



DOWLMAN
Neil Dowlman Architecture

Planning | Design | Project Management

DESIGN & ACCESS STATEMENT

FOR

**PROPOSED CHANGE OF USE, ALTERATIONS AND EXTENSIONS TO EXISTING BUILDING TO FORM
12 SELF CONTAINED FLATS**

AT

CRAYTHORNE LANE

BOSTON

LINCOLNSHIRE

PE21 6HA

FOR

ZEEN CONSTRUCTION

Job No B3339

March 2020



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CONTENTS

1.0 INTRODUCTION/ CONTEXT

2.0 USE/ AMOUNT

3.0 LAYOUT

4.0 SCALE

5.0 LANDSCAPING

6.0 APPEARANCE

7.0 ACCESS

8.0 CONCLUSION

9.0 POLICIES

1.0 INTRODUCTION/ CONTEXT

- 1.1 Neil Dowlman Architecture Ltd. has been engaged by Zeen Construction to submit a planning application as follows: Proposed Change of Use, Alterations and Extensions to existing building to form twelve self contained flats at Craythorne Lane, Boston, Lincolnshire, PE21 6HA.
- 1.2 The site is within Boston Town Centre Conservation Area, which has a mix of housing and commercial uses with restricted parking. The site is approximately 635m², occupied by a vacant building previously used as a nightclub that varies between two and three storeys high.
- 1.3 According to the Local Plan new homes should be located in the most sustainable settlements. Boston as a Sub-Regional Centre is a sustainable location, which allows residents the ability to access everyday facilities.
- 1.4 In keeping with Policy 25 of the South East Lincolnshire Local Plan 2011-2036 our aim is to support the vitality and viability of the town centre by ensuring the changes to the premises have regard to the significance of heritage assets and the Conservation Area. This in part is to be achieved through retaining and reinforcing local distinctiveness with reference to height, massing, scale, form, and materials.



Figure 1. Aerial view of site

1.5 Keeping valued historic buildings in active and viable use is important for both the maintenance of the building concerned and the overall character of the Conservation Area.

1.6 The proposed development is within Flood Zone 3 as defined by the Environment Agency.
Policy 1 - Spatial Strategy of the South East Lincolnshire Local Plan 2011-2036 states that:

Whilst the Local Plan takes a precautionary approach to flood risk it is recognised that the Boston urban area will continue to be an area of choice for most residents, and therefore flood mitigation is a major consideration and cost in the delivery of new development. The Boston Barrier is expected to be of huge significance to the viability of new development in Boston, the role of the town as a Sub-Regional Centre and to reducing flood risk overall.

2.0 USE / AMOUNT

2.1 The proposal is for the conversion and extension of a former nightclub to form 12 self-contained apartments. This is to be achieved in part through a vertical extension making the development three-storeys throughout. It is believed that the proposed use is appropriate due to the sustainable location within the centre of town allowing access to a range of residential amenities including shops, schools, medical facilities and work places.



Figure 2. Existing development (view from Quaker Lane)

- 2.2 The amount of development on the ground floor comprises of: one number one bedroom apartment; three number two bedroom apartments; and a bin store. On the first floor there is: one number one bedroom apartment; three number two bedroom apartments. The amount of accommodation on the second floor is four number two bedroom apartments. Policy 17 of the Local Plan states that family homes of two or three bedrooms are in the highest demand within Boston and therefore the proposal is in keeping with the demand.
- 2.3 Planning pre-application advice received 22 August 2019 considered that the principle of development and the dwelling mix proposed would make a modest contribution to the future housing needs of Boston and would be a mix which would broadly accord with a town centre location and its need for smaller housing units.
- 3.0 LAYOUT
- 3.1 The site is located in the Boston Town Centre Conservation Area. To the south of the site is 2 and 4 Shodfriars Hall, which is a Grade II* listed building. On the north side of the site is 6 and 8 Sibsey Lane, which is a Grade II listed building and in close proximity to the northwest of the site are 27-29 Market Place, which are also Grade II listed buildings.
- 3.3 The existing access to the development off Craythorne Lane has been retained. Habitable rooms within the proposed development have been located to maximise views, provide natural daylight, and natural ventilation.
- 3.4 An element of passive policing will be introduced in public areas which are currently not overlooked, enhancing crime prevention and community safety.

