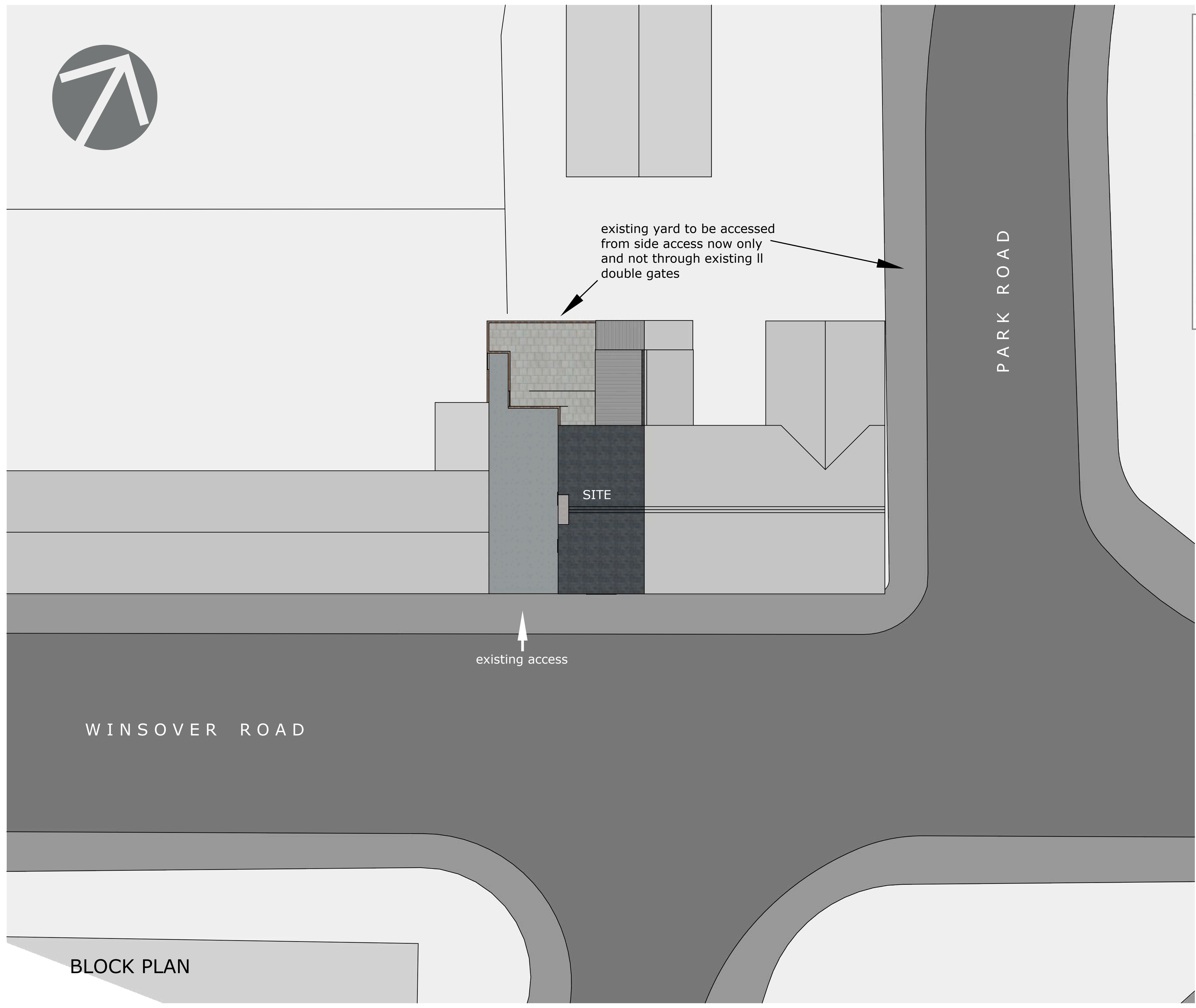
