



DESIGN AND ACCESS STATEMENT December 2021

**APPLICATION FOR CONVERSION OF 2 BED SEMI DETACHED
HOUSE INTO 2x 1 BEDROOM FLATS**

AT

15 SOUTH PARADE, SPALDING

by Framework Architecture and Urban Design Ltd

DESIGN AND ACCESS STATEMENT:

**APPLICATION FOR PROPOSED CONVERSION OF 2-BEDROOM SEMI-DETACHED HOUSE INTO 2x
1-BEDROOM FLATS AT 15 SOUTH PARADE, SPALDING**

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0.0 Introduction

0.1 Client statement

South Holland District Council (SHDC) is a major landlord in the district. Currently the authority owns and manages over 3,800 properties in various locations within the district. The properties are a long-term investment for the authority who maintain the homes to a high standard. The properties are managed by an experienced team of housing officers who maintain close links with tenants.

The Council has prepared a Corporate Plan 2019-23 which sets out key priorities and how the authority will deliver services. The Council's priorities include:

- Be a landlord of choice for our council housing tenants
- Ensure that our residents are enabled to live in high quality housing

These priorities will be relevant to the homes which are subject to this planning application. The Council is committed to improving the property in tandem with the works to subdivide it, and will maintain it to a high standard in the future.

The Council has purchased this property with a view to subdividing it to create two one-bedroom flats. The delivery of these two one-bedroom properties will support the Council to meet further priorities in the Corporate Plan around providing and enabling homes to be delivered in the district which meet evidenced housing need. The priorities include:

- Enable effective planning and delivery of housing solutions to meet local needs and aspirations to ensure that residents have access to a range of housing options in the district
- Maintain commitment to Council Housing by building new council homes to replace those that have been lost
- Work to prevent and mitigate homelessness, including continuing to work with partners across Lincolnshire to deliver countywide solutions to rough sleeping.

The property is currently a 2-bedroom house with a third box room that is unusable as a bedroom due to size and layout. As the property can only be utilised as a two-bedroom house, it does not provide good quality, family accommodation.

Part of the rationale for providing additional one-bedroom accommodation is to increase the housing options and solutions available in the district which can prevent and mitigate homelessness. These homes will meet evidenced housing need, as set out below.

The proposed subdivision of the property will provide much needed 1-bed accommodation to single persons who have a need for this type of housing as assessed and evidenced by the SHDC Housing Need Assessment.

As at 11 November 2021, there were 394 applicants on the authority's Housing Register requiring general needs accommodation. Of those applicants, 140 (35%) had a



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requirement for a 1-bedroom property, 82 of whom expressed a preference for accommodation in Spalding.

Evidence from the most recent Strategic Housing Market Assessments carried out by the authority in 2014, 2015 & 2017 demonstrates that there is a lack of 1-bedroom housing provision within the district on the private market. In any case, due to the nature of their circumstance, applicants who apply to the Council for housing and those who will be occupying this accommodation may not be able to access private sector housing such as due to a lack of funds for a deposit.

Evidence from the most recent Strategic Housing Market Assessments carried out by the authority in 2014, 2015 & 2017 also demonstrates that there is a lack of 1-bedroom housing provision within the district for Affordable/ Social Rent.

SHDC officers will maintain close, regular engagement with the residents of these properties to enable them to sustain their tenancies and to help them develop the skills they need to sustain future tenancies when they move on from this accommodation. Officers have vast experience of managing accommodation occupied by a wide variety of people including elderly, disabled, young and vulnerable people. This accommodation differs from the rented accommodation generally available in the private sector due to the close engagement of housing officers with the residents to enable them to sustain their tenancies.

0.2 Pre-Application advice received on the 15th September 2021

Reference: PE-00390-21 Case Officer: Richard Fidler
Location: 15 South Parade Spalding
Proposal: Conversion into 2 x 1 bed apartments.

With regard to the proposal to convert this semi-detached property into 2 flats, the main policy consideration is Policy 21 of the South East Lincolnshire Local Plan.

There are a number of concerns particularly as South Parade is a high-density residential street of terraced and semi-detached dwellings. The house in question is not large, has a small box room, which would be a very small third bedroom and could arguably therefore not meet the definition of a family dwelling in the Policy.

Whilst not currently having off-street parking, it is noted there is room to the side, so potentially this could be addressed.

There is a long rear garden, so amenity space would not be an issue, but maintenance of it might be for occupiers of one-bed flats.

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0.3 Planning policy 21 of the South East Lincolnshire Local Plan.