4.0 SCALE

- 4.1 The proposed alterations will be confined to the existing building footprint and involve internal modifications and a vertical extension. At present the existing development varies between two and three-storeys and the proposal is to make the proposed development three-storeys throughout. There is evidence that the development was originally three-storeys with an attic space within the pantiled roof. Due to the need for repairs the building has been truncated in part to two-storeys with a flat roof. It is felt that the reintroduction of a third storey will be more sympathetic and in keeping within the context of Boston Town Centre Conservation Area than the truncated existing form.



Figure 3. Shodfriars Hall 1889

- 4.2 The increase in volume will have minimal impact upon the setting as the increase in scale is only apparent from Craythorne Lane and Sibsey Lane, which are both built up narrow pedestrian streets. In addition, there are no perceived issues with overlooking or overshadowing.

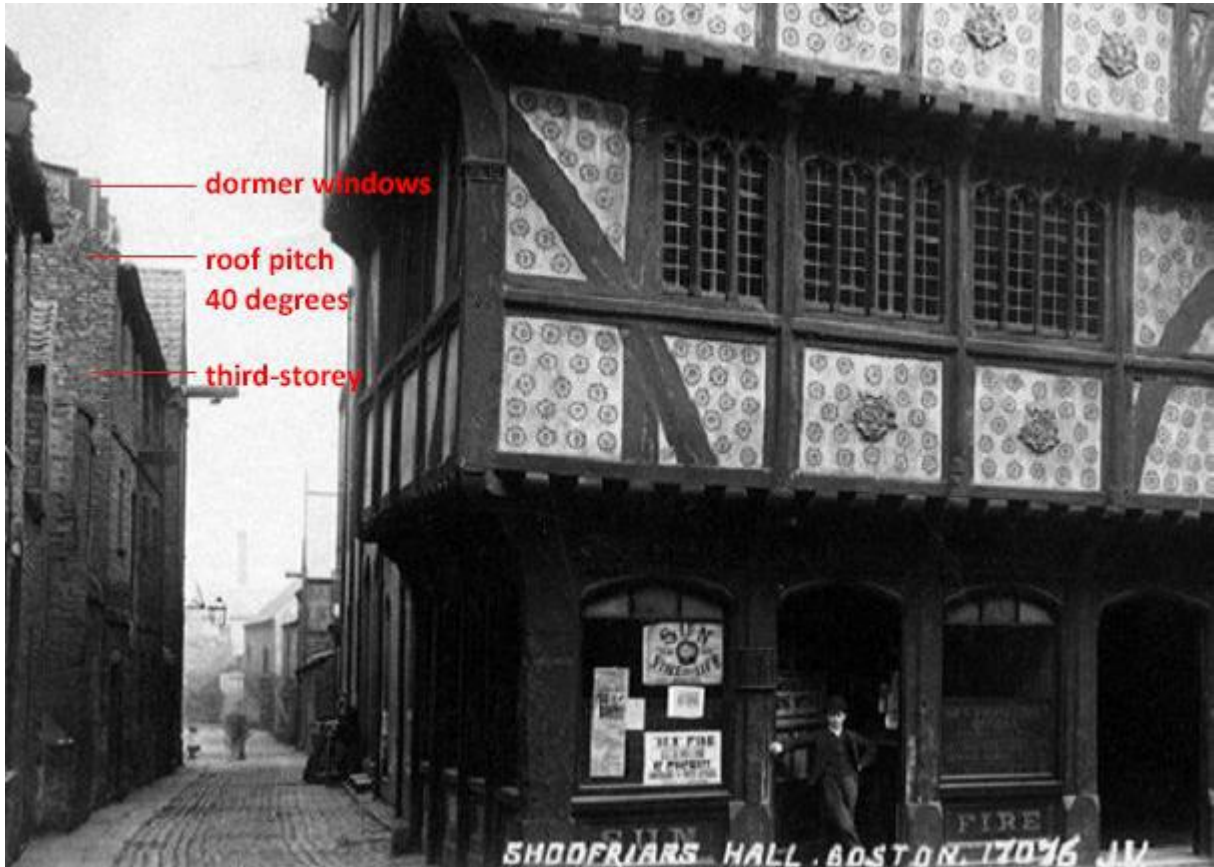


Figure 4. Photograph indicating Gaol Granary prior to alterations

- 4.3 Within the planning pre-application advice provided by the Boston Borough Council Housing Department, attention was drawn to the nationally described space standards in order to provide a good standard of occupancy. The minimum gross internal floor areas outlined in the nationally described space standards are as follows:

1 bedroom, 2 persons, single-storey = 50m²;
2 bedrooms, 3 persons, single-storey = 61m²;
2 bedrooms, 4 persons, single-storey = 70m².