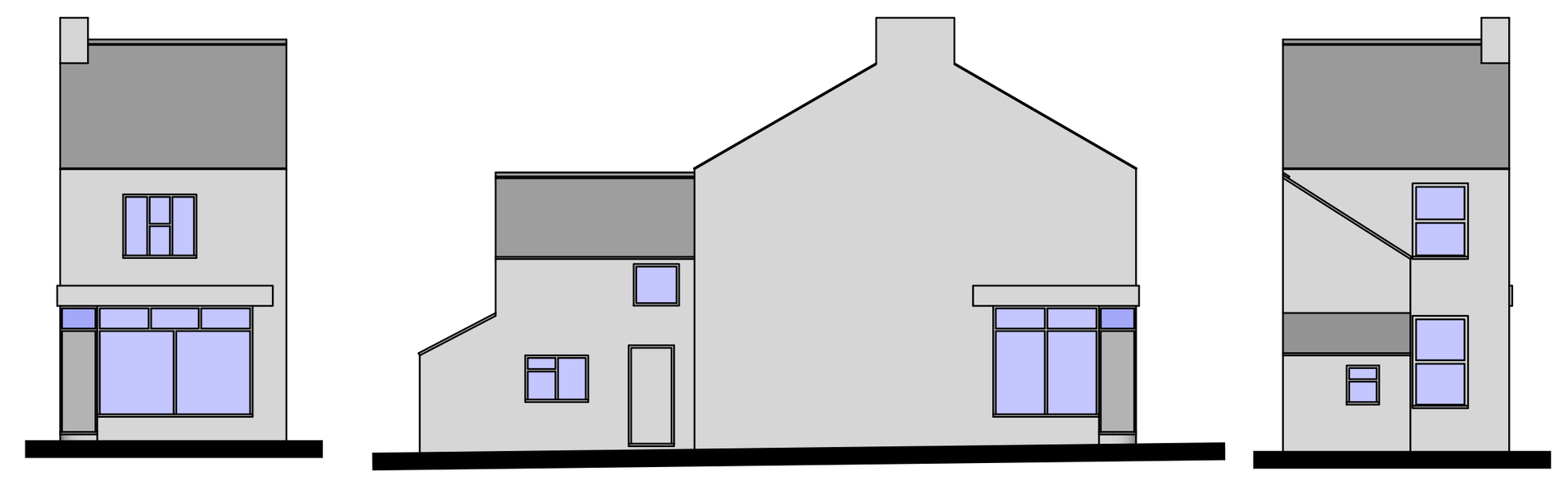
