HERITAGE STATEMENT

In support of planning application within Conservation area

at

35A London Road, Spalding. PE11 2TE

for

BSBA Properties

LOCATION

The site is located on the west side of London Road overlooking the river Welland some 450m south of High Bridge and 600m from the centre of Spalding.



HISTORY

The building is not a Listed Building and we are unable to find any history of the building, its date of construction nor its original use. It was most probably not built for residential use but in conjunction with the neighbouring propriety immediately north and converted to residential use during the early part of the 20th century. This is fo course without evidence and purely conjecture.

The building is currently single storey comprising a small mezzanine are over a living room, a small kitchen, a bedroom with en suite shower room.



PROPOSAL

The applicant intends to refurbish the property and to introduce a first floor. This will then provide a larger kitchen dining room at the front of the property with a living room and staircase access to the first floor at the rear. The first floor will comprise two bedrooms and a bathroom.

To undertake the proposal will necessitate the part demolition of the front gable wall which is currently part timber and rebuild this in blockwork with external render. A dormer window will be installed on the north east elevation to accommodate the first floor bathroom and a rooflight placed each side of the dormer to provide daylight to both bedrooms.

The existing windows are all pvc and it is proposed to provide new window in a similar material

CONCLUSION

The proposed works will have no detrimental impact on adjacent dwellings and will bring this vacant property back to standard acceptable for residential habitation.