

SHB Design Ltd

Design & Access Statement (incorporating Heritage Assessment)

**PLANNING APPLICATION FOR CHANGE OF USE OF EXISTING
OUTBUILDING TO FORM CRAFT WORKSHOP AND TEA ROOM
AT WEST VIEW HOUSE, MAIN ROAD, GRAINTHORPE, LINCOLNSHIRE LN11 7JS**



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1.0 Introduction

This Design & Access Statement accompanies a planning application submitted on behalf of Mr & Mrs Bennett for the Change of Use of an existing Outbuilding to form a Craft Workshop and Tea Room at West View House, Main Road, Grainthorpe, Lincolnshire LN11 7JS (hereafter referred to as “the site”).

The overall site contains a detached residential property on Main Road, Grainthorpe with several outbuildings and paddock to the rear of the main dwelling.

The property is not listed or noted to be of any Heritage Asset.

2.0 Proposed Use

It is proposed that the existing Outbuilding is used as a Craft Workshop and Tea Room.

The Craft Workshop and Tea Room businesses are to be operated by the applicants who are the owners of West View House.

Staff numbers will initially be limited to 2 people on a part time basis (the applicants), however the opening of the business may create further employment opportunities.

It is envisaged that the Craft Workshop will be the primary business and tutorial workshop events will be run for upto 10 people at a time. These workshops will be run on a pre-booked basis.

During these workshop events light refreshments may be served and attendees will also be able to purchase craft and similar small items which will be displayed on shelving around the Craft Workshop / Tea Room.

When the Craft Workshop is not running the facility will be open (at limited times) as a Tea room with seating for upto 10 people.

The hours of operation will vary but in the main will be during the following periods,

Craft Workshop or Tea Room 10am to 4pm (on selected days NOT 7 days a week)

Craft Workshop only 6pm to 9pm (on occasions and on selected days NOT 7 days a week)

It is important to note that the proposed facility will be run as a lifestyle business for the applicants and so will not operate on 7 days of the week. However the ability to open on any day of the week, to suit the applicants lifestyle, is required therefore the application is seeking the permitted use hours to be 10am to 9pm 7 days a week to allow the flexibility / freedom the applicant requires.

3.0 Site Location

The site consists of approximately 0.5 acres and is planted with mature trees and shrubbery to the majority of the boundaries all of which provide dense screening from adjacent properties / land.

The outbuilding proposed for change of use is located to the rear of West View House and this location provides screening from the Main Road and this along with the dense screening by the mature trees and shrubbery to boundaries make it very difficult to see the outbuilding or parking areas from Main Road or adjacent properties.

To the North of the site are residential dwellings positioned along Main Road.

To the East of the site there is 1 dwelling (Clement House which is the Old Vicarage) and open countryside.

To the West of the site is Main Road and open countryside beyond.

To the South of the site is 1 dwelling.

The proposed development site consists of one outbuilding and adjacent grounds (for access / parking).

4.0 Planning

A Pre-Planning application has been submitted to ELDC (Ref N/062/02329/20/IC) and discussions undertaken with Mr Lewis Humphreys, Planning Officer.

4.1 Planning Policy

The ELDC Local Plan Core Strategy and Settlement Proposals documents adopted in July 2018 Policy SP21 – Coastal employment states

“Because a proportion of the coastal area is rural in nature, opportunities to create employment in the coastal large, medium and small villages where they can provide local employment and help support local services will be supported. The Council will particularly support initiatives that re-use buildings for business uses, and bring about environmental improvements. This should not impact on protected species such as bats and owls.

The Council will support the rural coastal economy by supporting development in the large, medium and small villages where it:

Provides local employment and help support local services;

Re-uses buildings for rural business.”

It is considered that the proposed conversion and change of use of the outbuilding as detailed within this application accords with the above policy and its principles and will provide local employment, provide and support local services, help to maintain the viability of villages and support the local community.

4.2 Consultation

As part of the pre-application consultation was also held with Lincolnshire County Council Highways Department, The Environment Agency, Approved Building Inspector and the Chairman of Grainthorpe Parish Council.

The response from all Consultees has been positive and supportive for the application, subject to meeting the various standards suggested.

Such recommended standards have been met as part of the application and are demonstrated within this document.

5.0 Design Proposals

The outbuilding has been previously renovated to a high standard internally and so no significant works are planned.

There will be small works undertaken to improve the facilities within the Kitchen / Prep area to include the installation of extract ventilation etc.

There are no proposed external alterations to the outbuilding, other than the addition of one extract grille for the ventilation extract fan from the proposed Kitchen / Prep area.

This grille will be 100 x 100mm brown plastic (as image below).



