



DESIGN, ACCESS & HERITAGE STATEMENT

4 BRIDGE ROAD, SUTTON BRIDGE, SPALDING, PE12 9UA



1.0 INTRODUCTION

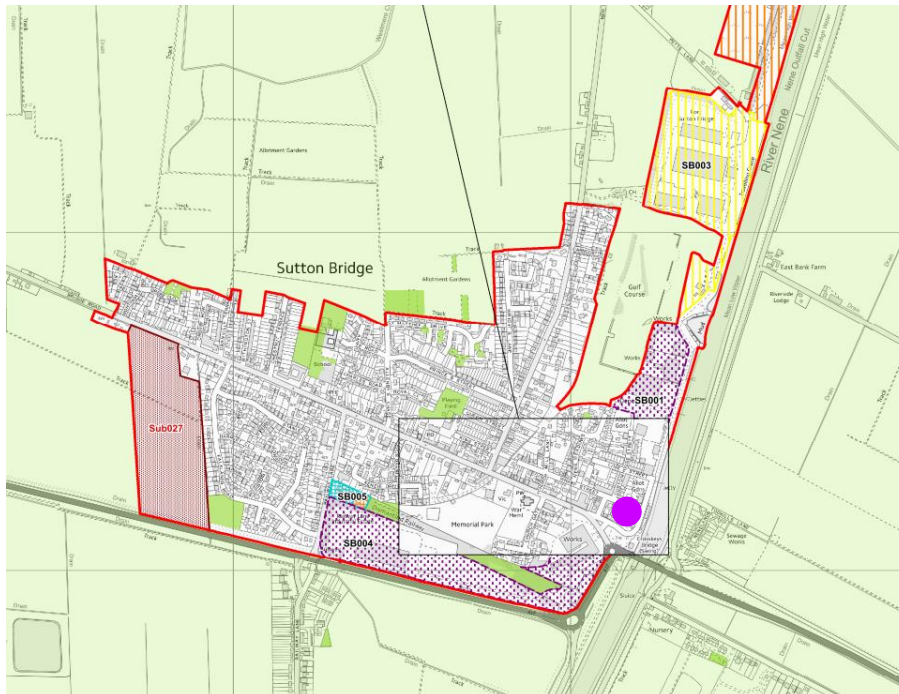
This Statement was prepared by Clayton Architecture Limited on behalf of the Applicant API Limited to support the submission of a Full Planning Application at 4 Bridge Road, Sutton Bridge, Spalding PE12, 9UA. The proposal involves a change of use from Hotel (use class C1) to residential (use class C3).



2.0 CONTEXT

The Site was previously used as a hotel (Use Class C1). It is within Sutton Bridge Town Centre and therefore close to shops and other amenities. The site is close to public transport, schools and GP practices. **Policy 1 of South East Lincolnshire's Local Plan states:** 'A. Areas where development is to be directed... 1. Main Service Centres: Sutton Bridge. Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities.'

The solid red line shows the defined settlement limit which the site is just outside of and the blue dashed line shows the conservation area boundary which the site is within.



2.1 SITE PHOTOS



Internal images taken from
<https://www.derelictplaces.co.uk/threads/the-bridge-hotel-lincolnshire.33834/>



