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DESIGN AND ACCESS STATEMENT

FOR

Refurbishment and Change of Use

AT

**27-29 Wide Bargate
Boston
Lincolnshire
PE21 6SW**

FOR

Mr Smith

Job No. B3638

Date: August 2022

Architectural Consultants



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**By appointment only*

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Refurbishment and Change of Use

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Lincolnshire
PE21 6SR**

Date:	Aug 2022
Project Number:	B3638
Prepared By:	Matthew Cook BA(Hons) Dip Arch ARB Associate
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REVISIONS	



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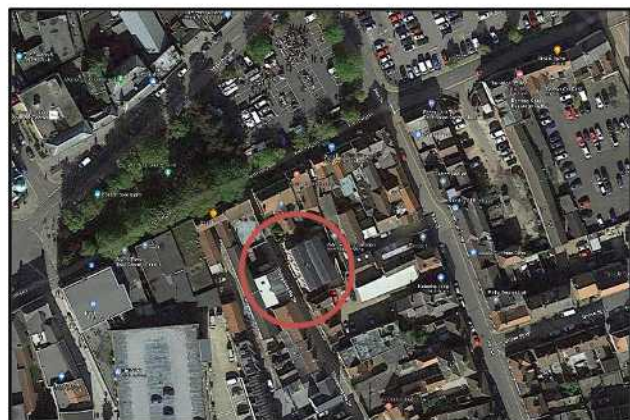
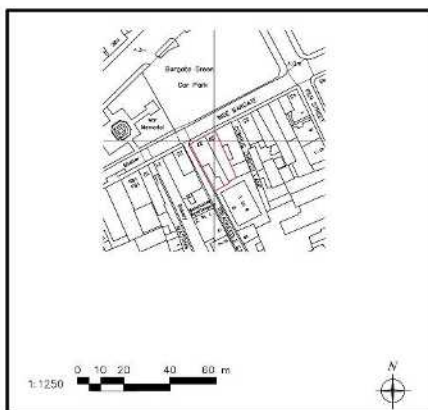
1.0 INTRODUCTION/CONTEXT

- 1.1 Neil Dowlman Architecture has been commissioned by Mr Smith to prepare a Design and Access Statement in relation to the proposed refurbishment and change of use at 27-29 Wide Bargate, Boston, Lincolnshire PE21 6SR, for which a Planning Application has been submitted.
- 1.2 The property is located on Wide Bargate in Boston, which is. To the East is Pen Street and to the West is Threadneedle Street. To the North are carparks and South are residential properties. There is an alleyway flanking the Southern boundary, but the building is adjoined on it Southern and Eastern boundaries.



27-29 Wide Bargate, as seen from the road edge

- 1.3 The Boston Local Plan shows that the area of Wide Bargate and the development site are located in the Boston Conservation Area and that the building itself is Grade II listed. The impact of the proposal will be discussed in the Historic Impact Statement.



