



DESIGN AND ACCESS STATEMENT

**CHANGE OF USE OF EXISTING BUILDING FROM
DANCE/FITNESS STUDIO (CLASS E) TO 2 X 1-BED
FLATS AND 5 X 2-BED FLATS (CLASS C3)
INVOLVING THE FORMATION OF A PITCHED ROOF
TO EXISTING SINGLE STORY PROJECTION**

AT

**38 SPRING GARDENS
SPALDING
LINCS**

FOR

MARKET HOMES LTD

Job No. SE-1515

May 2021

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1.0 INTRODUCTION

This statement supports the application for full planning permission for the change of use of the former Fitness Company building to seven flats. The flats will comprise of 2 x 1-bed units and 5 x 2-bed units. The proposal also involves the formation of a pitched roof on the existing single-storey rear projection. The existing building is a Grade II listed building, listed number 1464585. The application is accompanied by a separate Heritage Statement and application for Listed Building Consent which sets out the alterations to the listed building.

The application site is located at 38 Spring Gardens, Spalding, Lincs, PE11 2XL.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located at 38 Spring Gardens which is within Spalding Town Centre and Spalding Conservation Area. The existing building is a three-storey property which fills the application site. The authorised use of the existing building is as a dance/fitness studio.

The existing building is known as the Former Christian Association and Literary Institute and is a Grade II Listed Building, entry number 1464585. It was listed in July 2019 for reasons of architectural, historic and group value merit.

The area is characterised by mixed use development with residential uses to the immediate south and west and a range of town centre business uses to the east. The land to the immediate east of the site is vacant and was the parking area for the former dance/fitness studio use. This parcel of land is outside of the planning application site and outside of the applicants ownership.

The Environment Agency Flood Maps for Planning identify the site as being within Flood Zone 3.

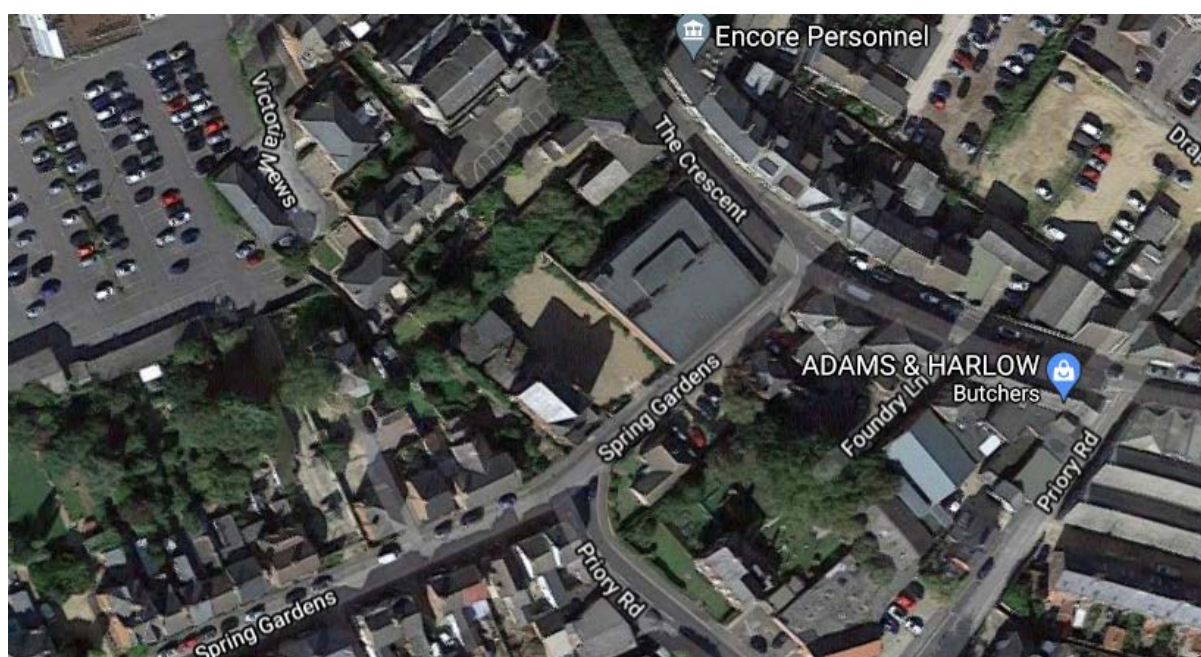


Figure 1: Aerial photograph



Figure 2: Existing building

2.2 PLANNING HISTORY

Since 2006 as identified on the Council mapping system:

H-16-0469-18 – Change of use of the existing building from class D2 to use class 3, to include four 2-Bedroom apartments and two 1-Bedroom apartments, proposed new four storey apartment building including twelve 1-Bedroom apartments, and associated external works and infrastructure – Refused 20.03.2019; Appeal APP/A2525/W/19/3227640 dismissed 30.12.2019.

