

HERITAGE STATEMENT

In support of planning application
at
19 Station Street, Spalding

LOCATION

The site is located close to Spalding town centre in a secondary position on the south side of Station Street and is the first in a small line of long established retail units all of which have residential use at first and second floor levels.

The site is also located within the north west area of the conservation area.



PROPOSAL

The proposal is to change the use of the first and second floors above no. 19 Station Street to residential use. Currently the floors are in poor condition and are vacant and have been so for a number of years.

The change of use is considered permitted development. Planning permission is required for the demolition of a derelict outbuilding and for the erection of a galvanised stairs to access the flat roof to the south and for a glass balustrade to provide safe and secure means of entry to the flat. The current access is from within no. 19 Station Street.



Extract from Google maps showing location and access from Victoria Street.

The proposal will enable the retail unit of no 19 Station Street, currently Perfect Nails, to be entirely separate from the first and second floors and provide them with a rear access onto Victoria Street, the applicant being the owner of the rear footpath. Future occupants of the flat will also have access from this footpath which will also provide both with an area for solid waste.

The derelict building which is to be demolished has already approval for part demolition to allow for the construction of flats fronting Victoria Street. The total demolition will enable the provision of solid waste storage along with a small amenity area which can be shared by occupants of the flats belonging to the applicant.

The galvanised staircase is designed such that in the future should the land to the east be developed access can be made beneath the stairs thus providing a service access, subject to planning permission, from Victoria Street. The stairs will not be visible from any direction.

The balustrade along the wall to the flat roof will consist of polished stainless steel posts and rail with toughened glass infill. This will sit on a raised brick parapet with a once weathered concrete coping on the top.

IMPACT ON THE CONSERVATION AREA

The only item of this application which may be seen is the glass balustrade along the flat roof. The parapet wall will be kept to the minimum height possible and will appear a small height increase in matching brickwork. The actual balustrade above this will be almost invisible and will not attract the eye to look at it.

Overall the proposal will have minimal impact upon the conservation area and upon the development of the land to the east none of it will be visible.