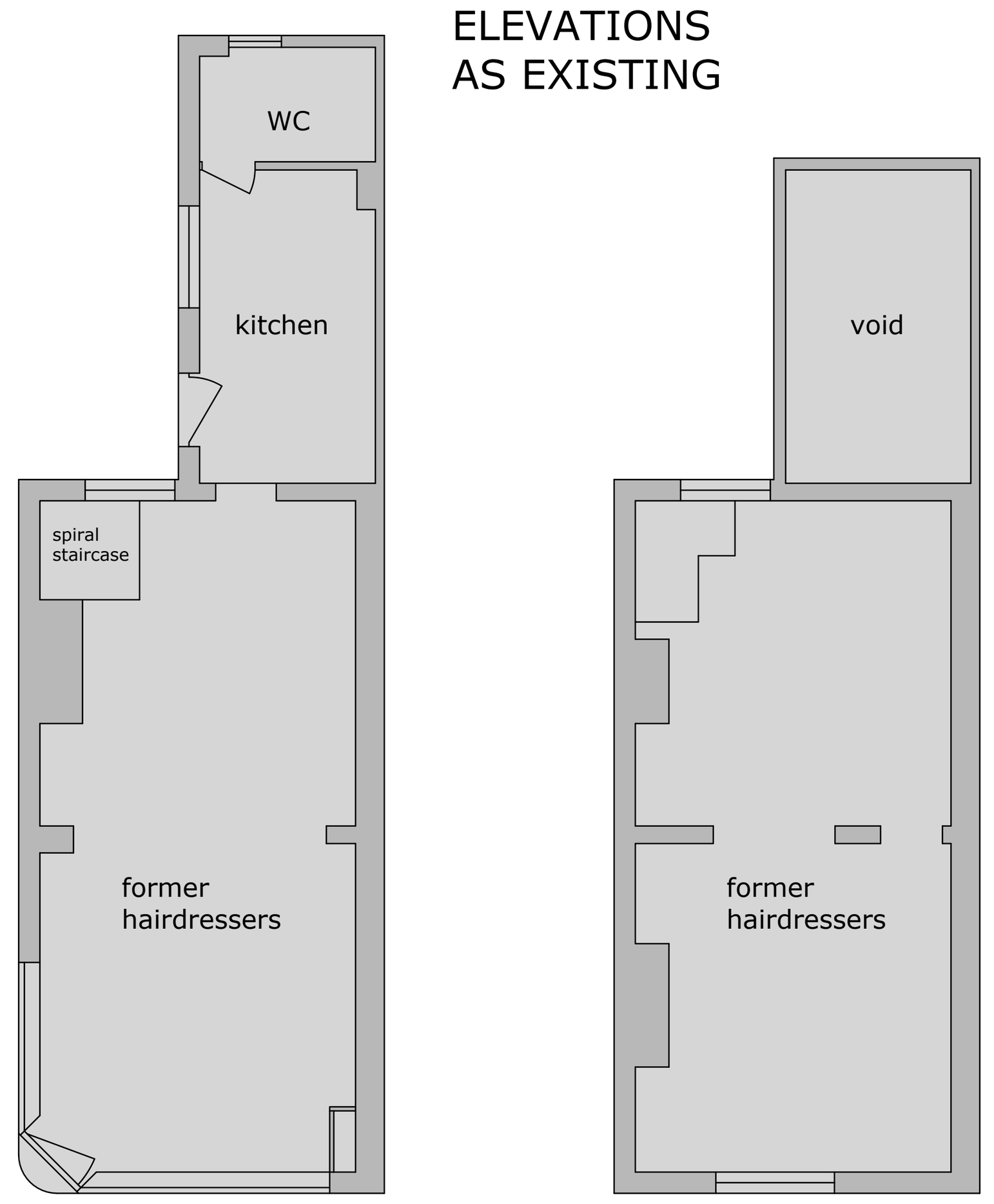