4.4 In comparison the approximate gross internal floor areas of the four apartments on the ground floor are:

Unit 1: 1 bedroom, 2 persons, single-storey apartment = 102m²;

Unit 2: 2 bedrooms, 4 persons, single-storey apartment = 98m²;

Unit 3: 2 bedrooms, 3 persons, single-storey apartment = 75m².

Unit 4: 2 bedrooms, 3 persons, single-storey apartment = 81m².

4.5 The approximate gross internal floor areas of the four apartments on the first floor are:

Unit 5: 1 bedroom, 2 persons, single-storey apartment = 102m²;

Unit 6: 2 bedrooms, 4 persons, single-storey apartment = 98m²;

Unit 7: 2 bedrooms, 3 persons, single-storey apartment = 75m².

Unit 8: 2 bedrooms, 4 persons, single-storey apartment = 98m².

4.6 The approximate gross internal floor areas of the four apartments on the second floor are:

Unit 9: 2 bedrooms, 4 persons, single-storey apartment = 96m².

Unit 10: 2 bedrooms, 4 persons, single-storey apartment = 103m²;

Unit 11: 2 bedrooms, 4 persons, single-storey apartment = 97m².

Unit 12: 2 bedrooms, 4 persons, single-storey apartment = 78m².

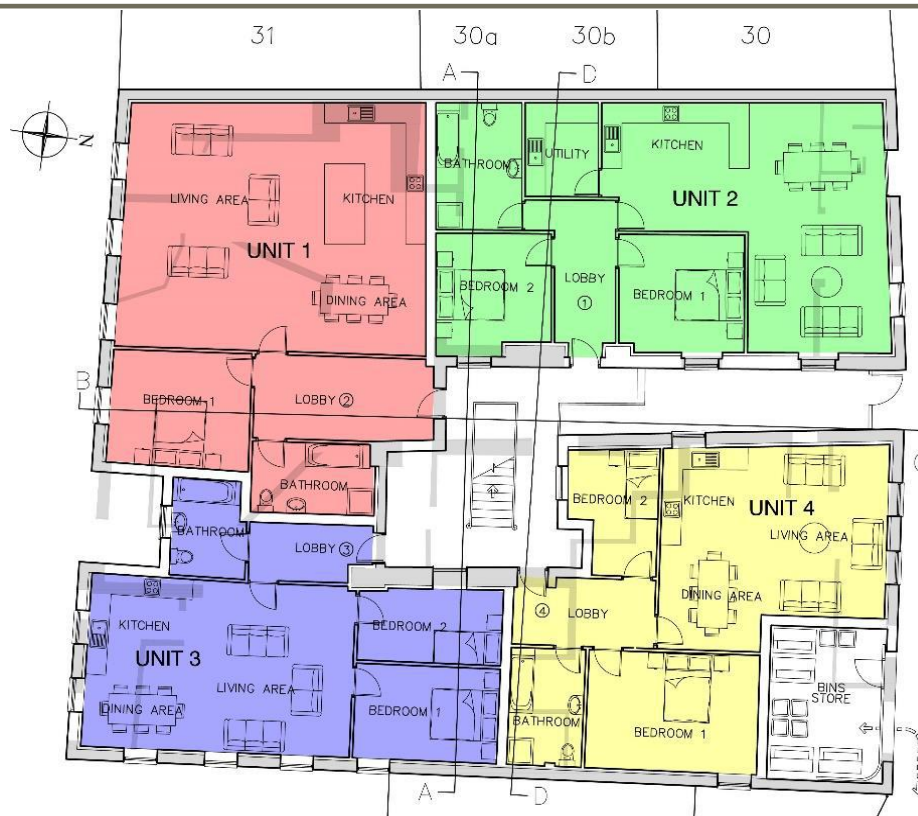


Figure 5. Proposed ground floor plan

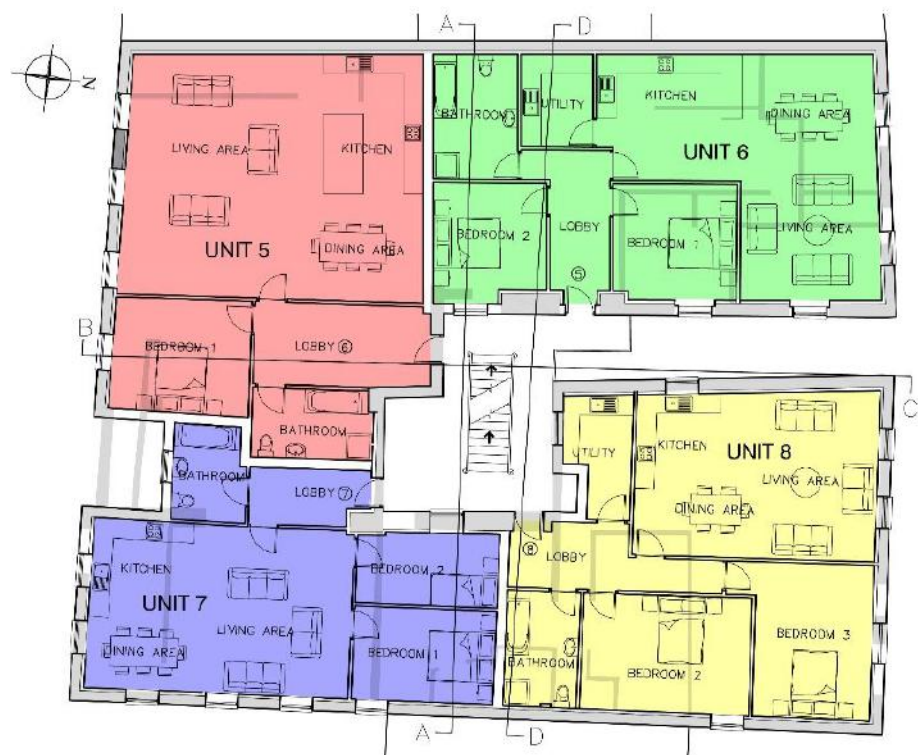


Figure 6. Proposed first floor plan

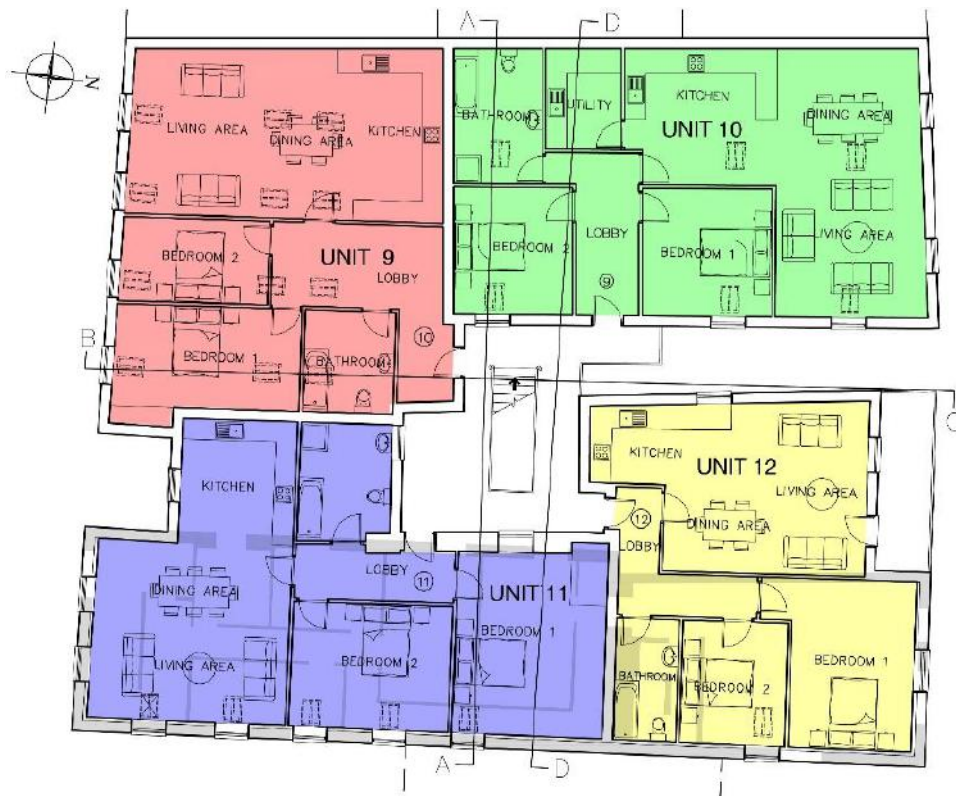


Figure 7. Proposed second floor plan

4.7 From the above comparison it is evident that the accommodation offered comfortably exceeds the Technical housing standards – nationally described space standard.

5.0 LANDSCAPING

5.1 No landscaping works are proposed.

6.0 APPEARANCE

