

Design, Access & Heritage Statement

The site is located along Balmoral Avenue, Spalding adjacent to number 2 and behind Numbers 34 & 34A Cowbit Road.

The proposed site is in filling the gap between these dwellings.

The site is located within close proximity to all local amenities and as such within the Development Boundary for Spalding.

The application site is an area of residential garden to Numbers 34 & 34A Cowbit Road with an area of 255m².

The proposed site will be accessed from the North of the site directly from Balmoral Avenue.

Both the host dwellings have large plots which have now become too much of a burden for the applicants.

The application site is located along an area where the predominant land use is residential

All site boundaries are adjacent to existing residential dwellings and amenity areas and they are to remain unaltered for the proposal:

There is a mixture of building types, forms and styles within this locality with the two surrounding properties being single storey bungalows.

The range of building types and architectural styles creates a distinct form to the townscape in this location. The roof line along the frontage is fairly uniform with a mixture of roof coverings including slate and tiles.

- **Use**

The application site is part of the applicants gardens and provides an excellent opportunity to make better use of the land and consequently improving the locality

- **Amount of Development**

The proposal is for one pair of semi-detached dwellings

- **Layout**

The proposed layout is shown on the accompanying design plans with a density and layout to suit the surrounding areas.

- **Scale**

The proposal is for a pair of semi-detached dwellings of a comparable height and form to the existing dwellings in the locality.

The scale can be seen from the accompany design plans.

The Flood Risk Assessment has dictated that no sleeping accommodation is allowed on the ground floor and the Finished Floor Levels need to be set 750mm above the existing ground levels.

- **Landscaping**

Soft landscape - Much of the site will be given over to private planted areas

The existing site boundaries are shown on site block plan and will remain unchanged albeit with some additional softening for the access drive and screening against Number 35

Hard landscaping – The access drive will have tarmac finish to lessen any traffic noise and for low maintenance to the owners.

- **Appearance**

The range of building types and architectural styles create a distinct form to the locality.

There are few vernacular features in the area to pick up in the design, so relatively simple buildings will be proposed.

The roof line will be of comparable height to the existing dwellings with a roof covering to match.

- **Access**

Ensuring good accessibility for everyone in the approach to the building is a key objective. The layout and approach is straightforward and level allowing people of variable ability to use all their senses in a safe manner.

The site is flat and will enable the provision of a suitable environment for disabled access to the premises. The proposed layout of the site as shown on design plans will provide for a suitable environment with a shared vehicular and pedestrian access from the Private Highway. Access to the proposed development is from the north side of the highway with a level access to the new entrance door.

The internal timber doors, lobby areas and toilets will be designed in accordance with Part M of the Approved Documents

- **Residential Amenity**

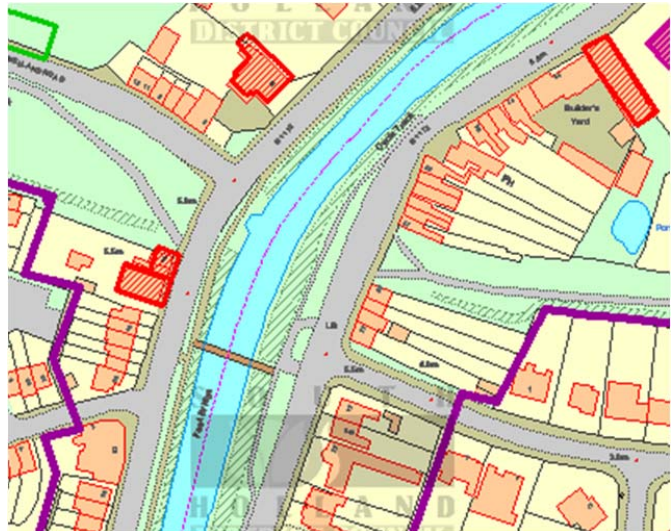
The operational residential amenity space and the car parking needs of the existing development will continue to be met as shown on the site block plan

SHDC have no guidelines or policies which provide min / max levels of amenity spaces for town or group centre developments so the proposed layout will provide comparable amenity areas as the adjacent dwellings.

- **Heritage Impact**

The proposed site is set some considerable distance away from any Heritage Asset.

The closest assets are a row of terrace houses namely 42 – 44 London Road, Spalding which is located on the opposite side of the River Welland and some 70 meters west of the application site.



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TF 22 SW 4/95

LONDON ROAD 1. 5313
(West.Side) Nos 42 to
44 (consec) TF 22 SW
4/95 II GV 2. Mid C18.
Small houses of 5
storeys in red brick,
roughcast to No 44.
Parapets of differing
heights, replaced to No
44. Nos 42 and 43 have
1 window, segmental
arches, hung sashes



with glazing bars, No 44 has 2 windows, 1 without glazing bars. No 42 has an attractive bowed ground floor shop front, without glazing bars, with an ornamental frieze and cornice and rusticated stone base. No 44 formerly had similar shop front, now has modern shop. No 43 has door of 6 panels and blocked fanlight. Painted blank panels to upper part of No 44. Included as

part of a group. Nos 42 to 50 (consec) form a group. (Nos 45 to 50 (consec) are local interest buildings).

It is in our opinion that the development will never be viewed as one with the heritage asset and therefore will have no detrimental impact.

The proposal is appropriately scaled and adheres to the existing building line thereby creating no issues of overlooking or loss of amenity for neighbours.