Planning permission for the conversion of the building to form 3 apartments and the erection of a block of apartments on the adjoining land was refused under reference number H-16-0469-18.

The application was refused for the following reason:

1. *The proposals constitute over-development of the site and the design of the new block of apartments is out of keeping with the historical nature of this part of Spalding and would result in significantly detrimental harm to the Spalding Conservation Area and the setting of nearby Listed Buildings. Further the proposed arrangements for refuse/recycling storage and collection would be harmful to the amenity of the area.*

The proposals are therefore contrary to Policy 3 (Design of New Development) and Policy 29 (The Historic Environment) of the South East Lincolnshire Local Plan (adopted March 2019) and Section 16 of the National Planning Policy Framework (February 2019).

The decision was subsequently appealed and was dismissed by the Planning Inspectorate. The main point of contention with the proposal being the new build 4-storey block of apartments on the land to the east of number 38. This land is no longer part of the application site and therefore the new building does not form part of the proposal. As such the main cause for concern within the Inspectors decision is overcome.

2.3 PROPOSAL

The proposal seeks full planning permission for the change of use of the existing building from dance/fitness studio (class E) to 7 flats (class C3). The flats comprise of 2 x 1-bed units and 5 x 2-bed units. The proposal also involves the formation of a pitched roof above the existing single-storey rear projection.

The works required to accommodate the change of use are internal and therefore are addressed within the application for Listed Building Consent.

2.4 PRINCIPLE

The site is located within established settlement of Spalding where Policy 1 of the Local Plan states that development is to be directed. The proposal will result in the preservation by re-use of a redundant listed building and will create seven new residential units within a town centre location. The application would therefore bring significant benefits to the locality by bringing back into use a building listed as having special architectural and historic merit and would provide housing within a sustainable location. The principle of the development is therefore supported by Policy 1, and Policy 29 of the Local Plan and Section 2 and paragraph 118 of the NPPF.

2.5 FLOOD RISK

Section 14 of the NPPF require a sequential approach, by locating development within land at lowest risk of flooding in the first instance unless it can be demonstrated that no such land is available.

The application site is located within Flood Zone 3 of the Environment Agency's Flood Maps for Planning and is therefore at highest risk of flooding. However the site is sequentially preferable given that the proposal is for the conversion of an existing building and it will preserve a building listed as having special architectural and historic merit by bringing it back into use.

Having successfully passed the Sequential Test, the Exception Test is required. This specifies that the development must be technically safe from flooding and would present a community benefit which would outweigh flood risk.

The application is supported by a Flood Risk Assessment which demonstrates the technical acceptability of the development and it is submitted that the benefits of preserving a listed building and providing housing within a town centre location present a significant community benefit. As such the proposal passes the Exception Test and therefore complies with Section 14 of the NPPF.

