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**CHANGE OF USE OF FORMER DENTIST PREMISES TO 2 BEDROOM APARTMENT
10 THE CRESCENT
SPALDING
LINCS
PE11 1AE**

FOR

MRS I SINGH



HERITAGE IMPACT STATEMENT

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HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing premises, which is within the Spalding Conservation Area.

The existing building is a former dentist surgery along The Crescent and this application is to change the use of the former ground floor premises to a 2 bedroom apartment.

The proposal is to create a ground floor self contained 2 bedroom apartment in an area of The Crescent which has various buildings with mixed uses. The first floor of the building has already been changed to apartments which see's successful rental units.

The only external changes will be to the rear elevation of the building within the private garden area. The introduction of white aluminium bi-fold doors off the habitable living area and replacing the existing rear entrance door with a white aluminium screen.

The current street scene along The Crescent will not change, the building has access to the rear along Abbey Path with cycle and refuse and recycling facilities located in the rear private garden area.

All heritage assets of the premises and previous change of use will compliment the street scene which sits in Spalding Conservation Area.

The proposal will have no effect on the archaeological or historical character of the surrounding buildings.

CONCLUSION

The proposed scheme will be in character with the area, particularly in terms of the design form and scale. It is apparent that this development will not have any detrimental effect on the neighbouring properties. The proposal compliments the character and appearance of Spalding Conservation Area.

G R Merchant Ltd
April 2023