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Planning Statement

New brickwork outer skin to existing dwelling, new roof structure and refurbishment works:

199 Eaugate Road,

Moulton Chapel,

Spalding,

PE12 0XJ

This document has been prepared to support a householder planning application made on behalf of the property owner to explain the works that are proposed to be carried out at 199 Eaugate Road, Moulton Chapel, Spalding.

The property subject to this application was purchased by the applicant, who live in the property to the rear of the application site, who intend to refurbish the property and then investigate their options with regards to selling, renting out etc. The property was purchased as a habitable dwelling with both a water and electricity supply but is in need of a full renovation.

At the time of survey the roof covering had been removed, ready to be replace, and it was apparent that the roof structure would also be best if it was replaced. Some internal components had been removed but the rooms were still defined and access to the first floor was still possible via the existing staircase. The garden area had been cleared to get a better understanding of the property associated with the dwelling and the drainage board fence had been removed to allow better access, although the posts of this fence had been left in place to ensure the position of the boundary remained.

The existing structure has clearly had multiple attempts to be updated in the past, the original structure has had a new skin built around it, but this has been built tight against the original structure and therefore does no incorporate any insulation. This proposal would see the most recent, outer leaf of brickwork remain and a new insulated cavity and outer skin of bricks be installed. The new modern roof structure would then be installed and accommodate for this slight increase in width. The internal layout would be completely altered, but in reality, this can be achieved without any remedial works to the external of the building, however, new opening positions will be situated to allow for the new internal layout.

Externally the site will be tidied to allow for a usable garden space and suitable off-road parking, however, given that this is an existing dwelling the garden and parking situation would be in line with its current use.

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