BLOCK PLAN



LOCATION PLAN





PLANS & ELEVATIONS AS EXISTING

PLANNING DESIGN AND ACCESS STATEMENT

Introduction: -
The client approached us to investigate the possibility of changing the use of 62 Winsover Road Spalding from a former business premises (last use Hairdressing Salon) into a domestic House. The property was a former house in years gone by which got converted to a business over time.

Use: -
The proposal is to create a 3 bedroom town house with a backyard and re using off road parking.

Amount: -
The creation of a good size Town House with backyard.

Layout: -
The layout is better explained by the drawings, however the alterations are kept within the bounds of the existing building and there are no extensions.

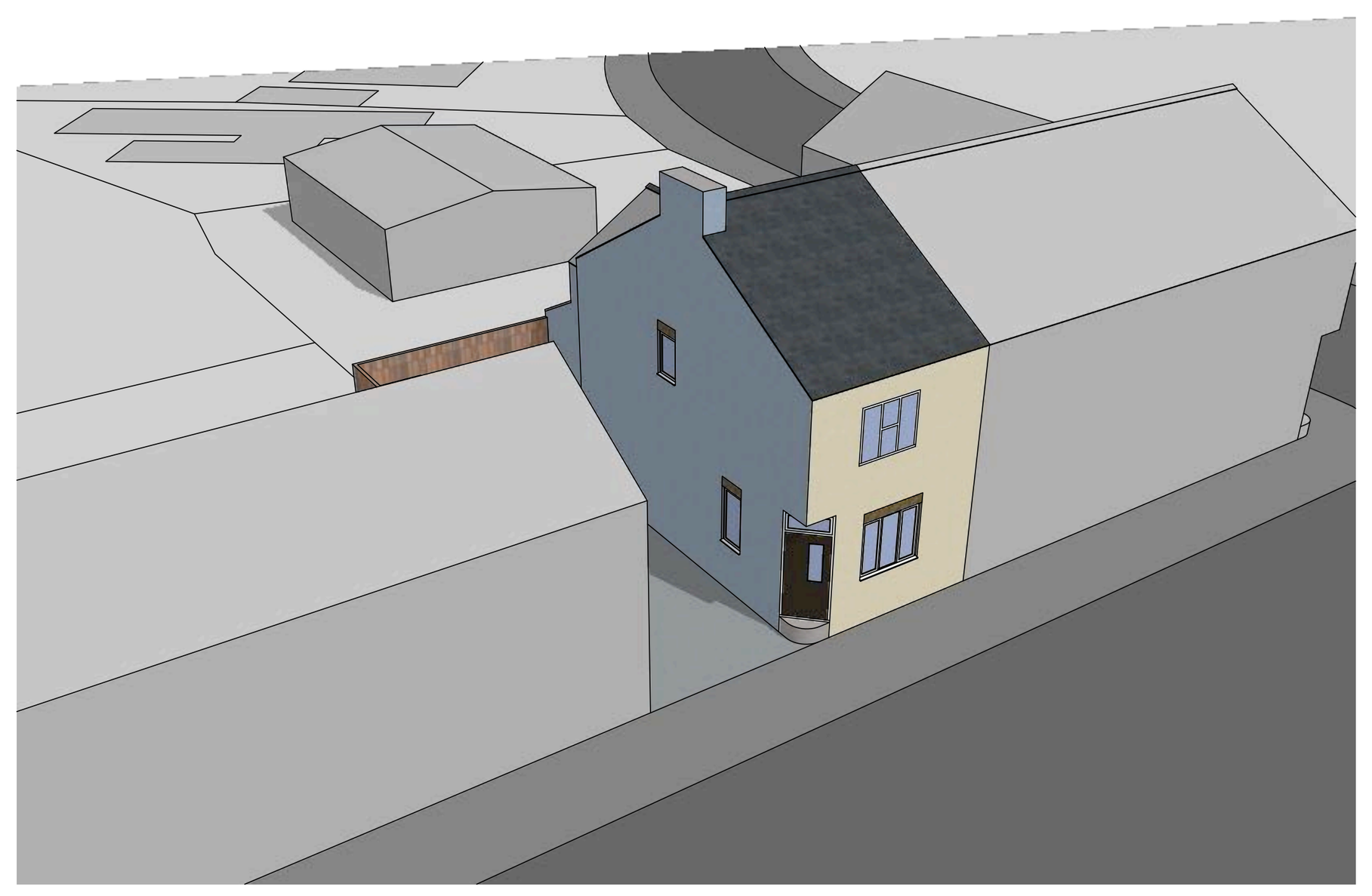
Scale: -
Again apart from aesthetic alterations there are no physical changes to the building.

Landscaping: -
The landscaping is better explained by the drawings.

Appearance: -
The physical properties of the building remain the same. The business screen at the front gets replaced with more traditional windows. The building where necessary will have new walling and render finish. The existing colouring scheme to the render will continue as existing which is consistent with the street scene.

Access: -
You disembark the car onto a hard surface that with the aid of ramps takes you to the higher footpath level. The principle rear door access into the building is fitted with a level entry threshold which allows wheelchair access.

