Design and Access Statement

Proposed Residential Development (4 Dwellings)

39–41 Albert Street, Spalding, Lincolnshire

1. Introduction

This Design and Access Statement accompanies a fresh full planning application by Tulip-Fields Homes Ltd for the demolition of the existing commercial buildings at 39-41 Albert Street and the erection of four dwellings arranged as two pairs of semi-detached houses, with associated access, parking, private gardens, drainage and landscaping.

The application follows refusal of H16-1191-25 on 10 April 2026. Its three reasons concerned height and townhouse character, overlooking from south-facing first-floor windows, and an inadequate Sequential Test. The revised paired form responds to the design concerns. Flood policy is addressed in the accompanying report dated 10 November 2026 and S M Hemmings' FRA Revision C of 2 November 2026.

The red-line application site measures approximately 612m² (0.0612ha). It lies within the Spalding settlement boundary and is previously developed land. The proposal therefore engages both the adopted South East Lincolnshire Local Plan 2011-2036 and the National Planning Policy Framework (NPPF) published on 17 August 2026.

TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Directors: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk

2. Site context and character

The site is an established commercial plot within a predominantly residential part of Albert Street. The existing condition is dominated by buildings and hard surfaces. The November 2025 HS Ecology survey measured approximately 610.3m² of habitat within the survey boundary, comprising 264.41m² of buildings, 254.04m² of sealed hardstanding, 42.06m² of unvegetated unsealed ground and 49.79m² of introduced shrub. The minor difference between the ecological measurement and the application red-line area reflects the different measurement source; the planning application red line is approximately 612m².

The applicant reports a prolonged period of commercial vacancy before acquisition. Residential redevelopment would bring the site into regular use and management. No separate marketing or viability conclusion is advanced.

The applicant also reports antisocial behaviour and rodent activity during vacancy. Permanent occupation would provide surveillance and maintenance; these are supporting site-management benefits.

The utilitarian commercial buildings and extensive hardstanding contribute little to the residential frontage. Redevelopment offers a more coherent domestic form, private gardens and managed drainage.

Albert Street has a varied domestic character rather than a single uniform house type. The revised design has been informed by direct local references identified in the September 2026 contextual design evidence: No. 43 immediately adjoining the site; Nos. 52 and 54 for shallow roof/eaves form; and Nos. 72 and 74 for red brickwork, vertically proportioned openings, projecting cills and pale splayed heads with central keystones. The proposal deliberately does not reproduce the bay window or ornate door surround at No. 43; the local references are used selectively rather than copied.

3. Planning policy context

The development plan includes the South East Lincolnshire Local Plan (SELLP) 2011-2036, adopted March 2019. Policies particularly relevant to this proposal include Policy 1 (Spatial Strategy), Policy 2 (Development Management), Policy 3 (Design of New Development), Policy 4 (Approach to Flood Risk), Policy 28 (Natural Environment), Policy 33 (Delivering a More Sustainable Transport Network), Policy 36 (Vehicle and Cycle Parking) and Appendix 6 parking standards.

The NPPF published on 17 August 2026 is a material consideration. S4 supports development within settlements through its planning balance. L2 gives substantial weight to better use of vacant land and sensitive additional homes within existing plots, while DP3 requires a response to local character and acceptable living conditions. These policies support redevelopment subject to the design, amenity and flood-risk safeguards. Annex A does not reduce the weight of compatible local policies merely because of their age.

4. Design evolution and response to the previous refusal

4.1 Height, roof form and massing

The design is arranged as two pairs of semi-detached houses with accommodation within the roof, using a shallower roof profile and subordinate dormers. This responds to the previous concern about excessive height and townhouse character. The September design evidence records an intended 35-degree pitch and approximately 9.4m ridge; those figures describe the design basis and do not replace coordinated, dimensioned application elevations.

The revised street scene uses a quieter eaves line, simpler wall planes and a more domestic rhythm. This combination of reduced ridge, shallower roof geometry, paired massing and local detailing is intended to answer the previous concern that the buildings appeared significantly larger and stylistically detached from their neighbours.

4.2 Architectural character and materials

- Vandersanden Cottage Mixture facing brick, as specified on the current Proposed sheet;
- reconstituted stone heads, informed by local pale splayed heads and expressed keystones;
- cream uPVC windows with vertically proportioned openings;
- modest cills and restrained eaves detailing;
- grey slate-effect concrete roof tiles, lead-dressed dormers and black rainwater goods on rise-and-fall brackets; and
- small dormers and rooflights subordinate to the main roof.

These features are intended to give the scheme a recognisable Albert Street character while avoiding pastiche. The frontage remains contemporary in construction but locally grounded in proportion, materials and detail.

5. Amount, layout and internal accommodation

The scheme comprises four three-bedroom dwellings with an ancillary study, arranged as two pairs. The Proposed sheet shows kitchens, utility rooms and WCs downstairs; living/dining accommodation and the principal bedroom with ensuite at first floor; and two bedrooms, a study and bathroom in the roof storey.

All bedrooms and the proposed internal refuge are above ground floor. The kitchen remains domestic accommodation within the potentially flooded lower storey.

The study is ancillary to the three bedrooms. The roof-storey accommodation uses dormers and rooflights; effective bedroom areas and usable headroom are relevant to the final assessment of internal living conditions. No fourth bedroom or additional dwelling is proposed.

6. Residential amenity and overlooking

Refusal reason 2 requires a specific response to overlooking from first-floor south-facing windows. Any window serving the affected relationship must have an agreed privacy treatment compatible with its room use, including obscure glazing and opening restrictions where appropriate. The planning case does not rely on a general description of the house type as proof that the earlier overlooking has been removed.