As noted in the pre application advice the main policy consideration here is Policy 21 of the South East Lincolnshire Local Plan. In the table below we note the requirements within the policy and state how each aspect is being met.

<i>Policy 21: Houses in Multiple Occupation and the Sub-Division of Dwellings Proposals for the creation of large Houses in Multiple Occupation and the sub-division of dwellings will be permitted provided that, in each case:</i>		
1	<i>it would not result in the loss of family-sized dwellings in high density residential streets of predominantly terraced and/or semi-detached properties;</i>	15 South Parade is a semi-detached two-bedroom house, as such it is not classified as a family dwelling. While it does have a small first floor box room this is less than 3m ² and cannot accommodate a single bedspace. Hence why it has never been marketed as a 3-bedroom house.
2	<i>it would not significantly harm the amenities of the occupiers of adjoining or neighbouring properties by way of noise, overlooking, general disturbance or impact on visual amenity;</i>	The proposed alterations do not add any additional windows into the elevations, they will have no impact on the amenities of the surrounding properties. The impact on the adjoining property has been mitigated by keeping existing room uses at the are currently as much a practicable. The existing layouts provide good acoustic separate with the ground floor hall and staircase positioning. The inclusion of a first-floor kitchen area to the rear of the first floor can have additional acoustic wall treatment along the party wall in this area if required.
3	<i>it would not have a significant adverse impact on the character and appearance of the area, including the historic and natural environment;</i>	The proposals do not adjust the external appearance of outward looking the front or gable façades. While the existing driveway and railing will be adjusted this will not impact on the character and appearance of the area, including the historic and natural environment.
4	<i>adequate provision is made for the storage and disposal of refuse and recycling;</i>	The proposed flats both have adequate internal kitchen storage units along with secure gated garden areas at the rear.
5	<i>it would not have a significant adverse impact on the surrounding area by way of increased on-street parking, impaired highway safety or by impeding proper access to the area;</i>	The proposals provide 4 parking spaces in total. This we feel is more than adequate to serve the two proposed 1 person single occupancy flats, and meets the requirements set out in appendix 6 of the local plan. Both flats also have sheds positioned in their secure rear gardens which can provide 1 cycle space per dwelling.



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6	<i>The site has good access – by walking and cycling – to community facilities, services, public transport and local employment;</i>	The existing site is well positioned in an existing residential area. The town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The page over leaf shows a 400m walking distance from the subject site. As noted in section 5.13.8 of the local plan this is an accepted as an appropriate walking distance to the existing key services, facilities and public transport nodes on Winsover Rd.
7	<i>an adequate standard of residential accommodation and residential amenity is provided for future occupiers; and</i>	The proposed flats are designed to meet the national described space standards for a 1-bed 1-person flat, including the minimum 1m2 internal storage areas. The proposals also subdivide the generous existing garden areas to provide dedicated external amenity spaces for both flats.
8	<i>adequate provision is made for the communal gardens and amenity areas.</i>	The proposals do not contain any 'communal' gardens or amenity areas.
<i>Where all of the above criteria are satisfied, the Nationally Described Space Standards¹⁰ (or any successor) will be applied to ensure that the occupiers have adequate floor space.</i>		As noted above the proposed 1-bed 1-person flats are designed to meet NDSS for a 1 bed flat with a shower room. They also included the minimum 1m2 internal storage along with secure external garden areas, as detailed in the following DA statement.

0.4 Support Documentation

This design and access statement should be read with the associated drawings and the flood risk assessment submitted alongside the application, which concludes that there are no technical reasons why the site cannot be developed in the manner proposed.



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1.0 Use and Location:

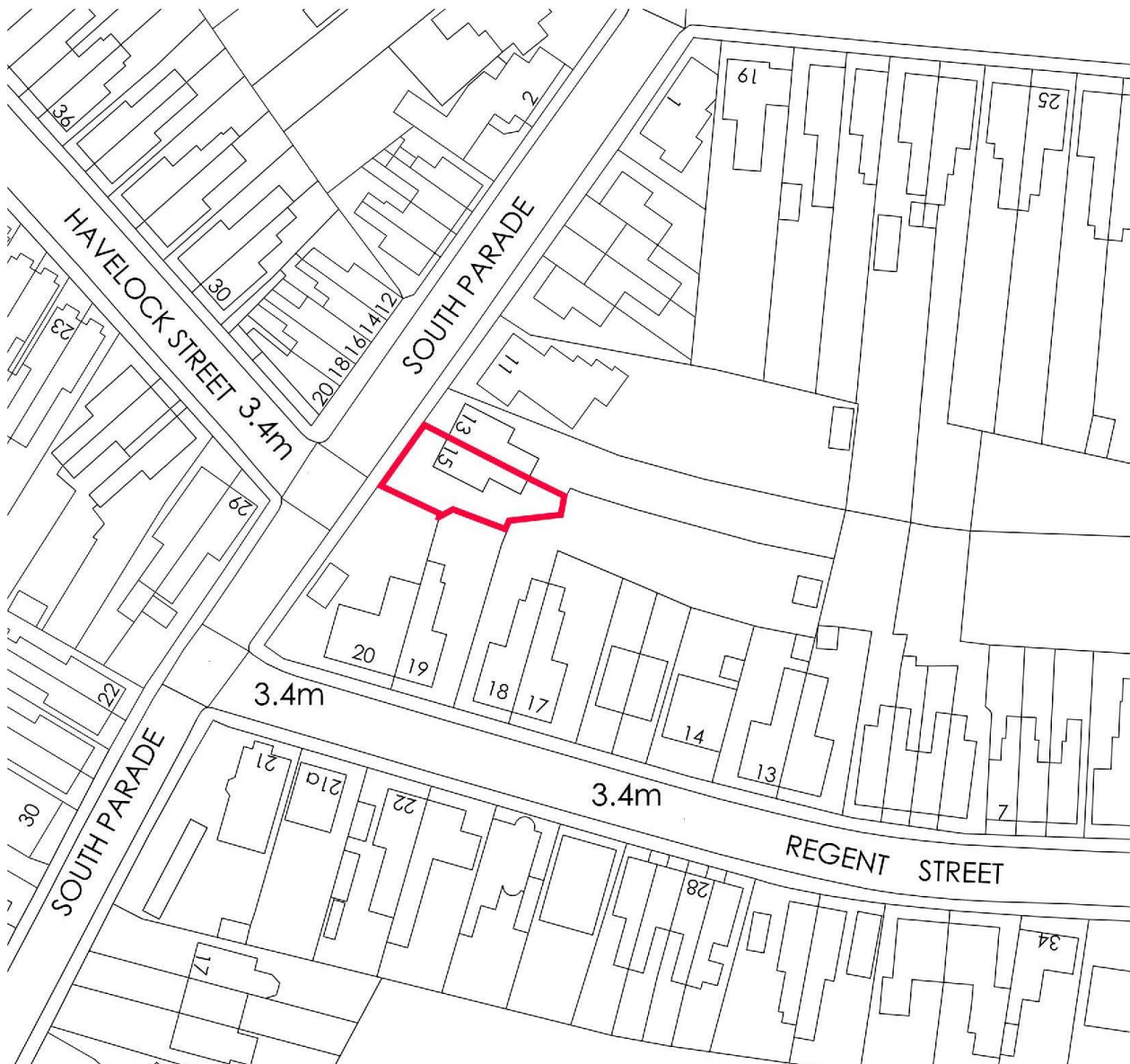
- 1.1 The subject site comprises of a semi-detached 2-bedroom house located at No.15 South Parade, Spalding, PE11 2YJ.
- 1.2 The subject site's north boundary runs along the partition wall between the semi-detached properties, numbers 13 & 15. Boundaries to the east and south consist of fencing to other residential properties along Regent Street. The site entrance is located off South Parade, to the west.
- 1.3 The site area is approximately 198m² and is located south west of the town centre.



The circle above shows a 400m walking distance from the subject site. As noted in section 5.13.8 of the local plan this is accepted as an appropriate walking distance to the existing key services, facilities and public transport nodes on Winsover Rd.

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Red line indicates extent of subject site

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View looking east towards existing building frontage, from South Parade.



View looking west towards side of the property and boundary fencing.

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2.0 Amount:

- 2.1 The proposed conversion maintains the existing building envelope with exception of an external double door reducing to single, and reducing the size of a window to suit proposed kitchen/ shower room layout, both located on the side elevation.
- 2.2 Internal adjustments to create 2No. flats. Internal walls and openings retained where possible, stairs remain to provide access to flat 1, located at first floor level.

