

# **SUPPORTING PLANNING STATEMENT**

**Full Planning Application**

**For**

**Reinstating External Door**

**at**

**72 Carlton Road,  
Boston,  
Lincolnshire,  
PE21 8PB**

Project Reference: LPC-266

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Rev --



**LPC Architectural Design**

80 Parthian Avenue, Wyberton, Boston, Lincolnshire, Boston, PE21 7DQ  
M: 07930 915730 E: [lee@lpcdesign.co.uk](mailto:lee@lpcdesign.co.uk) W: [www.lpcarchitecturaldesign.co.uk](http://www.lpcarchitecturaldesign.co.uk)

## **1 INTRODUCTION**

- 1.1 This statement and assessments has been prepared on behalf of the applicants and seeks to support a full planning application.
- 1.2 The statement to be read in conjunction with the scheme drawings and details submitted as part of this application.

## **2 PHYSICAL CONTEXTS**

- 2.1 The site is located on the Western side of Carlton Road, Boston,
- 2.2 The building and grounds form the Carlton Road Campus of the Bridge House Independent School.
- 2.3 The application relates to an existing single storey entrance extension to the original building, which has had the entrance door removed and infilled, but the stepped access retained.

## **3 RECENT PLANNING HISTORY**

- 3.1 Change of use from Office to educational facility (D1) to be used in conjunction with Bridge House Independent School. – 31/03/2014 – **REF – B/14/0001**

## **4 PROPOSALS**

- 4.1 To reinstate access door.

## **5 LANDSCAPING**

- 5.1 No landscaping is required as part of this proposals

## **6 ACCESS**

- 6.1 The existing vehicle and presidential access to and from the site will be unchanged, as well the existing parking arrangements within the site.

## **7 FLOOD RISK**

- 7.1 The development site is identified as being within the flood risk zone 3 according to the flood zone map on the EA website.
- 7.2 The proposal will no effect on the existing floor levels set at approx. 0.7mm and it has been assessed there is no other requirement in terms of flood risk assessment.
- 7.3 A copy of the original flood risk assessment as carried out by **R M Associates** at time of the change of use was granted in 2014 has been submitted for reference.

## **8.0 AIR QUALITY**

- 8.1 Much like the flood risks the assessment does not consider there is any mitigation that would be required to be implemented as part of this development.