

Penman Spicer, Melton Mowbray

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**Pre Application Submission**

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## Executive Summary

This Design and Access Statement document is written in support of the Planning Submission for the change of use of Penman Spicer from a community hall to residential units.

Hayward McMullan Architects were appointed in August 2020 to undertake pre application discussions with the local authority.

The purpose of the application is to outline the steps taken in the design and consideration of the proposed development. The site plan drawings and sketches created within this document are presented to demonstrate in the first instance that the site is suitable for residential use.

## Site Context

The site is situated on Park Lane in the centre of Melton Mowbray, and is within the conservation area. The surrounding buildings are a combination of commercial and residential properties, and the existing property is adjacent to several grade II listed buildings.

The site is in walking distance of local amenities and public bus routes.

The site is an urban area with no trees or landscaping in the immediate vicinity. The proposals do not include for any parking provision or vehicular access.

Any alterations to the existing property as part of the conversion to residential use would be in keeping with the existing building and surrounding properties, using like for like materials.



01 Existing Building Location

## Site Photos



Site Photos - Streetscene, Park Lane



02 Site Images

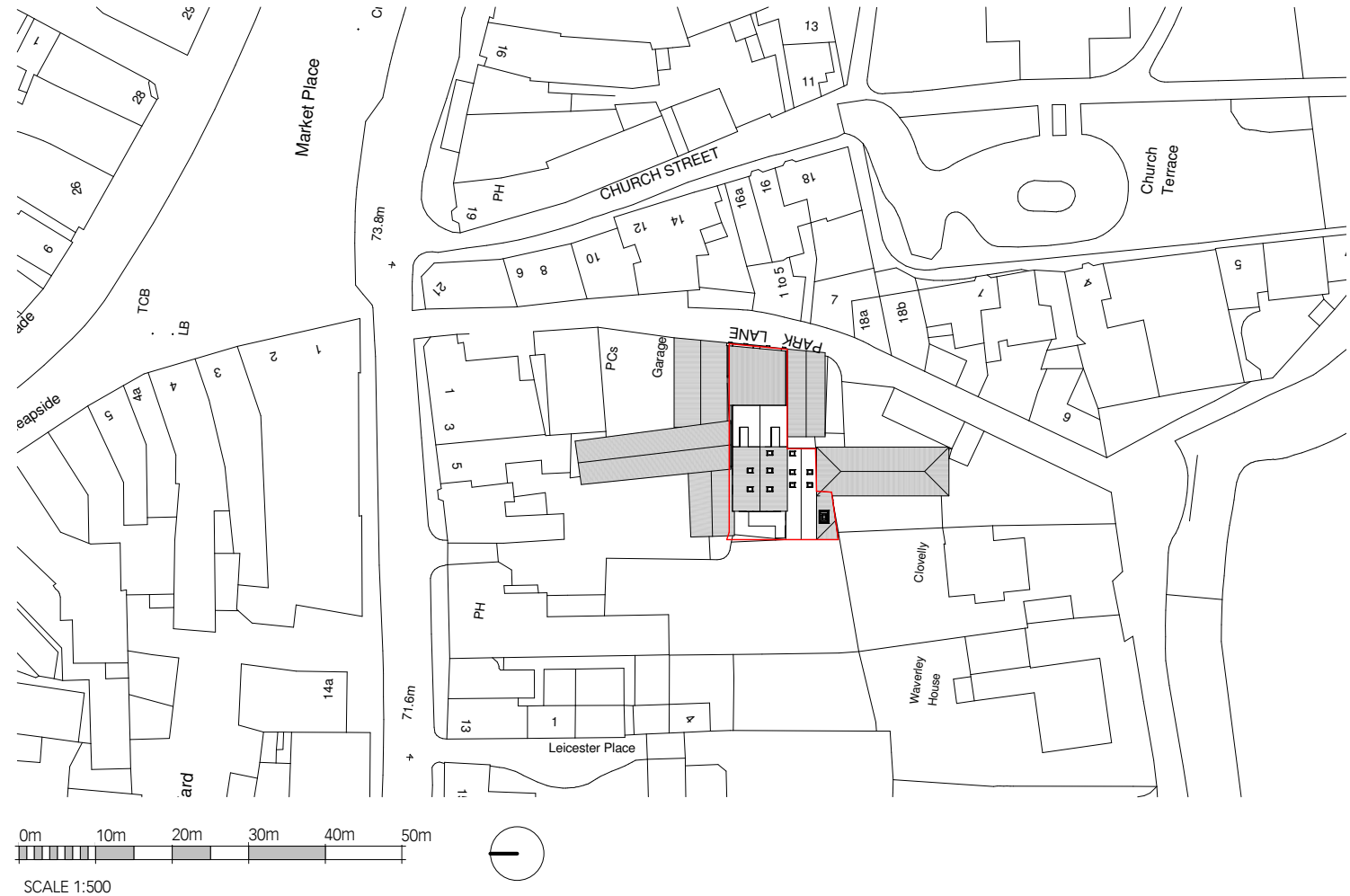


The existing Penman Spicer Community Hall is within the town centre boundary and is set within the designated conservation area for Melton Mowbray. The building is adjacent to several grade II listed buildings, however is not located in the primary or secondary shopping frontage.

The site has no significant planting to consider, and does not include any external landscaping works, therefore having a very limited impact on the surrounding environment. The scheme does not provide any parking provision, however is close to many local amenities and green spaces, therefore facilitating a sustainable lifestyle.

The wider site is a mix of commercial and residential properties, and whilst the site is currently a community facility, the hall has seen decreased usage over the past few years. There are several other community facilities in the central Melton Area providing similar (or superior) facilities and services to the local community, including The Community Centre in Springfield Street, The Cove Children's & Community Centre and Melton Space.

Penman Spicer has a history of hosting exercise classes, however the town also hosts Waterfield Leisure Centre and several gyms of various sizes. Considering the wealth of facilities in the vicinity, the loss of Penman Spicer Community Hall will have little impact on the local community. The proposed provision of small residential units will meet a key need for the local area.



**01** Block Plan

## Conservation Area

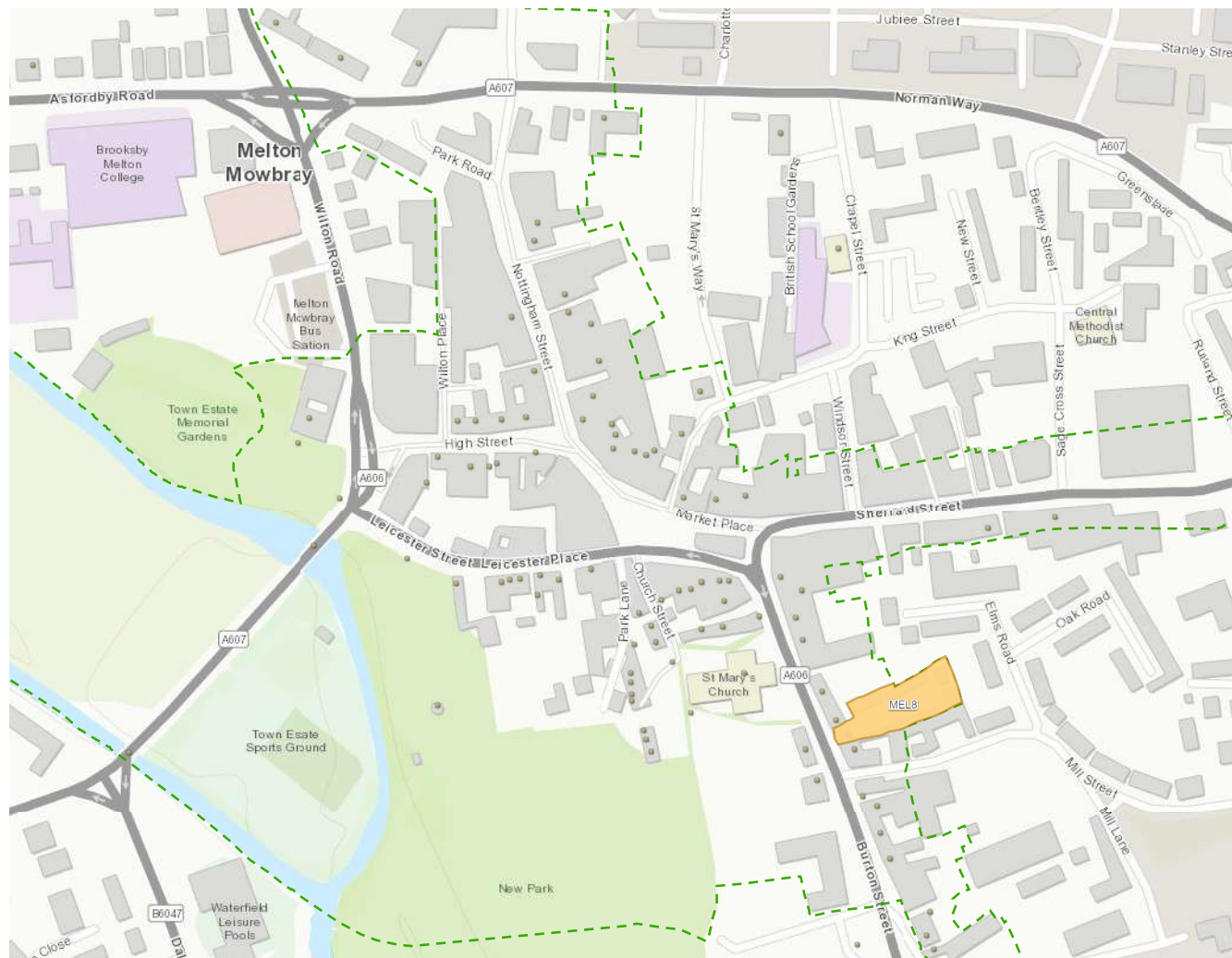
The character of Park Lane is described below:

Park Lane provides a link between Leicester Street to the north and New Park to the south. The existing building occupies an attractive position in the town centre, and is surrounded by a range of high quality architecture, including the nearby grade I listed St Mary's Church. The majority of the town centre architecture is Georgian or early Victorian and most buildings are two-three storeys in height and of a simple gabled form. New Park is a popular and well maintained local facility that is a great benefit to the site.

Park Lane itself features predominantly red brick frontages, with some properties having been rendered in white. There are examples of a range of window styles, including sash and bay, painted in a variety of colours. The street, whilst being a vehicular route, is a narrow road and thus experiences little vehicular traffic. Given no changes to vehicular access are proposed as part of the works, the proposals are not expected to affect current traffic levels.

The site is bordered to the rear by a car park serving the neighbouring properties. Given the subsequent distance from other buildings in this area, this provides an excellent opportunity to increase the usable area of the building through raising the rear portion of the roof, without affecting surrounding properties. The nearest building overlooking this elevation is circa 20 metres away and the orientation of the buildings in this area already limits issues with overlooking.

Park Lane is home to a range of commercial premises, including a restaurant/cafe and a tailors as well as public conveniences. However the street also features residential properties, ranging from studios to detached houses. In order to supply the housing requirement for the area, more properties are needed in the town centre, particularly to cater for first time buyers and those looking for smaller properties. Therefore the proposals meet a key need for the local area.



- 01** Conservation Area - Green Dashed Line  
Listed Buildings - Orange Dot  
Housing Allocation - Orange Hatch

## Pre Application Advice

A pre application advice application was submitted to MBC in August 2020 and a positive response was received.

The pre application response indicated support for the site as providing much needed small housing units in a sustainable location. Penman Spicer Community Hall was also recognised as appearing suitable for conversion, as long as the loss of the community facility is justified.

The pre application advice requested that the proposals meet the National Space Standards, and so the designs have been reviewed and developed with these in mind. This involved reducing the number of proposed apartments from 7 to 6. All proposed one and two bedroom apartments are based on the relevant space standard. The proposed studios have been based on the requirement for 1b1p dwellings, and all of the studios meet or exceed this standard.

The pre-application advice also made reference to policy EN13, and advised that the proposals would only be deemed acceptable if they avoided harm to the character of the surrounding site and buildings, which lie within the Melton conservation boundary. As such the design is sensitive to the setting, and proposes the minimum amount of external alterations to allow for a viable change of use.

To make best use of the existing space for residential purposes, it is required that the roof height be raised in the rear section of the existing building. Whilst the principle of raising the roof is broadly accepted, the pre-application feedback requested that the ridge height be kept as low as possible. This feedback has been taken on board as the design has been developed.

## Design & Heritage Impact

The proposals have been designed to sensitively convert the existing building for residential use, and to respond sympathetically to the other properties along Park Lane.

The proposals are for 3 no. studios, 2 no. one bed apartments and 1 no. two bed apartment. The floor plans for the proposals have been designed to maximise the internal area of each unit, and to enhance the quality of the spaces. Natural light has been maximised wherever possible, and each unit enjoys original features of the existing building, with existing feature windows and dormers having been retained wherever possible.

Any external materials used as part of the works (bricks and roof tiles) will be chosen to match the existing building. The proposed windows and doors on the rear elevation will be selected to mirror examples on the existing building or in the surrounding site.

It is proposed that the existing roof level to the rear of the building be raised to accommodate more residential space. As demonstrated in the enclosed 3D visuals changes to the existing roof level will not impact the existing Park Lane street scene and will improve the quality of the rear elevation. The existing frontage is certainly the portion of the building with the most architectural quality and hence will be retained so as to respect the setting and character of the surrounding properties.



01 Front 3D View



02 Rear 3D View

# Flood Risk

A detailed flood risk assessment has been commissioned and accompanies this application.

In brief the document comments that the site lies within a Flood Zone 2 (medium probability flooding) area, categorising the proposed development as 'more vulnerable'. However, the Environment Agency's Flood Risk Map indicates the risk of flooding to the site is 'low'. These maps also indicate that the site is located in an area benefiting from flood defences.

Regarding the proposals, it is necessary that the occupants be fully aware of the flood risk, and procedures for flood warning and evacuation in the case of an extreme event.

The assessment highlights that if necessary, the first and second floors would be a safe haven for occupants in the event of a flood. Occupants would also be advised to make use of the Environment Agency's Flood Warning Service, which is available in this area.

The proposed development would not lead to any increase in the surface runoff from the site, nor would it give rise to backwater affects or divert water towards other properties. In short, the proposals are categorised as safe.



- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

01 Flood Risk Map - courtesy of the Environment Agency

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