2.2 PLANNING HISTORY

H18-0734-17 Rear of Bridge Hotel Bridge Road Sutton Bridge PE12 9UA

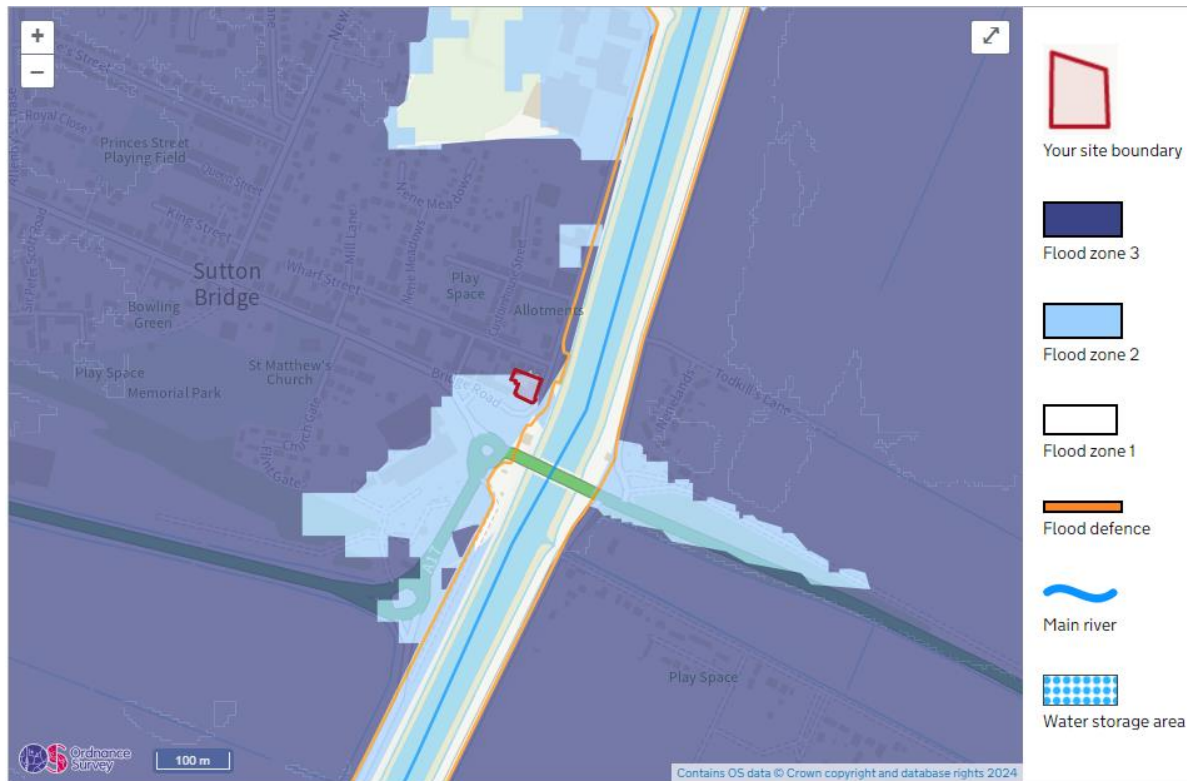
- Erection of pair of 2 bed semi-detached houses access from Wharf Street
- Approved

H18-1234-16 Bridge Hotel 4 Bridge Road Sutton Bridge PE12 9UA

- Redevelopment of site to provide 21 one-bed flats, parking and infrastructure
- Non-Determination



3.0 FLOOD RISK



The site sits within Flood Zones 2 and 3 (flood zone 3 being part of the car park to the rear. A flood risk assessment has been attached to this application and flood risk measures have been designed in to protect future occupants.

No habitable rooms are within the basement, only the kitchens of 3 no. units. This means there is less impact on the occupants if the basement floods.

The following flood Mitigation Measures could be imposed via Planning Condition if deemed necessary as with previously approved schemes within South Holland Council:

- Tenants will be told to register for the Environment Agency early warning system and the owner will put a flood plan in place, to be shared with Tenants as part of their Tenancy Agreement.
- A new de-mountable flood defence barrier will be installed to the front door.



4.0 HERITAGE

The site is located close to 8 and 10 Bridge Road which are Grade II listed.

Although the building to which the application refers is not listed, it could be deemed to be a heritage asset and therefore careful consideration has been made when designing the proposal to ensure the asset is protected. The building has not been maintained over recent years and areas are now in a state of disrepair. This design would bring the building back into use and ensure its long term maintenance. The proposal will improve the views of the site from the street scene, windows will be reopened where they are currently boarded up.

Policy 2 of South East Lincolnshire's Local Plan states: *'Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to: ... 8. Impact or enhancement for area of natural habitats and historical buildings and heritage assets...*' The proposal aims to enhance these heritage assets by providing a new long term use (C3) to the building, the new use class will enable investment into the building and its structure. Existing features of the building are to be retained due to minimal external changes being proposed.



