

## **Design and Access Statement**

**15-1374**

For

**New shop front and illuminated signs**

At

**5-6 Market Place  
Spalding  
Lincolnshire  
PE11 1SL**

Client

**Ms Purcell**

To be read in conjunction  
with plans 15-1374-1 to 15-1374-5

23<sup>rd</sup> November 2015

## Introduction

The design and access statement supports the full planning application for the installation of a new shop front and illuminated sign at 5 and 6 Market Place, Spalding.

This statement outlines the design proposals for the project and demonstrates how Anglia Building Consultants have addressed important guidelines from the District Council and Government design criteria, as well as the impact of the proposed development on the surrounding area.

5 and 6 Market Place were originally 2 separate shops, but converted into one some time ago, and up until recently occupied by Dryden's the Jewellers. It is not proposed to convert the building back to 2 separate units, and in order to do this it will be necessary to form a new door opening and install a new shop front.

### 1. The Site

The site of the proposal is 5 and 6 Market Place, Spalding as shown below.



5 Market Place

6 Market Place

The properties are within the Spalding conservation area.

### 2. Use and Amount

The property was last used as a Jeweller.

It is now proposed that 5 Market Place will be Travel Agents, while 6 Market Place will be rented to a tenant that has yet to be confirmed.

### **3. Layout and scale**

The layout and scale of the existing and proposed is shown on plans 15-1374-2 to 15-1374-4.

The new shop front will replace the existing shop front and illuminated box sign.

### **4. Landscaping**

Landscaping of the site is unaffected by the proposals.

### **5. Appearance**

The new shop front would be formed with a dark grey powder coated aluminium windows, doors and cladding panels.

The existing illumined box sign would be replaced, with a new sign of the same size formed from dark grey powder coated aluminium.

The sign to 5 Market Place will display advertisements for 'Holiday with Us' and 'Spalding Travel'.

Details of the new shop front and sign are shown on plan 15-1374-5.

Details of the illuminated sign to 6 Market Place will be submitted under a separate application, once a tenant has been agreed.

### **6. Access**

The installation of the new shop front will enable the provision of a new doors with level thresholds to enable easier access into the shops for all including, wheel chair uses and prams, to both 5 and 6 Market Place.

### **7. Flood Risk Assessment**

See separate Flood Risk Assessment attached.