- 6.1 The proposed apartment building will retain many of the existing buildings features in order to maintain its character. Its appearance will be enhanced with the introduction of new window openings and the reintroduction of windows within previous openings that over time have been bricked up.



Figure 8. Existing Gaol Granary

- 6.2 The existing Gaol Granary is constructed in English Bond with a string course between the ground and first floor, which is consistent with late 17th/ early 18th century construction. The extension to the Gaol Granary is planned to be constructed with matching brickwork and the existing brickwork is to be cleaned/ repaired/ replaced as necessary.



Figure 9. Proposed elevation Sibsey Lane

- 6.3 The material palette of the proposed development will comprise of: red brickwork walls in an English Bond to match the existing , with areas of zinc cladding; natural slate roofs; black 'Crittall' style windows; and black metal doors.



Figure 10. Proposed view Craythorne Lane



Figure 11. Proposed view Quaker Lane

7.0 ACCESS

- 7.1 Pedestrian and vehicular access to the site will remain as existing. Pedestrian access to the proposed development is to be gained from Craythorne Lane and internally the open plan nature of the proposed apartments will provide good access throughout. Vehicles will access the site from the east via Quaker Lane. Existing vehicle movement and parking will be unaffected by the current development proposal.
- 7.2 Lincolnshire County Council Highways have no objection in principle given the highly sustainable town centre location which is in reach of a range of services and public transport options with most travel being walking and cycling.
- 7.3 External and internal access is planned to be compliant with legislation imposed by the current building regulations, access to and use of buildings, Approved Document M – Volume 1: Dwellings.

8.0 CONCLUSION

- 8.1 In accordance with section 12 of the NPPF the proposed scheme looks at achieving good quality design through the use of high quality materials and a scheme which reflects the character of the surrounding area.
- 8.2 Section 7 of the NPPF, Ensuring the vitality of town centres, Paragraph 85 (f) states that planning policies should: *recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.*
- 8.3 Section 2. Paragraph 11. States that: *Plans and decisions should apply a presumption in favour of sustainable development.*

- 8.4 The application site is in the town centre within a sustainable location and it is believed that the development will function well and add to the overall quality of the area, not just for the short term but over its lifetime. The proposal integrates well within the extent of the existing surroundings and the proposed design and choice of materials will add to the character and interest of the area and will have minimal impact on the infrastructure and visual amenity of the conservation area.
- 8.5 It is considered that the proposal complies with both local and national planning policy and therefore it is respectfully suggested that the scheme should be considered for approval.