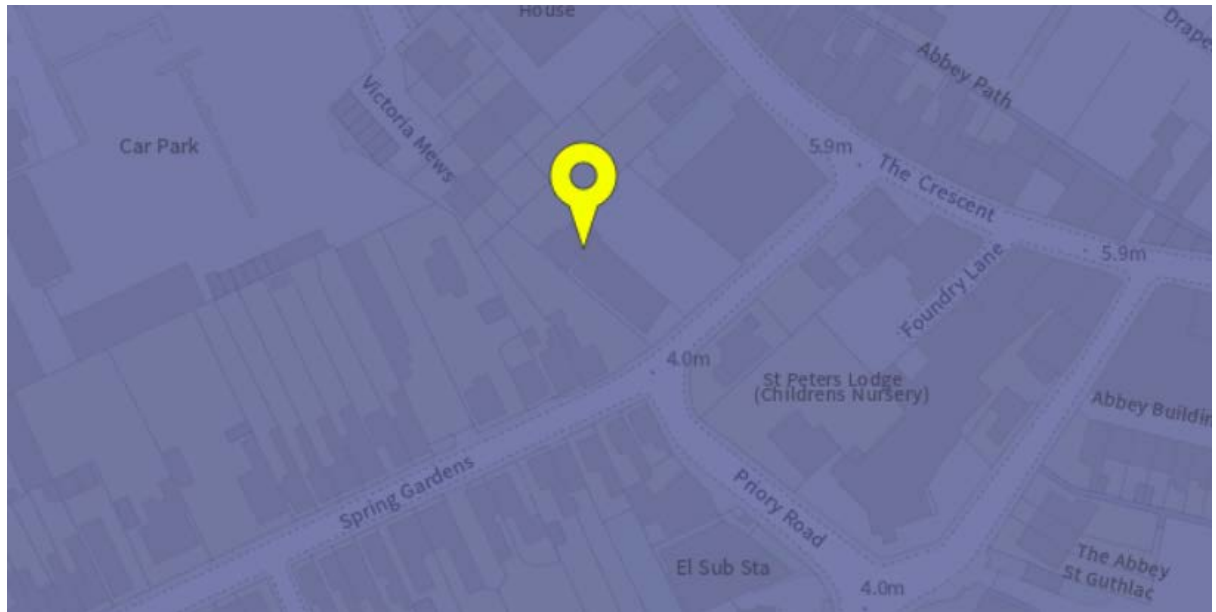


Figure 3: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for residential development within a town centre location. This particular part of town is characterised by mixed use development, notably with residential development to the immediate west of the site. With this in mind, there will be no harm caused to future residents by reason of noise and disturbance from neighbouring uses to the west. To the east of the site are mixed business uses however none of these currently relate to night time uses (such as bars, restaurants and takeaways) and they are of sufficient distance from the application site so to cause a disamenity to future residents. To note, the use of the site and impact on residential amenities to or from the development was raised as a cause for concern by the Planning Inspector.

The building easily lends itself to the subdivision into seven flats without causing harm to the fabric of the listed building.