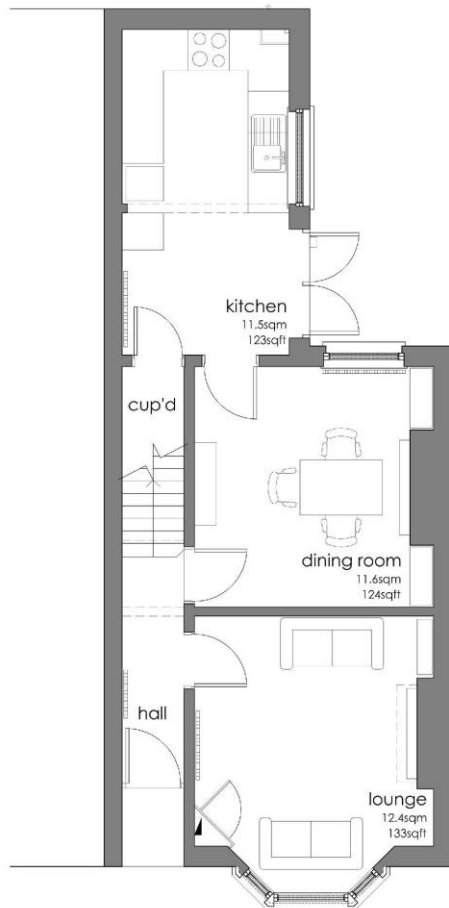
3.0 Layout:

- 3.1 The current layout of the building relates to its use as a residential 2-bedroom accommodation.
- 3.2 The proposal does not alter the exterior, size or footprint of the building, with exception of 2 reductions to opening sizes in the external cavity wall located on the side elevation.
- 3.3 No new external openings are created, maintaining existing character and no change in views overlooking neighbouring properties.
- 3.4 Interior layouts altered to create 2No. 1-bedroom flats, using existing entrances as access. Existing staircase to remain as access to flat 1, located at first floor level.
- 3.5 Floor areas compliant with space standards, creating 1-bedroom, 1-person flats with shower rooms and adequate storage facilities.
- 3.6 Proposed bedroom areas exceed the required 7.5m², with widths over 2.5m providing space for one bedspace.
- 3.7 Storage areas of 1m² or above incorporated into design.
- 3.8 Partition walls, floors and stairs designed to comply with Building Regulations part B and part E.
- 3.9 Existing ground floor ceiling height reduced to allow for services, with minimum 2.3m floor to ceiling height.



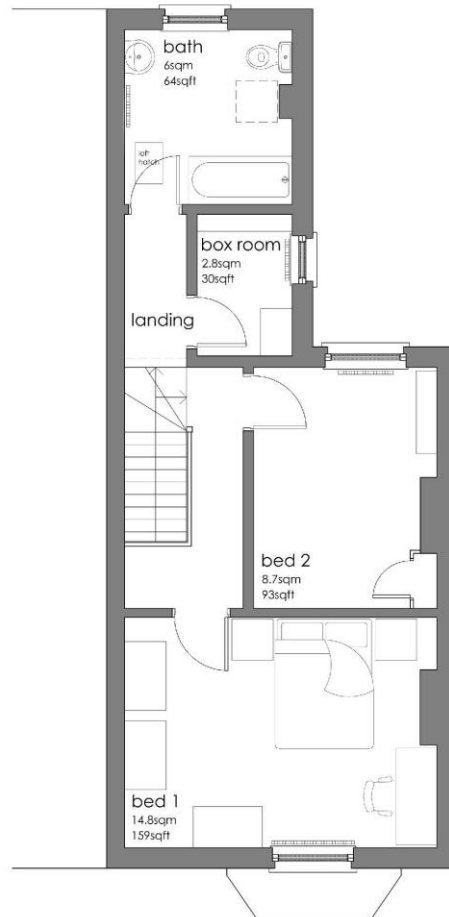
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EXISTING GROUND FLOOR PLAN
TOTAL AREA: 42.6m²