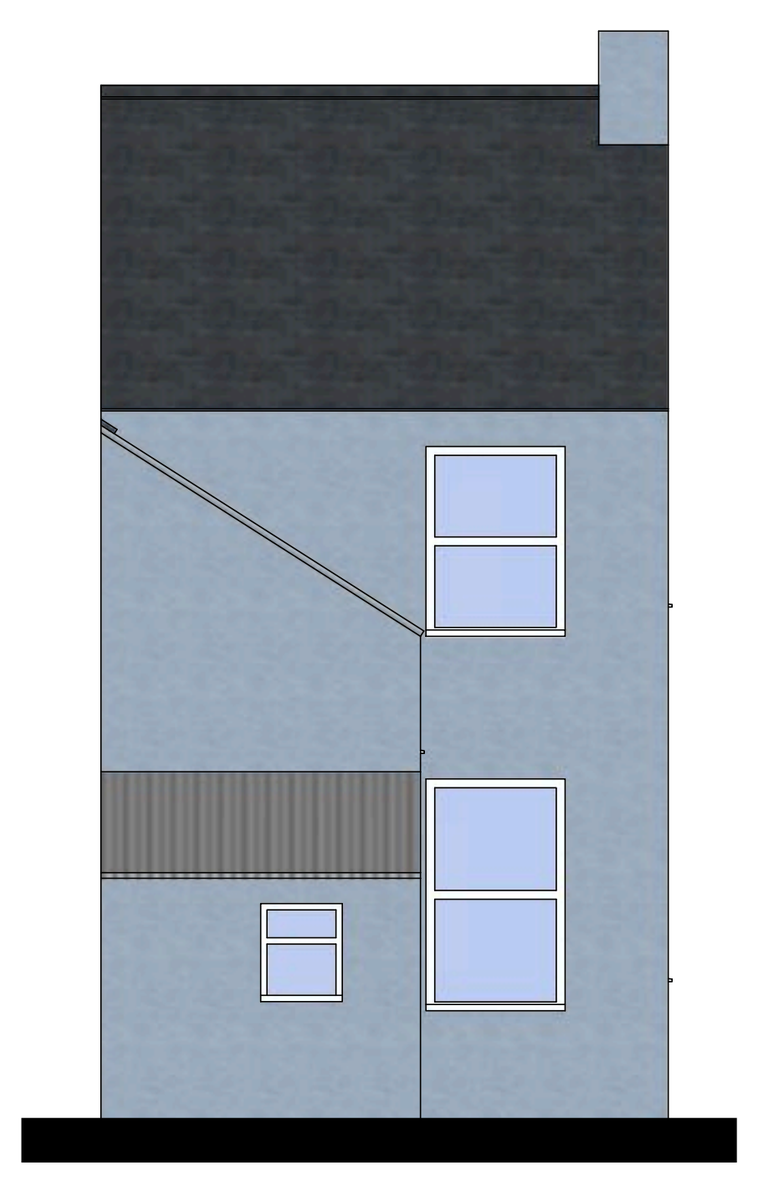
Flood Risk Assessment: -
As shown on the Flood zone map from the Environment Agency the site is within Flood Zone 3 and therefore there is a need for a Flood risk assessment. Therefore please see the FRA as presented by Geoff Beel.