Site plan and Aerial View of area

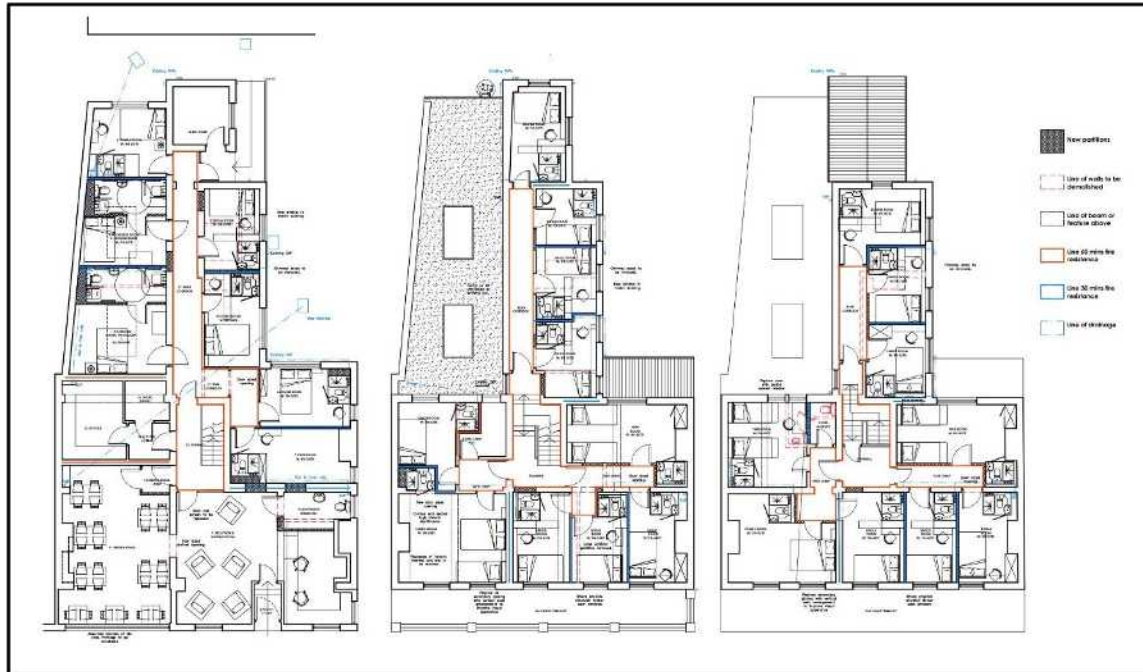
- 1.4 The existing building consists of a 1 to 3 storeys building, that was used a Solicitors. The ground floor consists of a reception, library and offices. The upper floors contain offices with kitchen and bathroom facilities.
- 1.5 The external material of the building is rendered facade to front elevation and facing brickwork to side and rear. The pitched roof areas are covered in slate or pantiles tiles and has a felt flat roofs to the rear of no.27. Windows are either a traditional timber box sash type or shop window affair painted white. Doors are timber panelled painted black.
- 1.6 Windows have a mixture of traditional sash and modern casement windows.
- 1.7 The initial proposal was sent in for pre-application advice (Our Ref: PENQ/21/0074) and this proposal takes the advice on board.
- 1.8 The South-East Lincolnshire Local Plan 2011-2036 shows the proposed site as being within: Boston's Settlement Boundary; the Conservation Area; the Town Centre Boundary; and the Primary Shopping Area. The Policies of the South East Lincolnshire Local Plan (SELLP) which would be of particular relevance to your proposal are: Policy 1 – Spatial Strategy; Policy 2 – Development Management; Policy 3 – Design of New Development; Policy 4 – Approach to Flood Risk; Policy 9 – Promoting a Stronger Visitor Economy; Policy 24 – The Retail Hierarchy; Policy 28 – The Natural Environment; Policy 29 - The Historic Environment; Policy 30 – Pollution; Policy 31 – Climate Change and Renewable and Low Carbon Energy; and Policy 36 – Vehicle and Cycle Parking.
- 1.9 The revised National Planning Policy Framework came into force in July 2021 and is a material consideration in decision-taking. The parts of the NPPF that will be of particular relevance to your proposal are: Section 4 – Decision-making; Section 6 – Building a strong, competitive economy; Section 7 – Ensuring the vitality of town centres; Section 9 – Promoting sustainable transport; Section 12 – Achieving well-designed places; Section 14 – Meeting the challenge of climate change, flooding and coastal change; Section 15 – Conserving and enhancing the natural environment; and Section 16 – Conserving and enhancing the historic environment.

2.0 USE/AMOUNT

- 2.1 The proposal is a change of use from E(c)(ii) Professional services (other than health or medical services) to C1 Hotel.
- 2.2 The applicant is very keen to keep this building in use and halt the campaign of wanton destruction that the building is currently suffering from. It is the intention that property become a boutique hotel with a reception area, restaurant and 26 bedrooms.
- 2.3 It is proposed that the windows, doors and timber work to the front elevation be refurbished or sensitively replaced like for like.
- 2.4 The proposal would also include the reinstatement of the shop front which once existed making the building an active part of the street scene once more.

