

DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT for

**Conversion of existing building from Class E to
residential use to create 1no Two Bedroom Flat and
2no 1 Bedroom Flats**

54 Church St, Baldock

May 2025

Revision A

PENTANGLE
DESIGN GROUP

Introduction

This statement has been prepared to accompany the planning application for the redevelopment of the above site.

The building is located within the Baldock Conservation Area and the building has been identified as a 'positive' building.

The existing site has been used as a salon and treatment centre under Class E (formerly D1) use.

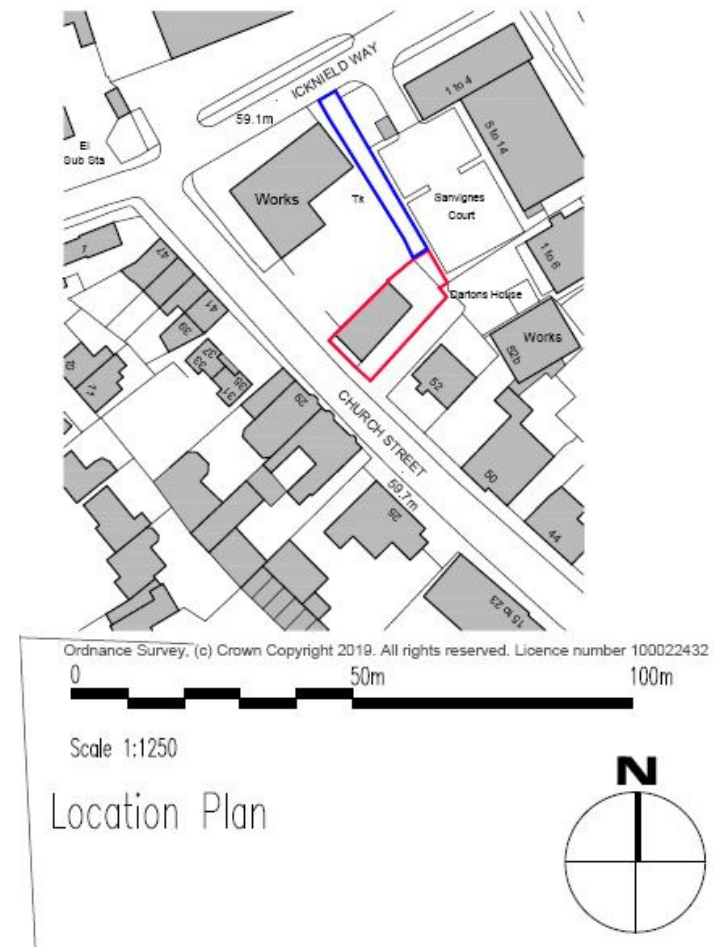
This scheme seeks permission to convert the building to residential use to provide 3no flats

The proposals include some minor changes the external appearance of the building to facilitate the conversion. The proposals make provision for the ground floor of the building to remain in use as a Salon. When this use ceases, it is intended the ground floor will be converted to residential use.

Planning History

Permission was granted in December 2023 under application ref:23/01942/FP for the building to be converted into two flats. This permission currently remains extant.

This was a re-submission of application 20/02495/FP.



The Site

The site is located on Church Street just outside the town centre.

The existing building is a two storey brick-built building. The front elevation of the building is assumed to be the reason for the 'positive' contribution to the conservation area with its large openings and formal, classical design. The other elevations are considerably more utilitarian in character. It appears the building was originally designed to be part of a terrace, but subsequent development has left the building detached.



Clockwise from top-left: Building viewed from Church Street; North elevation showing the blank side elevation; Rear elevation (East); view down the existing driveway looking towards Church St

The Proposals

Use, Amount and Mix

The proposed use for the building is C3 residential.

This takes the form of 2 no one bedroom, one person flats on the first floor, and a two bedroom, 4 person flat on the ground floor.

The scheme has been re-designed to make provision for the continuing use of the ground floor for commercial use in the short term, with the upper floor converted to residential use.

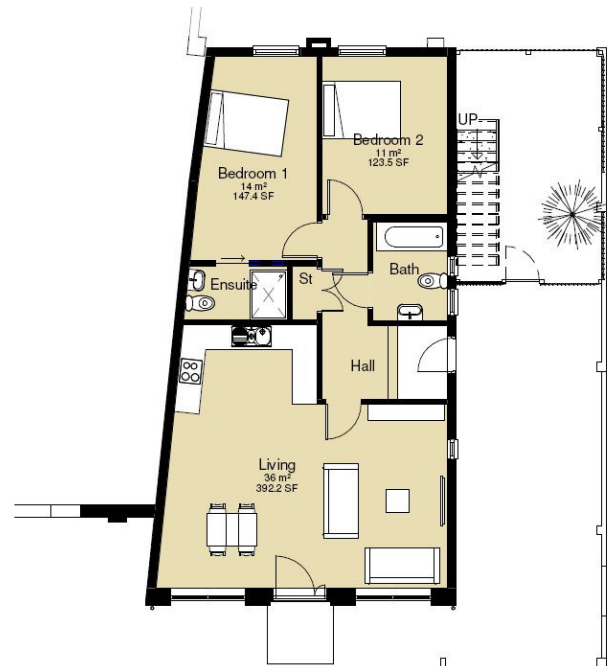
To minimise the impact and optimise the ground floor space available, the proposed staircase to the first floor has been made external.

Should the ground floor commercial use cease, a design is in place to convert this to residential use with little external alteration to the building then being necessary..

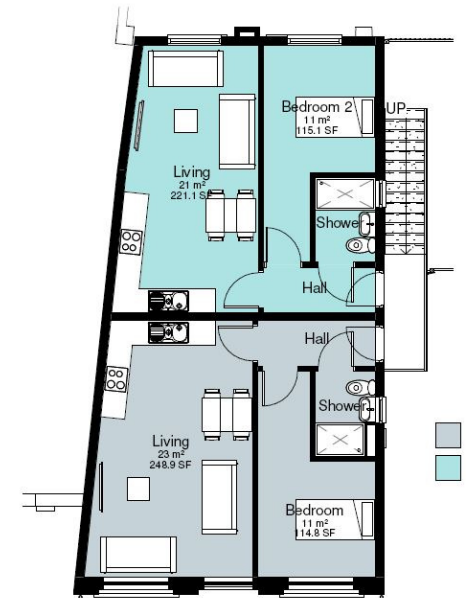
Layout

The proposals provide the access into both flats off the driveway to the side of the building. This provides access directly into the ground floor flat and stairs up to the first floor flats.

The accommodation is laid out with the bedrooms to the rear and the living rooms at the front of the building, benefiting from



Proposed Ground Floor
1:100



Proposed First Floor
1:100

the existing windows. Bathrooms and staircases are provided in the middle of the plan.

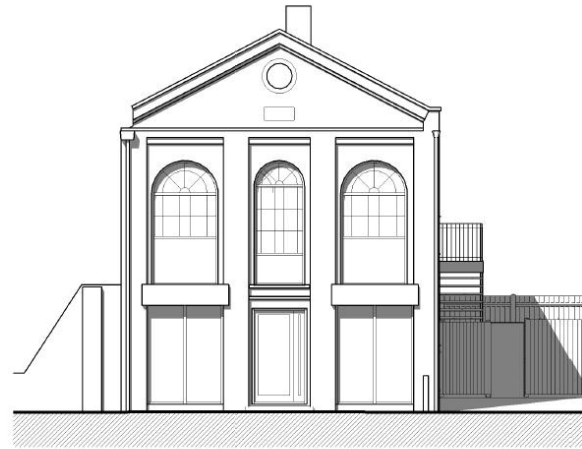
The layout enables minimal alterations to the external appearance and no significant changes to the front elevation.

Scale and Appearance

The changes to the appearance are mainly limited to the side elevations where the new entrance doors and some additional windows to bathrooms are proposed.

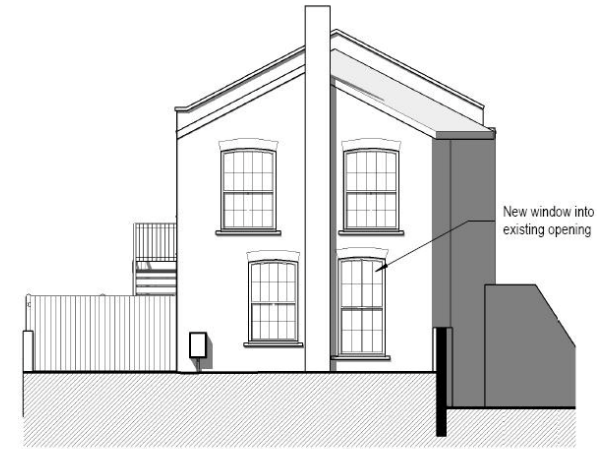
Changes to the front elevation have been minimised and will be limited to fenestration changes and removal of fascia boards if practical. As such, it is considered the proposals will not have any negative impact on the 'positive' building or the wider conservation area.

The one significant change of appearance is the introduction of the new external staircase to provide access to the first floor flats. This is proposed in the form of a metal painted access stair. In addition to this, additional windows are proposed to provide light to the existing treatment rooms in the short term and for bathrooms for the new flats.



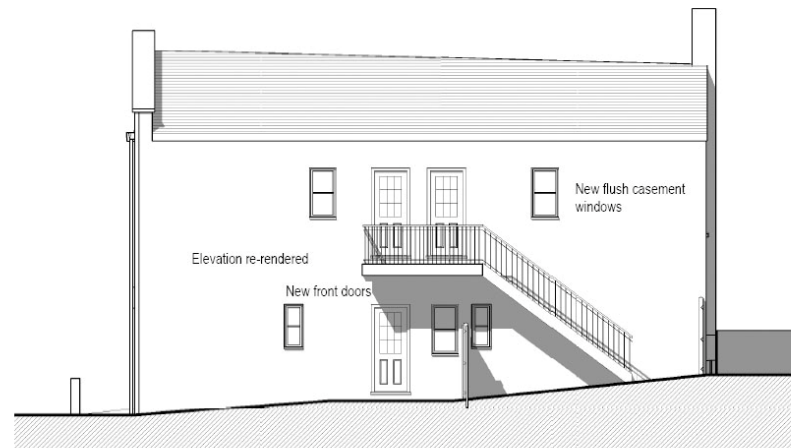
Proposed SouthWest Elevation

1 : 100



Proposed NorthEast Elevation

1 : 100



Proposed SouthEast Elevation

1 : 100

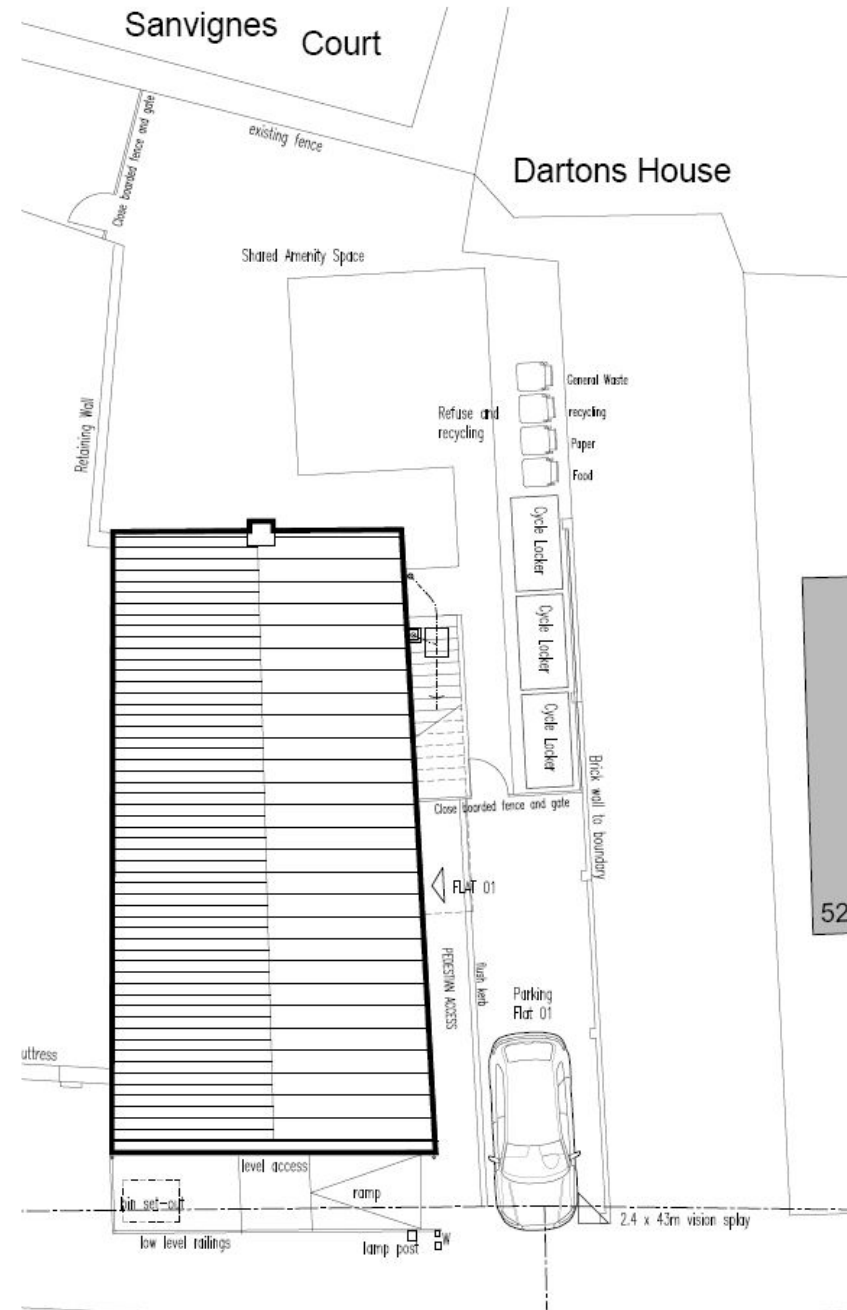
Landscape

The driveway to the side of the building will be re-laid and paving provided to form a new driveway and provide access to the new entrances. Hard paving areas with planting will provide some amenity shared space for the flats at the rear of the building as well as parking provision.

Refuse and Recycling.

The normal provision for waste storage for flats in North Herts is shared. 4no 240L bins have been indicated, to enable separation of general waste, mixed recycling, cardboard and paper and food.

The bins are proposed to be stored to the rear of the building and located by the roadside on collection days



HERITAGE ASSESSMENT

The building is unlisted, but located within the Baldock Conservation Area. On the conservation area plan, the building is identified as making a 'positive contribution to the conservation area'.

In our assessment of the building, we have assumed this designation has been applied due to the formal, classical façade on the front elevation of the building. The other elevations being significantly more plain and utilitarian in character. It is noted some modern windows have previously been provided on the southeast elevation.

Generally, the design enables the existing windows on the front and rear elevations to be re-used. If they are replaced it, will need to be with timber painted windows.

It is proposed to provide some new openings on the side elevation to provide the flat entrances as well as windows for the bathrooms (which will be small in size). It is considered these would not be detrimental to the heritage asset or the wider conservation area.

On the rear elevation, the existing window openings will be re-used and either existing windows retained (and secondary glazing provided behind) or new timber windows provided.

ACCESS.

The site is sustainably located near the town centre with easy access to all the town centre facilities. The railway station is about 7 minutes walk away with services on the Great Northern line between London and Cambridge.

The existing situation provides double banked parking accessed via Church Street. This is proposed to be retained to provide two parking spaces for the ground floor flat.

The first floor flats are proposed to be provided without parking. Given the close proximity to the town centre and public transport, the provision of cycle parking and the small size of the flats, it is considered the flats needn't require dedicated parking provision.

The existing access on the front elevation can be used as secondary access to the ground floor flat to enable access to people who are unable to negotiate steps.

Cycles can be stored in cycle lockers located within the external spaces as indicated on the site plan

Refuse will be stored on site as indicated on the site plans with bins taken adjacent the highway on collection days.

BIO-DIVERSITY NET GAIN

As the site is entirely covered by buildings or hardstanding, it is considered to be below the threshold at which a net gain in bio-diversity is necessary

CONCLUSIONS

The proposals make effective and efficient use of a brownfield site in a sustainable location to provide valuable residential space. With the station a short walk away and all the facilities of the town in close proximity, residents of the scheme might have no need for use of the private car.

Changes to the appearance of the building are limited to the secondary elevations. These are discretely located and have been designed to be in sympathy with the character of the listed building.

The scheme provides the flexibility for the scheme to be implemented in two phases, allowing the existing salon, run by the applicant to remain in use in the medium term.