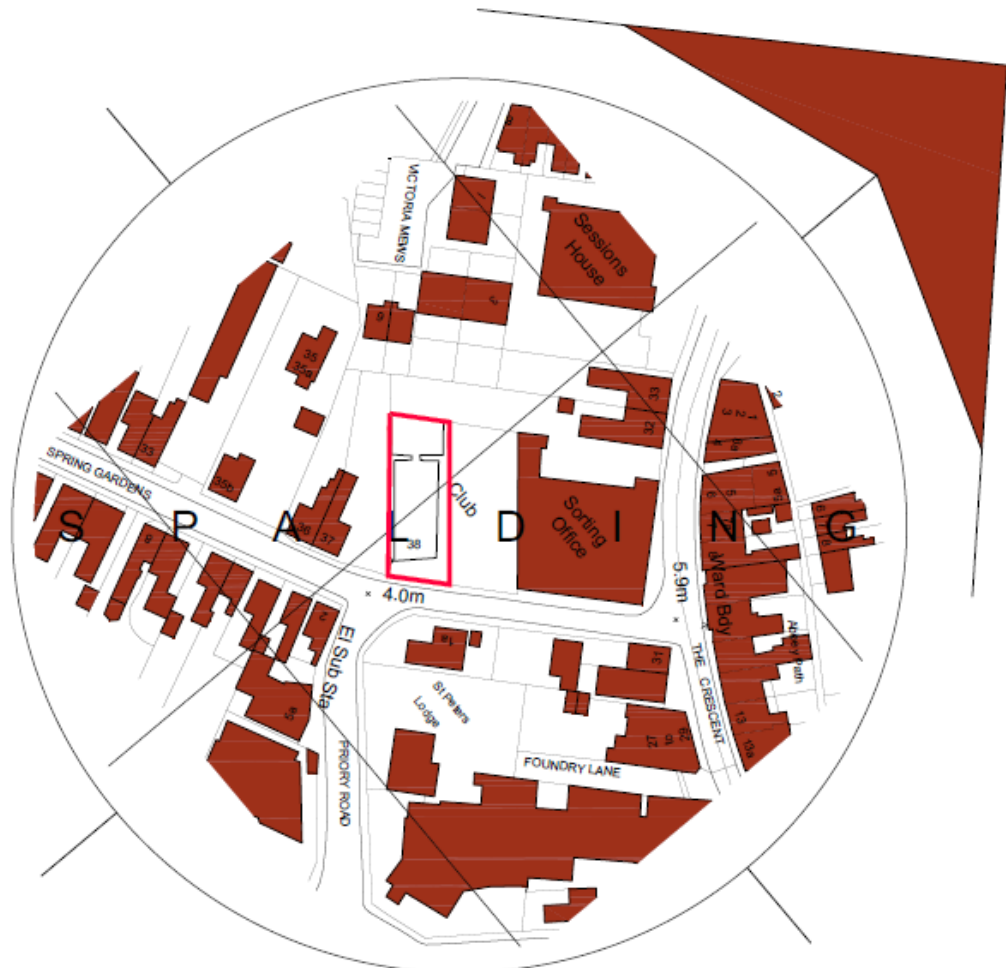


Figure 4: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The only alterations to the outside of the building include the formation of a pitched roof above the existing single-storey projection. Since this will be located to the rear of the site it will not be readily visible from the street scene. It is a relatively small addition to the property and therefore will not visually compete with the existing building. The proposal will therefore cause no harm to the visual qualities and characteristics of the listed building or the Conservation Area.

There is no parking proposed as part of this development given that the application site, which is the only land within the applicants ownership, does not encompass any land outside of the footprint of the existing building. Policy 36 requires parking provision for all new development unless it can be demonstrated that a high quality design can demonstrate that a lower standard of provision would still be acceptable in accordance with the policy.

The requirements of the policy are noted however there is no land available to accommodate any vehicular parking or outdoor cycle parking. The development is however within a sustainable location where future residents can walk or cycle to a range of public transport options, employment, retail, health and educational uses. As such future residents would not be wholly reliant on the use of private motor vehicles. In view the available sustainable transport options available and given that the development will bring into use a redundant listed building within the town centre it is submitted that the benefits gained by the proposal outweigh the lack of on site parking. As such the proposal complies with Policy 36.

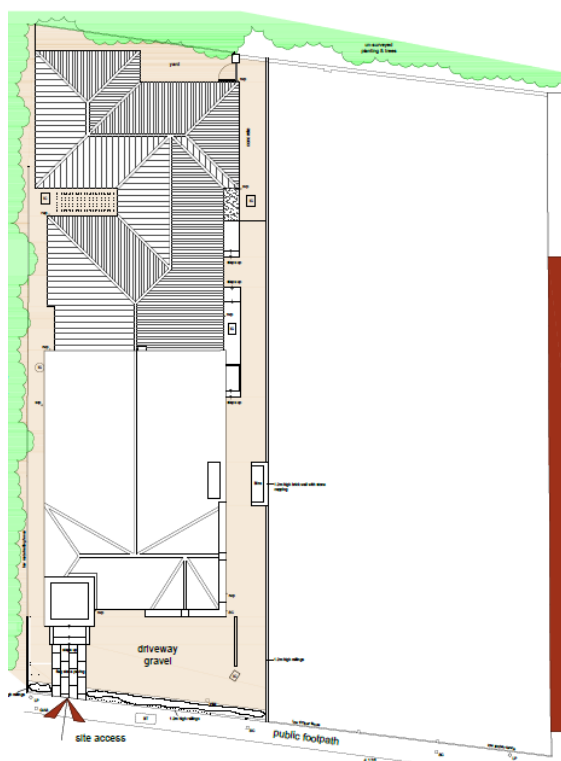


Figure 5: Site Plan
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Figure 6: Proposed Elevations

3.3 LANDSCAPING

There is no existing landscaping within the existing application site boundaries and unfortunately there is limited scope available to provide any landscaping given the limited amount of land available beyond the footprint of the existing building.

4.0 ACCESS

4.1 LOCATION

The site is located within the built-up settlement of Spalding. Section 09 of the NPPF promotes the use of sustainable modes transport, requiring new development to provide the choice of sustainable transport options where possible.

The site is positioned within Spalding town centre. Future residents will have the option to walk or cycle to a range of employment, retail, education and healthcare facilities and to be able to walk or cycle to bus stops and Spalding train station to travel further afield. Future residents therefore will not be bound to use private motor vehicles and will benefit from sustainable transport options in accordance with Section 09 of the NPPF.

4.2 SITE ACCESS

Access to the site will be pedestrian only and will be via the current openings in the existing front boundary wall.