Design & Access Statement

Conversion of Existing Dwelling / Outbuilding into S/C Residential Flats

15 Double Street, Spalding

Applicant: Mrs P Selves

Project Ref: 3047

1.0 Use

The existing building to the rear is empty and is being used as storage for the host dwelling.

The site is in a sustainable town centre location where the majority of the accommodation is Residential Flats.

There is no policy opposition to such a re-use as the site is within a settlement limits and National Policy encourages the re-use of buildings for housing and as such the loss of this facility should not be considered problematic.

1.1 Amount

The application is for the conversion of the host dwelling and its outbuilding into residential flats

1.2 Layout

The proposed layout of both the host dwelling and its outbuilding can be seen from the accompanying design plans but basically will be converted into two flats for the host building and one s/c residential unit fot its outbuilding with no external alterations for either building. The external amenity areas will remain unaltered.

1.3 Scale

The existing scale / mass of the existing building will remain unchanged

1.4 Landscaping

The existing boundary treatments will generally remain unaltered.

There will be a secure and watertight cycle storage area space and bin storage areas within close proximity to the public highway as shown on design plans.

1.5 Appearance

The overall appearance of the building will remain unaltered

2.0 Access

The Existing access to and from the building will remain unchanged i.e. direct from the Public Highway at the front of the building

3.0 Heritage Impact

The application site is located along Double Street with access direct from the public highway

The site lies with Spalding's Conservation Area but is not Listed albeit does have Architectural and Historical merit and therefore the conversion into Residential will protect this building for generations to come.

There will be no alterations externally that will not have an adverse effect of any heritage asset or be detrimental to the conservation area.