5.0 DESIGN

5.1 SCALE/MASS

The proposal involves renovation, internal remodelling and change of use for the property. Minor demolition and extension works are proposed to the building where little maintenance has caused a state of disrepair. The mass and scale of the development will not have an impact on the area as, if anything, the proposed building will be smaller than existing.

Paragraph 2.6.1 Strategic Priorities in South East Lincolnshire's Local Plan states: '*...1. To deliver sustainable development in South East Lincolnshire that seeks to meet the social and economic needs of the area, whilst protecting and enhancing its environment for the enjoyment of future generations. 2. To ensure that the scale, distribution and type of new development is sustainably located to take account of flood risk across South East Lincolnshire. 3. To ensure that development contributes to the provision of necessary physical, social and green infrastructure to deliver planned levels of growth at the right time and to mitigate its impacts on existing communities and the environment.* By renovating the existing building in this location not only would the works be considered sustainable development they would also enhance and protect a large vacant and building in a town centre area. The building in its current use class has existed for some time in a poor state of repair therefore the proposal can only be considered as positive.

The character of the building will be retained and preserved as part of this development to ensure that the building remains in keeping with the area and is an asset to it. It will also reduce the impact on the local Grade II listed buildings.

Policy 3 of South East Lincolnshire's Local Plan states: '*Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured: 1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;*'



5.2 INTERNAL LAYOUT

Changes to the internal layout of the building are proposed however they have taken into consideration the main load bearing walls and chimney breasts so that there will be minimal works to the main structure of the original building.

Acoustic barriers have been carefully located on party walls as part of the design to ensure no overdevelopment / unnecessary retrofitting. The goal was to make minimal impact on the building whilst ensuring comfort of future residents and blocking noise transfer between residential units. All new walls within residential units will be studwork on acoustic isolation tape to further reduce noise transfer between units.

The internal GIA of the unit achieves the required space standards set out in the National Space Standards.

Policy 2 of South East Lincolnshire's Local Plan states: *'Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to: ... 8. Impact or enhancement for area of natural habitats and historical buildings and heritage assets...'*



5.3 EXTERNAL APPEARANCE



To the rear of the development, external walkways are proposed for good accessibility to the units. These external walkways are covered and would look similar to the precedent image on the left.

The walkways will give a mill style aesthetic like these buildings along the road and therefore are in keeping with the area (see images to the right).



In terms of materiality, the external walkways will be made of black painted steelwork and the existing brick is to be retained. The extensions will be built in brick to match existing. The roof will be tiled to match the existing and flat roof GRP on the covered areas of walkways.

In terms of windows, timber effect uPVC sash style casement windows will be used as shown in the proposed drawings. There are currently UPVC windows fitted in the building.

As you can see in the image below, UPVC casement windows have been used within multiple developments in the area and therefore this is in keeping with the surrounding area.



Semi detached houses to rear of 4 Bridge Road



Developments along West Bank Street



Developments on Bridge Road, neighbouring Grade II listed Buildings 8-10 Bridge Road



6.0 ACCESS

6.1 HIGHWAYS

The site is within the town centre and there is a bus route 2 minutes away connecting the site to its wider context. The development is close to the Town Centre and therefore will not require all of the car parking spaces otherwise required for a site of this scale.

Policy 3 of South East Lincolnshire's Local Plan states: *'Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured: 4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;'* There are multiple cycle routes which pass near the site, there is a bus stop 3 minutes away and the train station is a 15 minute walk away.



7.0 CONCLUSION

The design meets the requirements of the Local Plan and is a sustainable development for the area.

The proposal looks to bring a derelict building back into use and ensure the building is maintained.

The materiality and aesthetic is designed in line with the neighbouring developments to ensure the proposal is in keeping with the area.

An MASA backs up the reduced parking due to the proposal being within a Town Centre location.

Although in a Flood Risk Zone the flood risk assessment and proposed mitigation measures still show this as a viable site for this project.

