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1. AIM

- 1.1 The application is for the development of a vacant area of land between the public library and existing retail units fronting Station Street, Spalding. The buildings which stood on this land have been demolished in the interest of safety.
The proposal is to develop the site for residential use.
- 1.2 The applicant is seeking the approval of the appearance, materials, access and scale of the proposal.
- 1.3 This Design and Access statement forms part of the application providing information and supporting evidence for the proposal.

2. SITE HISTORY

- 2.1 The site including the buildings fronting Station Street was most probably part of the land upon which the prison was built in the early 19th century and which closed in the mid 1880's after which it was purchased by John Longstaff and demolished enabling the widening of Station Street and the construction of the properties seen today
- 2.2 The buildings fronting Station Street (nos 19 -23) were originally constructed in the late Victorian era as retail units with living accommodation at first and second floor levels. During the second half of the 20th century 19 Station Street became a bakers and the land to which this application relates incorporated buildings related to that business.
- 2.3 Cley Developments Ltd bought no19 Station Street along with this site in 2004 with the intention to eventually demolish and redevelop the site for residential use.
- 2.4 In 2015 a scheme was prepared and submitted to South Holland District Council for the demolition of the buildings and for the construction of 6 number one bed apartments which was subsequently approved on 9th July 2015.
- 2.5 Whilst finalising legal issues regarding the alterations to the route of the footpath, over which neighbouring properties can pass, agreement to this variation was not able to be obtained and as such the redesign of the proposal had been necessary to accommodate those wishes.
- 2.6 The revised scheme consisted of 7 flats spanning the right of access. This scheme was granted planning permission on 1st December 2017, ref H16-0601-17, and work commenced on site early 2021 only to come to a stop due to the discovery of a fresh water cistern. This cistern measured some 9.0m in length, 2.0m wide by 2.5m deep and was tiled internally up to approx. 1.0m with 30 x 30cm quarry tiles. The archaeologists were notified in accordance with the condition of planning, attended and then gave permission to proceed. Whilst breaking this cistern out a further cistern of similar size was discovered parallel to the first

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but this time appears to pass beneath the adjacent library. The archaeologists were again called out.

The structural consultant on the project advised against proceeding with the scheme as no guarantee could be made that work would not be detrimental to the structural integrity of the library.

3. SITE LOCATION

- 3.1 The site is located close to the town centre in a secondary position and within walking distance of all amenities



Site location

The site is immediately adjacent to the public library, opposite Victoria Street car park with supermarkets within 350m, 60m from convenience store and 50m from local restaurants/takeaways therefore providing an ideal location for living in town

4 SITE AND SURROUNDINGS

- 4.1 The site is currently vacant and has been such for a considerable period. The buildings on the site were in disrepair constructed in brick with asbestos cement cladding. The walls were beginning to spread and it was considered a danger and was therefore demolished. Approval had been granted for the demolition under a previous approval and the LPA notified. Prior to becoming vacant the buildings had belonged to no 19 Station Street and was part of a successful bakery. Unfortunately when that bakery sold the business on the new business was not as successful leading to the buildings becoming vacant.
- 4.2 To the south of the site is the public library, a relatively modern building constructed in a red brick with deep fascia and vertical windows with a flat roof over. This is not characteristic of the area nor period of the majority of Victoria Street. To the north of the site is the rear of the retail units fronting Station Street, these are tall three storey Victorian buildings with 2 storey rear projections. Opposite are small two storey Victorian retail units with residential accommodation on the first floor.



Buildings which stood on the site prior to demolition

5. PLANNING POLICIES

- 5.1 The South East Lincolnshire Local Plan , adopted March 2019 (the Local Plan).
- 5.2 The National Planning Policy Framework

6 SCALE

- 6.1 The buildings in the immediate area have a variety of differing heights. Those opposite the site are traditional two storey, those to the north fronting Station Street are three storey but with high ceilings thus tall buildings and the library to the south is flat roofed but still a relatively tall building. Initially it was intended to erect a three storey building with central front door but due to reasons beyond the control of the applicant this has not been possible. It is now proposed to develop a pair of two storey detached dwellings similar to those opposite. The ridge height of these dwellings will be between the height of the buildings fronting Station Street and that of the flat roof to the library.

7. APPEARANCE

- 7.1 The redesign of the proposal necessitated by the discovery of the cisterns (see 2.6) along with structural advice results in two similar detached 2 bedroom dwellings either side of the right of way with a shared communal area to the rear.
- 7.2 The properties have been designed to emulate the Victorian period in appearance.
- 7.3 The bricks are a traditional red multi facing brick complementing the slate roof material and will be laid garden wall bond of 5 stretchers to 1 course headers. A reconstituted stone string course will line through with the first floor cills as seen on the Station Street building.
- 7.4 Painted timber double hung sash windows complete the Victorian appearance

8. ASSESSMENT OF IMPACT UPON CONSERVATION AREA

- 8.1 The application site is on the very outer edge of the conservation area. The design of the proposal is sympathetic to it being within these boundaries and the location. The style enables it to sit comfortably beside the three storey Victorian buildings fronting Station Street and at the same time will have sufficient strength of design to attract away from the bland appearance of the library building.

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9. FLOOD RISK ASSESSMENT

- 9.1 A flood risk assessment was prepared for the previous application and is submitted alongside this application.

10. ARCHAEOLOGY

- 10.1 An archaeological written brief was submitted for the previous application and a watch kept during the demolition of the existing buildings. That archaeological brief will be transferred to this proposal.
- 10.2 The archaeological brief was resubmitted for application ref H16-0601-17 and is still valid for the site and the conditions of that brief will be continued whilst this application is being considered and during the ground works associated with this application.
- 10.3 There appears to be an old wall to the end of the cisterns (see 2.6) which may be the rear wall of the prison (see 2.1) which we will be asking the archaeologists to inspect and advise in the new year, 2022.

11. CONTAMINATION

- 11.1 A contamination report was submitted with the previous application and no contamination was found. Ground works have subsequently taken place as previously mentioned and no evidence of contamination has been found. It is therefore considered unnecessary to provide a further report on this matter.