A sign board is proposed to be placed in the front garden of West View House so as to be visible from the road to advertise the facility and attract customers. This sign will consist of a free standing pole with a hanging sign.

The below image is indicative of the type of sign board envisaged.



Disabled toilet facilities are to be provided.

The premises will have smoke detectors fitted to all rooms (heat detectors to Kitchen / Prep area) and emergency exit signs located at each exit door.

Fire extinguishers will be provided in the Craft Workshop / Tea Room and Kitchen / Prep area.

6.0 Access

The property is located within the village of Grainthorpe.

Customers will be from a variety of locations and access the site by varied means.

Villagers from Grainthorpe will access via the footpath along Main Road.

The existing vehicular and pedestrian access to the property will be maintained.

The vehicular access is in excess of 4.1m in all locations.

Access into the premises is by stepped threshold which is not compliant with Part M of the Building. However due to the nature of the building / site and space available it is not feasible to provide ramped approach and level access. A meeting has been held on site with the Approved Building Inspector and it has been agreed that a removable ramp can be provided along with a sign and bell located on the wall adjacent to the entrance to allow any persons to request assistance/ use of the ramp. These facilities are to be detailed within the businesses Management Plan and made available to all staff as part of induction and ongoing training.

Pre-application advice has been sought from Highways Officers at Lincolnshire County Council and they have advised that the following access / parking provisions should be provided within the site,

- Host dwelling (West View House) – 2 spaces
 - these will be provided within the existing carport and Garage (bays 1 to 3 as identified on the Block Plan)
- Craft Facility – 5 spaces
 - these will be provided adjacent to West View House and adjacent to the proposed Craft Room / Tea Room (bays 5 to 10 as identified on Block Plan)
- Tea room – 1 space per 3 m², based on floor area of 17m² this equates to 6 spaces
 - these will be provided adjacent to West View House and adjacent to the proposed Craft Room / Tea Room

The spaces provided for the Tea Room and Craft Workshop will be the same as the two operations will be run at separate times and never will these be run concurrently.

The Craft workshops will always be run on a pre-booked basis and participants will be encouraged to car share wherever possible. The attendees to these workshops will arrive and leave at the same times and this will allow double parking to accommodate car numbers should they exceed the 6 spaces identified, also 2 of the owners carport spaces can also be utilised (owners cars moved to the Garage and bay 11 as identified on the Block Plan).

The parking space closest to the proposed facility will be designated as Disabled parking and kept clear whenever possible.

The proposed position of parking spaces will ensure that vehicle turning / reversing space will be provided at all times to allow vehicles to enter and exit the site in a forward gear.

7.0 Heritage Assessment

7.1 Listed Buildings in the Vicinity

Listed buildings are located in the general vicinity and include:

Old Vicarage – Grade II Listed

Grainthorpe Church – Grade I Listed

7.2 Assessment of Impact

The site is approximately 70m from the Old Vicarage and some 200m from Grainthorpe Church, but there are significant mature trees and shrubbery between the site and these properties. Therefore this screening and the fact that there are no proposed external alterations to the buildings means that the proposed change of use and activity will not have any impact upon these buildings

8.0 Summary

It is felt that this proposal will sit well within the village and preserve and enhance the accommodation of the existing dwelling and will not create any detrimental effect on the local environment or neighboring dwellings.

The proposal will create local employment and provide a valuable facility within Grainthorpe village for the villagers and passing trade. It will also encourage people to visit the village which will help support other local businesses and the relationships that will be built up with other local businesses and suppliers etc will help to ensure the long term viability of the village and its community.

Pre-application consultation held with ELDC Planning Department who were supportive of the proposal and considered the principle of development to be acceptable.

In addition consultation was held with Lincolnshire County Council Highways Department, The Environment Agency, Approved Building Inspector and the Chairman of Grainthorpe Parish Council who were all supportive of the principle of the proposal.

The proposed conversion and change of use of the outbuilding as detailed within this application accords with the Policy SP21 and its principles.

It is therefore considered that the proposal accords with all relevant policies, will be a valuable addition to the village, will not harm or cause nuisance to the locality or neighbours and therefore it is respectfully recommended that this application be approved.

Appendix 1 – Photographs

Photograph 1 – West View House – viewed from highway access point showing 1 resident parking space



Photograph 1 – access to proposed facility – viewed from highway access point



Photograph 3 – approach to Craft Workshop / Tea Room viewed from approach driveway with outbuilding to rear



Photograph 4 – existing Carport (for West View House use) showing parking spaces in front for use by customers – disabled bay to be provided in front of garage door



Photograph 5 – view towards Main Road showing parking area to right



Photograph 6 – view towards Main Road showing site access to highway