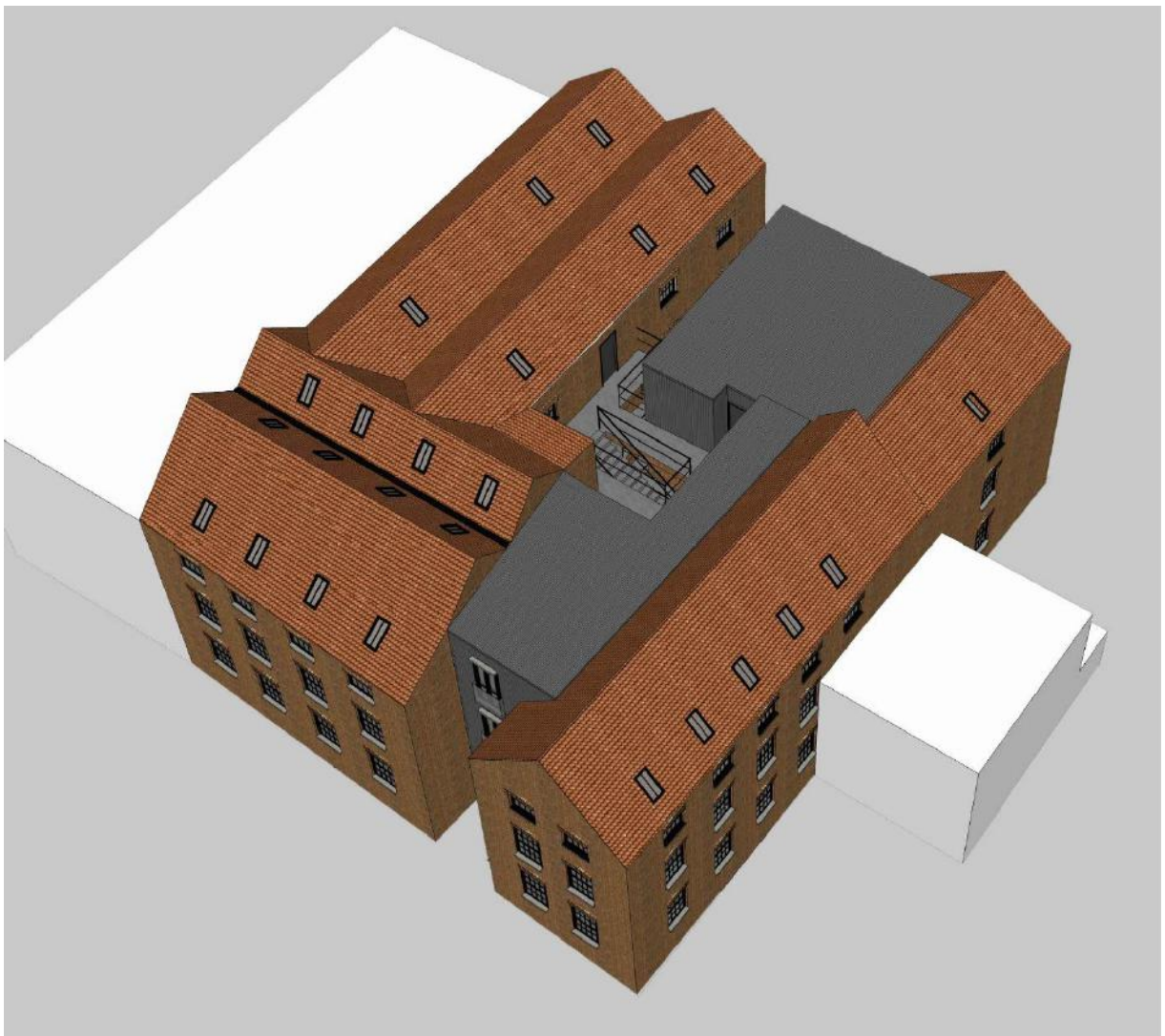


Figure 12. Proposed aerial view

9.0 POLICIES

9.1 The Development Plan – South East Lincolnshire Local Plan 2011-2036 (SELLP)

The South East Lincolnshire Local Plan 2011-2036 (SELLP) which was adopted by Boston Borough Council and South Holland District Council on the 8 March 2019. The relevant policies within the South East Lincolnshire Local Plan 2011-2036 are:

Policy 1-Spatial Strategy

Policy 2-Development Management

Policy 3-Design of New Development

Policy 4-Approach to Flood Risk

Policy 5-Meeting Physical Infrastructure and Service Needs

Policy 10-Meeting Objectively Assessed Housing Requirements

Policy 11-Distribution of New Housing

Policy 17-Providing a Mix of Housing

Policy 25-Supporting the Viability and Vitality of Boston Town Centre

Policy 28-The Natural Environment

Policy 29-The Historic Environment

Policy 30-Pollution

Policy 31-Climate Change and Renewable and Low Carbon Energy

Policy 32-Community Health and Well Being

Policy 33-Delivering a More Sustainable Transport Network

9.2 Other material considerations:

National Planning Policy Framework 2019 (NPPF)

National Planning Policy Guidance (online resource)