additional bicycle spaces have been allocated to the external yard for the ground floor retail staff.

Externally, guard rails have been proposed to the edge of the pedestrian footpath to 'The Crescent'. This will ensure the safe keeping and secure movement of customers and the public coming in and out of the main entrance to the retail space.

The external yard will have secure access for residents and staff to the retail space at ground level.

8.0 FLOOD RISK

Although the scheme is predominantly for the renovation and refurbishment of an existing building and no extensions are proposed to the ground level, the application area is within a flood risk zone and

measures will be taken to ensure the implementation of SUDS within the external landscaping and parking areas.

9.0 HERITAGE

The Site lies within the South Holland Conservation Area. Although the building is not listed, special care has been taken to implement design elements and characteristics from the local and immediate context.

There is a strong will to develop the details so that new elements junction well with the old. Thought and effort is being expended with that in mind, thinking ahead of the design programme, to anticipate and prepare solutions agreeable to all parties.
In summary, a considered design approach has been taken to limit impact and risk to the existing building and potential extra costs, with a respectful attention to detail in mind throughout.

10.0 CONSULTATION

A pre-application advice (PE-00218-21) consultation has taken place with the planning department, and all comments and guidance have been taken into consideration within the proposal.

The scheme has been designed in accord with the following planning policies:

Policy 1: Spatial Strategy
Policy 2: Development Management
Policy 3: Design of New Development
Policy 28: The Natural Environment;
Policy 29: The Historic Environment
Policy 30: Pollution
Policy 32: Community, Health & Well-Being
Policy 36: Vehicle & Cycle Parking S

11.0 CONCLUSION

11.1 The Application Scheme constitutes the renovation and conversion of an existing building with elevational changes and new access, parking and servicing arrangements, within Spalding conservation area to provide a modern building for a mixed-use retail and residential living.

11.2 The Application Scheme has been assessed against the policies of an up-to-date Local Plan and the policies of the Framework. The site constitutes previously approved demolition and development of 12 residential units.

11.3 We have assessed a variety of material considerations, including the policy of the Local Plan and the Framework, design, landscape, transport, biodiversity, drainage and energy issues and we have demonstrated that the application scheme is in accordance with the policy requirements set out in both the Local Plan and the Framework.

11.4 It is the Applicant's case, therefore, that planning permission should be granted as the scheme is in accordance with the policies of the local plan and represents sustainable development.

Accordingly, the Council is respectfully requested to grant planning permission for the Application Scheme, subject to the imposition of conditions.