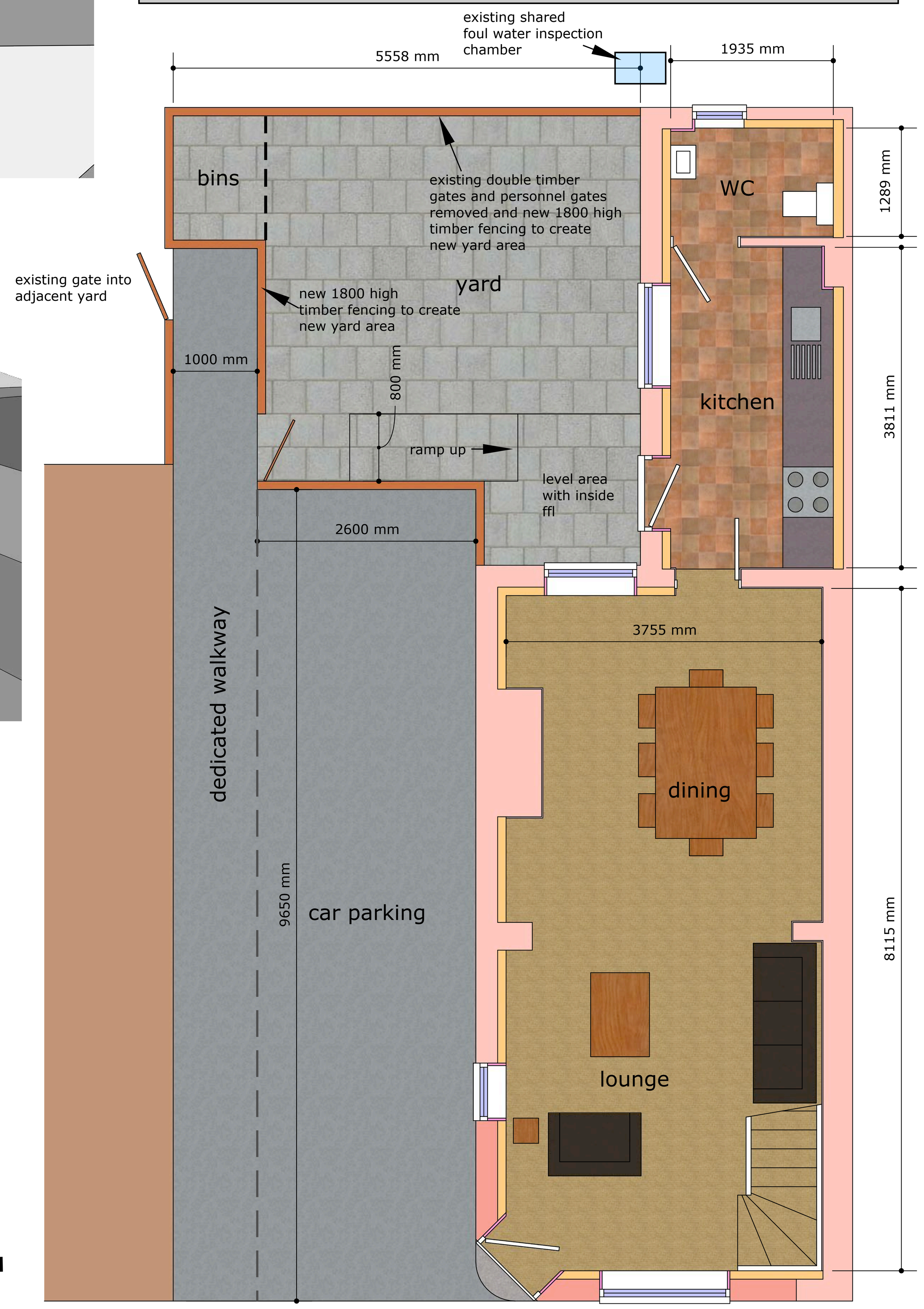
PRO FRONT



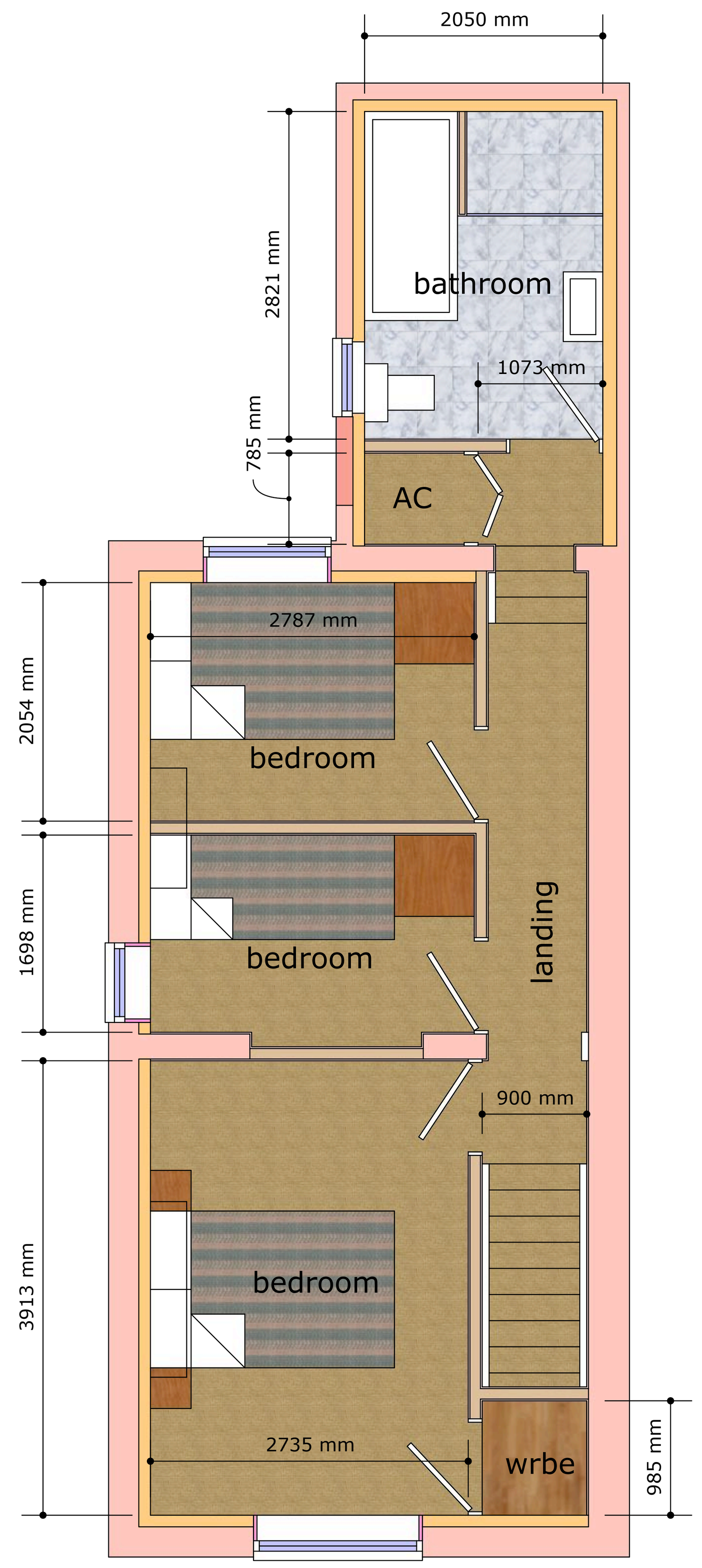
PRO REAR



PRO SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROPOSED CHANGE OF USE OF FORMER HAIRDRESSING SALON TO DOMESTIC HOUSE AT 62 WINSOVER ROAD SPALDING FOR MR & MRS H WOOD

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to this office. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to this office so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. The drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. The drawing must not be used as a contract document alone. The works will not be supervised or inspected on site by J Warrick or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc. All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British Standard specification or BBA certificate or European code equivalent. The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety legislation for building sites and work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent CDM coordinator will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996: when building in close proximity to adjoining neighbors boundaries. We must point out it is the Clients responsibility to provide an Asbestos Report for the existing buildings affected by the works. The General Contractor must be Asbestos Aware to the latest codes of practice.

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DETAILED PLANS & ELEVATIONS AND BLOCK & LOCATION PLAN

1/50 1/200 1/1250 1/100	6/4/16

J058-PL 1

Julian Warrick
Architectural Design Consultant
SEE your design. Imagine no longer how it looks. SEE how it looks

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