- 2.5 In order to provide the new shop frontage the chimney to the rear portion of the property will need to be demolished.

2.5 Floor Plans



2.6 External Elevations



3.0 Layout

- 3.1 The proposal has been designed to keep the overall plan form of all areas but especially those of the high and moderate significance. Each guest room has been designed to be contained within an existing office space where possible and when not this has been kept to the non or less significant areas of the property.
- 3.2 The reception, kitchen and accessible guest rooms will be contained on the ground floor. The bin store will be located at the very rear of the property.
- 3.3 The majority of guests rooms will be spread over the upper floors will be guest rooms with ensuite arrangement. Linen/cleaning closets will be located on every floor.
- 3.3 The staircase area, which has been noted as high significance will also remain but those features that have been noted as modern intervention will be removed. Where required the stair will be refurbished to ensure it is in the best possible shape.
- 3.4 The bathroom areas will be of a prefabricated pod type to lessen the impact on the existing structure and finish.
- 3.5 Fire has been considered whilst design the layout. The stair core, corridors and separating floors will be upgraded to 60 mins construction to allow for protection of occupants during the event of a fire. Doors of a sympathetic design will also be fire resisting achieving the same resistance as the walls around them. The dividing walls between room will achieve 30 mins fire resistance. The alarm system will be of the correct specification for accommodation where sleeping is taking place.
- 3.6 Consideration of acoustics has been given with like actives opposite to each other and existing walls upgraded to achieve building regulations levels of airborne and impact sound resistance.

