Online Comment

Application	H16-0385-26
Location	35 New Road Spalding PE11 1DN
Proposal	Proposed change of use of the first and second storey above a commercial/mixed use premises to form a one bedroom flat

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Name	Spalding & District Civic Society
Address	Spalding
Date Submitted	06-05-26
For/Against	Objections

Whilst we appreciate that this is only a change of use application at this stage we recommend that the layout be refused because of safety reasons. The means of escape from the second floor bedroom passing through the kitchen area to either the entrance staircase or the main fire escape staircase is not acceptable because the kitchen area is a potential source of fire and the escape route is not protected through to the open air. An acceptable first floor layout would be to have the living room at the front and the kitchen behind segregated off by a wall so that escape can be via the living room. We doubt if this arrangement will pass Building Regulations without considerable mitigation.