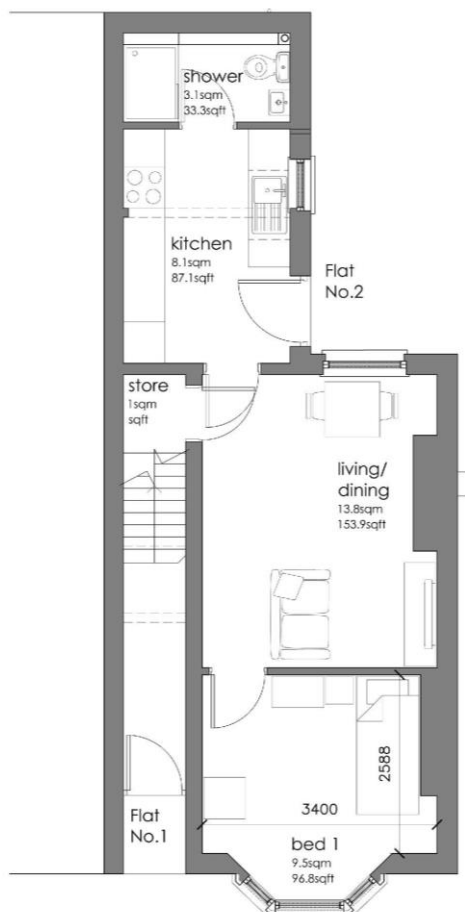
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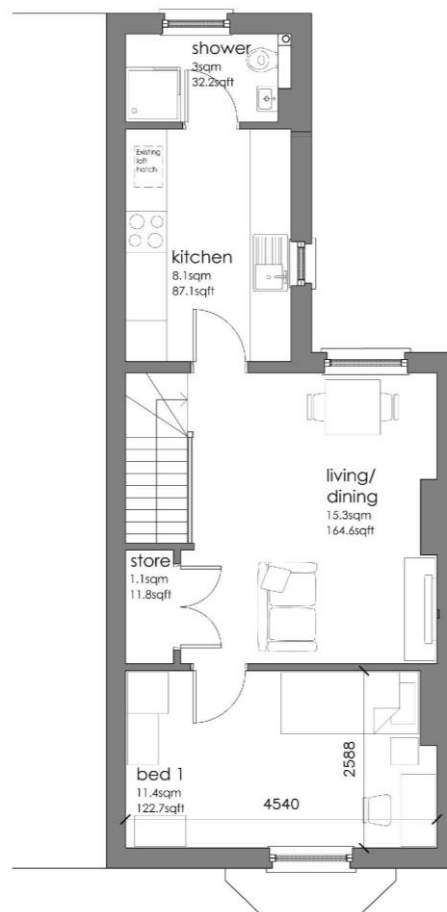
EXISTING FIRST FLOOR PLAN
TOTAL AREA: 42.7m²

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PROPOSED GROUND FLOOR PLAN
FLAT 2, TOTAL AREA: 37m²



PROPOSED FIRST FLOOR PLAN
FLAT 1, TOTAL AREA: 45.9m²
GF area 3.1m²
FF Area 42.7m²

4.0 Scale:

- 4.1 The scale of the existing semi-detached property is unaffected by the proposed works and will remain as existing.
- 4.2 Proposed fence positions on site have been readjusted to allow access to flat 2, amenity space/ secure storage from both flats and provide sufficient parking.



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5.0 Landscaping:

- 5.1 Existing boundary fencing to remain along the boundaries to the adjacent residents. While the existing vehicular gates fronting on to South Parade will be removed and the existing railings shall be reconfigured.
- 5.2 Existing railing to South Parade will be reduced in length to allow access to the parking areas. A section of new matching railing will be returned back to the building to create an amenity space for flat 1.
- 5.3 New fencing and gates incorporated to create amenity spaces/ secure storage for both flats on site.
- 5.4 Four parking spaces are located on site to mitigate the need for on-street parking. A shared access footway allows access to flat 2 and both amenity spaces/ secure storage. Existing drop kerbs are adequately spaced and allow entry for the proposed parking.
- 5.5 An area of secure cycle storage is shown within the rear enclosed garden areas.



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6.0 Appearance:

6.1 Views from the public highway will remain as existing with the exception of the proposed 1.8m tall close boarding fencing.

6.2 On the side elevation, the door and window size are reduced to suit the proposed kitchen/ entrance area for flat 1. All new components will match the existing.

7.0 Access & Parking:

7.1 The area has local facilities within walking distance.

7.2 The proposed car parking is on plot, utilising existing drop kerbs.

7.3 Pedestrian and cycle:

The proposal utilises the existing front building entrance and staircase to access flat 1, located on the first floor. A shared access footway provides entrance into flat 2's amenity space/ secure storage and to the building entrance.

Cycle storage is provided in the private rear secure garden areas which is accessible off the shared footway.

7.4 Private Car and vehicles:

New parking spaces located on site are sufficient for 4 vehicles. This meets the requirements set out in appendix 6 (parking standards) within the local plan as follows: *"Within the curtilage: • 2 spaces for dwellings with up to 3 bedrooms • 3 spaces for dwellings with 4 or more bedrooms. A garage can count as one space if it is 2.6m x 5.6m internal width, with an additional 1m at the end to park cycles. Where it can be justified by the character and location of the site the standards may be relaxed for one-bedroom dwellings, including flats to one garage or parking space per unit and 1 additional space per 3 units for visitors."*

While the requirement for 4 parking spaces has been met, the flats will have single occupancy and therefor it could be argued that the requirements could be relaxed.

7.5 Public Transport:

The site is located within walking distance of public transport links. Bus stops are located only a short distance away, and is in close proximity to Spalding's railway station.

