

Design and Access Statement

Proposed Residential Development (5 Dwellings)

39–41 Albert Street, Spalding, Lincolnshire

1. Introduction

This Design and Access Statement supports a full planning application for the demolition of redundant commercial buildings at 39–41 Albert Street and the construction of five residential dwellings. The site lies within the settlement boundary of Spalding, identified as a Sub-Regional Centre in the South East Lincolnshire Local Plan (SELLP 2019). Redevelopment of previously developed land in such sustainable locations is strongly supported by SELLP Policy 1 and Section 11 of the National Planning Policy Framework (2024). A pre-application enquiry was submitted to South Holland District Council. The scheme has been significantly refined in direct response to officer feedback, addressing matters of height, frontage treatment and flood-resilient layout.

2. Site Context and Character

The application site measures approximately 610m² and comprises disused commercial buildings, extensive sealed hardstanding, and low-value shrub vegetation. The commercial buildings have been vacant for a prolonged period and have become increasingly dilapidated, attracting anti-social behaviour and vermin complaints. Their removal therefore represents an opportunity to improve the environmental quality and

safety of the area. The surrounding context is predominantly residential, with two-storey dwellings to the west and a bungalow to the east, located approximately 13m from the proposed development. Albert Street features varied architectural character with no dominant vernacular. The existing commercial buildings detract from the streetscape and represent a clear opportunity for regeneration.

3. Layout and Scale

The proposal introduces a terrace of 3 dwellings and a pair of semidetached dwellings. Each unit features non-habitable ground-floor accommodation with habitable rooms located at first and second floor level to ensure flood resilience. Private rear gardens are provided for every dwelling. The dwellings adopts a consistent building line along Albert Street, respecting the established rhythm of the street while optimising site efficiency.

4. Design and Appearance

Following pre-application advice, the principal elevation adopts a flat frontage, as recommended by the Local Planning Authority. This approach maintains a coherent rhythm across the dwellings and reflects the officer's guidance that a simplified, planar frontage would be most appropriate where elements of traditional townhouse proportion are referenced, while a reduced ridge height improves compatibility with neighbouring properties. Materials include Vandersanden Cottage Mixture facing brick, with brick detailing at the verge line, eaves and string courses. A slate effected tiled roof, reflecting the character of surrounding development. Cream colour windows and modest dormer windows on the second floor provide articulation without overwhelming the streetscene.

5. Residential Amenity

The dwellings provide high-quality living accommodation with good levels of daylight, outlook, and privacy. The absence of first-floor side windows on the eastern elevation protects the privacy of the adjacent bungalow. Rear-facing windows align with typical residential patterns and maintain appropriate separation distances, ensuring no harmful overlooking or overshadowing.

6. Flood Risk and Drainage

The site lies within Flood Zone 3 (defended). A Flood Risk Assessment confirms predicted hazard depths requiring habitable rooms to be located above ground-floor level. The proposal adopts this approach, with all living accommodation at first and second floors. Ground floors contain non-habitable uses only. Additional measures include resilient construction, provision for demountable defences, permeable paving, and soakaways to BRE365.

7. Sustainability

Sustainable design features include energy-efficient construction, potential for solar PV, flood-resilient detailing, permeable surfacing, secure cycle parking, and EV-charging readiness. These measures align with SELLP sustainability objectives and the aims of the NPPF.

8. Access and Parking

Vehicle and pedestrian access is taken from Albert Street. Each dwelling benefits from a dedicated off-street parking space accessed directly from Albert Street. The level of provision meets the minimum requirement of two spaces per dwelling set out in Appendix 6 of the SELLP. The access is safe, direct, and consistent with existing driveways serving properties in the vicinity. The site also enjoys good connectivity with public transport links and local amenities.

9. Biodiversity and Landscaping

A Biodiversity Assessment and Small Sites Metric confirm a baseline value of 0.0199 units and a post-development value of 0.0259 units, delivering a 160.10% net gain. This significantly exceeds the statutory 10% BNG requirement. Rear gardens introduce meaningful soft landscaping, enhancing the ecological value of a site currently dominated by hardstanding.

10. Conclusion

The proposal represents a well-designed, sustainable redevelopment of a brownfield site within the Spalding settlement boundary. The scheme responds positively to its context, protects amenity, provides flood-resilient homes and achieves a substantial biodiversity uplift. The development complies with the SELLP and NPPF and constitutes sustainable development. The scheme offers high-quality market housing suitable for first-time buyers, contributing positively to local housing supply. While at the same time removing an eyesore and source of anti social behaviour and vermin. As such, the proposal represents sustainable development and should be supported.