The proposal provides private rear garden space for each dwelling and separates public frontage, parking and private amenity areas clearly. The paired form, gaps between blocks and reduced roof profile also reduce the sense of enclosure compared with the refused scheme.

7. Access, parking and movement

Access is from Albert Street. The corrected Planning Street Scene, Block and Location Plans sheet, dated 7 November 2026 and saved as 261107 PLANNING (STREET SCENE, BLOCK & LOCATION PLANS).pdf, shows Plots 1-4 and eight off-street parking spaces: seven along the frontage and one beside the right-hand pair. This meets the numerical provision of two spaces per dwelling in SELLP Appendix 6 for dwellings with three bedrooms or fewer.

Electric-vehicle charging provision will be incorporated in accordance with Building Regulations requirements. Cycle storage can be accommodated within the private curtilage/ancillary storage areas of each dwelling.

8. Flood risk, finished levels and drainage

8.1 Flood-risk strategy

The site is in defended Flood Zone 3a and the dwellings are More Vulnerable development. The accompanying Sequential and Exception Test applies F4-F8 of the August 2026 NPPF. FRA Revision C estimates a maximum residual flood level of 5.10m OD and recommends a first-floor level of at least 6.40m OD. The intended living/refuge and sleeping accommodation is at first floor or above. The SFRA's 2115 Danger for All and greater-than-2m mapping remains relevant and is not displaced by quoting the FRA's lower estimate.

8.2 Surface-water drainage

Revision C follows the drainage hierarchy: infiltration designed to BRE365 where viable, otherwise attenuated discharge to the IDB watercourse at the south-east corner with consent. Permeable paving is proposed. The existing extensive hard surfaces offer an opportunity to improve runoff management. Ground investigation and infiltration testing must establish the feasible solution, with discharge, storage, exceedance, water quality and maintenance addressed to current standards. Foul drainage is proposed to the public sewer, subject to the undertaker's connection requirements; confirmed sewer capacity is not asserted.

8.3 South Holland IDB and Exeter Drain

The culverted A05 Exeter Drain (DRN192P0506) adjoins the eastern boundary. The IDB's 9m Byelaw Zone is measured from the outside edge of the replacement/enlarged culvert. WMA confirmed on 3 November 2026 that consent case 26_35138_C was closed as withdrawn and no consent is in place. A fresh application based on the revised design is required. The current scheme is not described as approved by the Board; any surface-water discharge to its watercourse also needs the relevant separate consent.

9. Biodiversity, ecology and BNG exemption

A site-specific Biodiversity Assessment was undertaken by HS Ecology in November 2025. The survey found a predominantly developed site with only a small area of introduced shrub. The building was assessed as having negligible potential for bat roosting; no Schedule 9 invasive plant species, notable or rare plant species were recorded, and the site was not considered to meet Local Wildlife Site criteria.

The application relies on Regulation 7A of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended by S.I. 2026/790. For applications made from 6 August 2026, development on a site no larger than 0.2ha is exempt where it does not impact onsite priority habitat. The 0.0612ha site and November 2025 habitat evidence support that exemption, as explained in the separate BNG Exemption Statement. The exemption does not remove protected-species or other ecological obligations.

The November 2025 ecology report remains useful as baseline ecological evidence, but its earlier post-development habitat plan and metric calculations are not relied upon for the current four-dwelling layout or to demonstrate statutory 10% BNG. Landscaping will nevertheless introduce private garden vegetation and soft landscape into a site presently dominated by buildings and hard surfaces, providing a qualitative ecological and townscape improvement.

10. Sustainability and effective use of land

Four homes on this developed urban plot use existing roads and services and avoid greenfield land take. The scheme engages Annex B's previously developed land definition through its existing commercial buildings and fixed hardstanding. L2 supports beneficial reuse; landscaping and drainage can improve the present condition. Energy efficiency, water efficiency and EV charging are to follow the applicable requirements.

11. Conclusion

The revised paired form, shallower roof and locally informed detailing provide a focused response to the previous character objection. The scheme offers four homes and beneficial reuse of a vacant developed plot within Spalding. Those benefits engage S4, HO7 and L2, subject to acceptable design and living conditions.

The current kitchen scheme must be assessed on a consistent technical basis under F6-F8, including resilience, recovery, climate allowances and emergency arrangements. The accompanying Sequential Test retains the live alternative-site questions and explains the limited relevance of the Heysham and Doggett Road decisions. Neither brownfield status nor upper-floor refuge removes those requirements.

The proposal provides eight off-street parking spaces on the corrected block plan and recognises the need for fresh IDB consent, a drainage strategy supported by testing and privacy protection. Its BNG case rests on the current 0.2ha exemption and ecology evidence. These matters, together with the revised design, form the basis on which the fresh application should be determined.

References

South East Lincolnshire Local Plan 2011-2036, adopted March 2019.

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, published 17 August 2026.

S M Hemmings, Flood Risk Assessment, Revision C, 2 November 2026, and accompanying email of the same date.

TAC Architects, Planning Proposed sheet, 25/674/PA/012, dated 29 September 2026, file 260923 PLANNING (PROPOSED).pdf; and corrected Planning Street Scene, Block and Location Plans sheet, 25/674/PA/012, dated 7 November 2026, file 261107 PLANNING (STREET SCENE, BLOCK & LOCATION PLANS).pdf, saved in the job folder on 10 November 2026. The separate 6 November garage sketch is not the scheme assessed.

TAC Architects, Albert Street Annotation Evidence, reviewed 10 September 2026.

HS Ecology, Biodiversity Assessment: Land and Building on Albert Street, Spalding, November 2025.

Water Management Alliance / South Holland IDB, consultation response 26_34296_P, 26 January 2026; consent case 26_35138_C correspondence, including closure email of 3 November 2026.

TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Directors: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk