KINGSMEAD DESIGN

ALTERATIONS to EXISTING GF to CREATE a 2BED./3 PERSON FLAT & CONVERSION of extg. DETACHED GARAGING to create 2No. 1 BED. 2PERSON FLATS at;

31,33 & 33A HIGH STREET,GOSBERTON, LINCOLNSHIRE PE11 4NW.

DESIGN STATEMENT

BACKGROUND

The Applicant has recently acquired the freehold of the above premises with the intention of upgrading and improving the existing flats as well as incorporating a total of three self-contained flats as a Change of Use application.The property is currently unoccupied with the previous use of the ground floor being a plumber's merchant business.The detached warehouse/garaging which is 'L'shaped on plan,is a well-built substantial open-plan structure in two connected elements.

AS EXISTING



plate 1 – view of the extg.property from High Street – warehouse is to the left.



plate 2 - view of the existing warehouse/garaging

PROPOSALS

In terms of the original dwelling fronting High Street,the proposals relate to the conversion of the ground floor to a 2 bedroom flat.The most recent use of the existing layout was for a plumber's merchants,which in turn had 'stripped out' numerous internal walls from when the property was a dwelling.The existing single bedroom first floor flat has been adapted to raise the kitchen and bathroom floor level to be consistent as opposed to having an awkward change in level from the living/bedroom accommodation to the kitchen and bathroom areas.

The existing detached warehouse and garage accommodation which is set back into the site,provides open plan floorspace in each of the two sections of the structure.This accommodation gives a sensible opportunity to convert into living accommodation and the proposals achieve two single bedroom self-contained flats.a programme of refurbishment upgrade works will bring the structure up to the thermal standards required under the current Building Regulations.The existing floor,walls and roofing will all be upgraded in thermal terms and significantly the existing roof covering which comprises asbestos/cement corrugated sheeting will be removed with new timber trusses installed and Momier Redland 'Cambrian' slates added as the new roof finish.

sheet 3 of 4

PROPOSED DRAWINGS

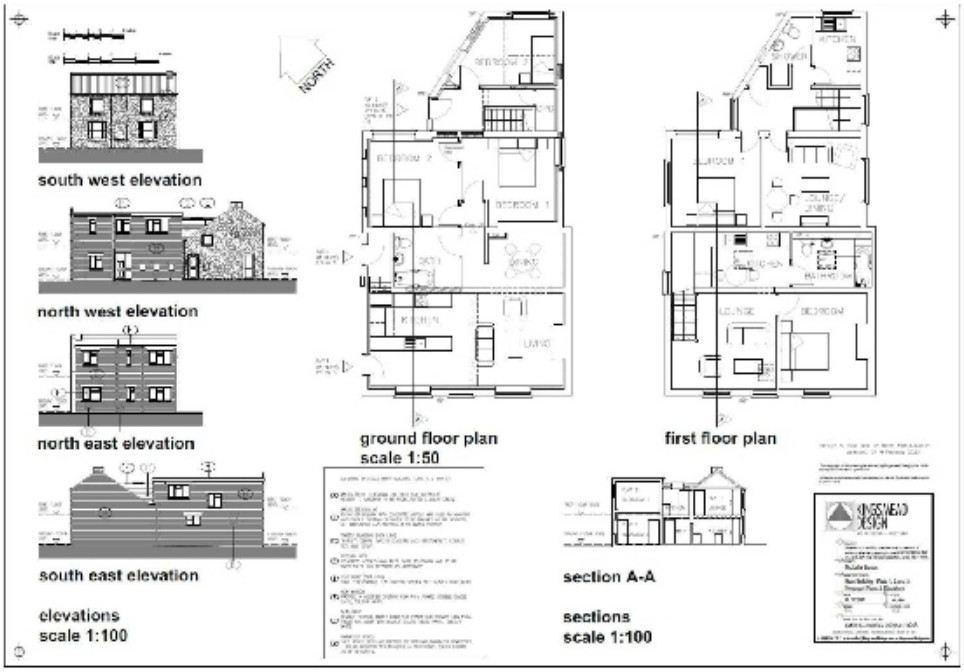


plate 3 - proposals at existing dwelling – 3No. flats

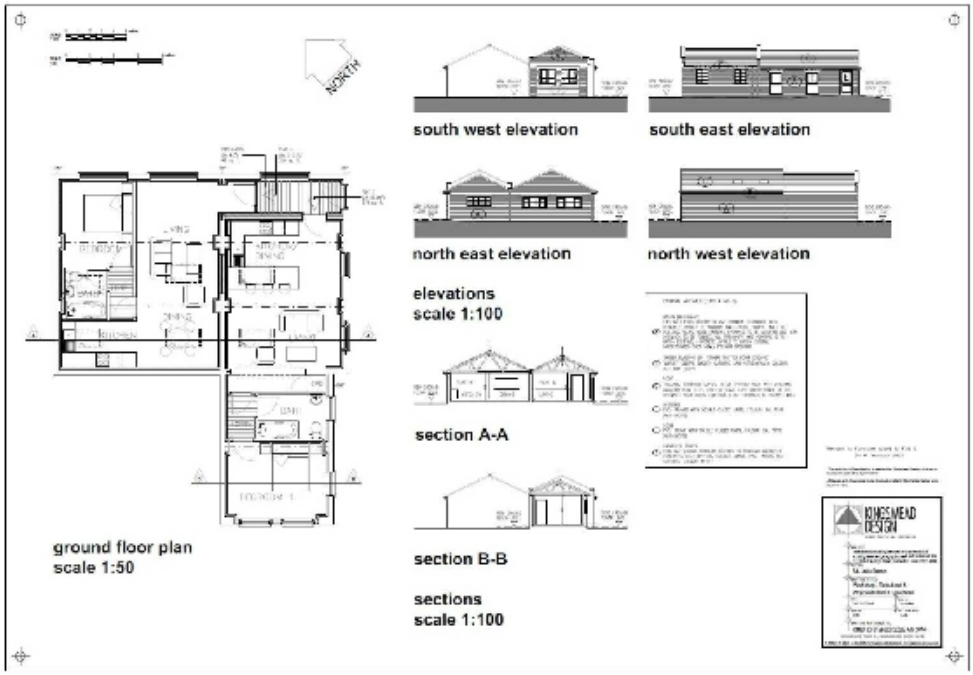


plate 4 - proposals at existing warehouse/garaging.

CAR PARKING

There are three parking spaces proposed for the rear yard area.It should be appreciated that there is unrestricted parking at the kerbside of High Street that will enable other tenants to park near to the proposed accommodation.

LANDSCAPING

There is not currently any soft landscaping on the site.The proposals do not add any soft landscaping.

ACCESS for ALL

The external access arrangements will be compliant with AD'M' of the current Building Regulations in that the principal access to each of flats 3,4 and 5 will achieve a level approach at 1:21 fall with maximum 15mm height door strip thresholds.Internally,all doors will be in 910mm wide openings to exceed the clear width requirements for wheelchair dependent persons.

CONCLUSION

It is submitted that the change of use proposals will have minimal visual impact on the existing streetscape and will even improve visually the aspect to High Street of the converted warehouse/garaging to flats.The nature of the accommodation proposed will categorise the rental properties as affordable in that market sector.We believe that the proposals to reinstate the two existing flats,which are currently vacant and undergoing refurbishment,will significantly reinforce the much needed housing offer with three additional flats (1No. 2 bed.& 2No. 1 bed.) will give a boost to the demand in the area for this type of accommodation.



Ian Butler – Architect
(For and on behalf of Kingsmead Design Ltd.) 11 February 2025