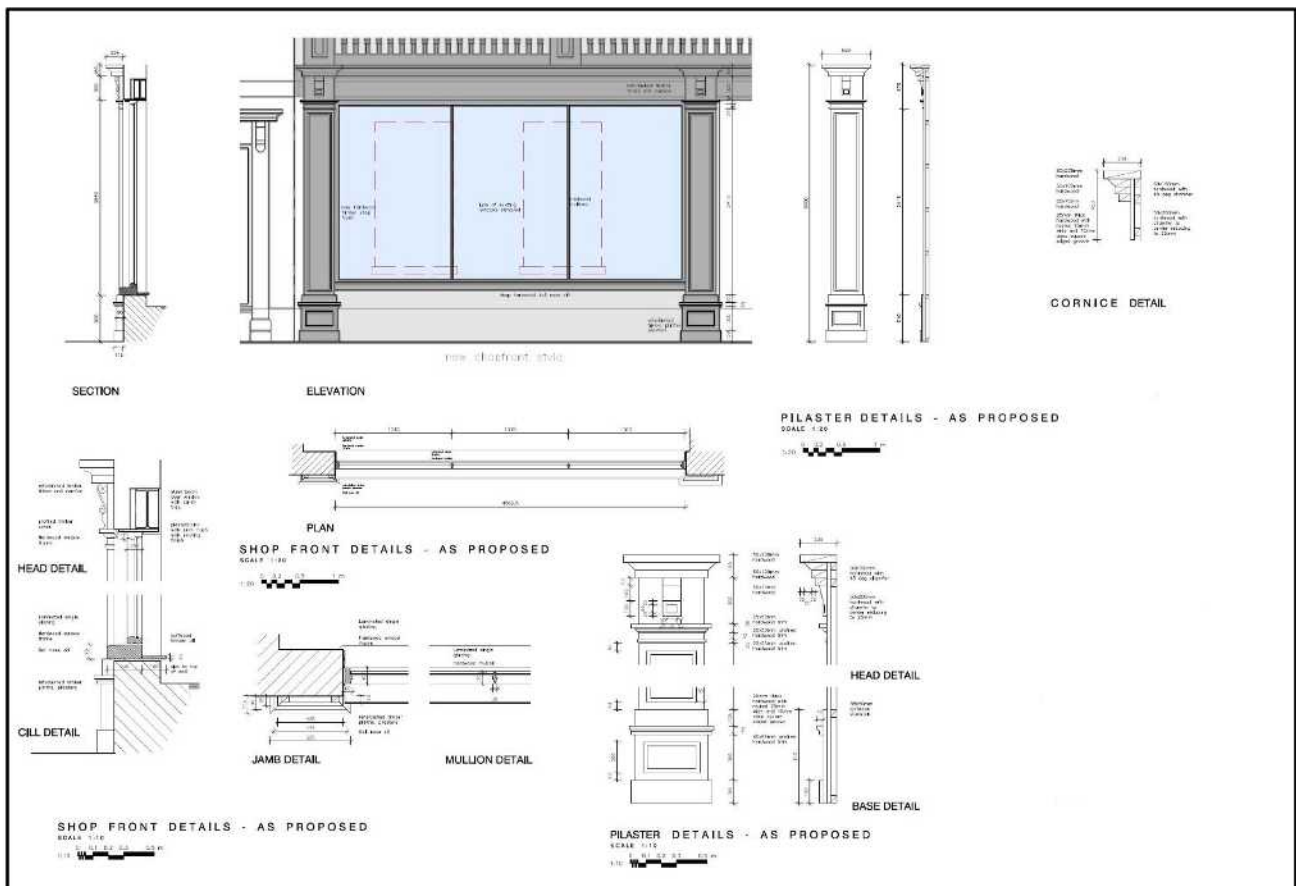
4.0 Scale

- 4.1 Scale will not be affected and as this is an existing building.

5.0 Appearance

- 5.1 The appearance of the building will be improved by replacing the joinery such as pilasters plinths, cornices and refurbishing the decorative eaves. The windows will also be refurbished or replaced with a suitable alternative to match the existing and agreed with the Local Authority.
- 5.2 As previously mentioned a new shop front is proposed, this will be construction from hardwood timber and laminated single glazing. It will sit between the replacement pilasters to match existing position and will allow views out from the restaurant to the street as it did historically, please see image below. This was something mentioned in the pre-application advice provided by Boston Borough Council.
- 5.3 The proposal calls for the demolition of the chimney that is positioned in the middle of the rear three storey section of the building. This would affect the rear/side elevations as seen from Threadneedle street, but this allows the applicant to reinstate the shop front.

- 5.4 It is proposed that all original features noted in the Historic Impact Statement will be retained and sensitively repaired and decorated to maintain the key historic elements of the building.



Extract of Shop front drawing.

6.0 Landscaping

- 6.1 There is very little opportunity to provide landscaping in the urban setting. Some potential for potted plants to rear to provide some screening between rooms but this is limited.

7.0 Access

- 7.1 Access is to remain as per the original building with stepped access to front of building and use of a ramped access to the rear of the building accessed via Threadneedle Street.
- 7.2 Parking for the property and the hotel will be via the public carpark opposite the site.

8.0 Conclusions

- 8.1 27-29 Wide Bargate has recently stopped its use as a Solicitors but has been vacant and has deteriorated in recent years due to vandalism but remains an import building in the street scene.
- 8.2 The proposal incorporates the advice given at pre application, by way of bringing on board an Historic Buildings Consultant, the addition of the shop front and the sensitive way in which the design works with the property.
- 8.3 As stated above our proposal is to bring the building back into use but as a hotel and not an office. This would include alterations internally to aid the building in this use and refurbishment of the elements that have deteriorated.
- 8.4 We have followed recommendations from a Historic Building specialist whose report will also form part of this application and detail the historic elements and their significance. This was an item set out in the pre application advice and since revisited with Heritage Lincolnshire.
- 8.5 The layout, whilst requiring some demolition, is the best compromise to enable the proposed building use and retain the building originality.
- 8.6 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 proposed use integrates well within the extent of the existing surroundings and will add to the character and interest of the area and will have minimal impact on the infrastructure and visual amenity of the urban scape. It is considered that the proposal complies with both local and national planning policy.