33 WESTLODE STREET

PROPOSED CONVERSION OF GARAGES INTO 2 NO. DWELLINGS

DESIGN STATEMENT 10.05.16

USE

The proposal comprises conversion of a single storey row of garages that are to the rear of 33 Westlode Street. Immediately adjacent is an already converted row of garages. All 3 premises are owned by my client Mr Sandford.

The garage block has been illegally used as a residential unit for the past 8 years by the previous owner. My client intends to legalise the use of the garages and convert them into 2 no. dwellings.

There is no policy opposition to such a re-use as the site is within a settlement limits and National Policy encourages the re-use of buildings for much needed affordable housing.

POLICY BACKGROUND

The block is located in a sustainable location within easy walking distance to the town centre of Spalding so a change of use to dwellings is compatible with the local land use strategy and provides much needed affordable housing. The site is typical to other 'back land' sites in the area which have been converted to various different uses in the residential and commercial sectors. None have remained as garages/storage.

DESIGN PRINCIPLES

Advice has been sought regarding the proposed appearance of the conversion, Pre application reference (PE-00334-16) and also an email conversation with Tracey Meachen.

The main design principles have come from the proposal that has been passed at 30 Westlode Street (Adjacent site). The idea being that the garages would be made to look very traditional to remain in keeping with the conservation area of Spalding. The scheme would effectively read as a smaller version of the proposal next door. This would be achieved by using conservation style roof lights, traditional materials, window detailing in keeping with the local area and pitched front door canopies to give the building a more inviting appearance.

There are some alterations to the existing external fabric that will include removal and filling in of the run down wooden hoardings using facing brick to match the existing, re-roofing using Spanish slate and the insertion of additional front door and windows.

The main concern is the overlooking of surrounding properties so the use of strategically placed windows carefully positioned along the frontage of the building has been used to ensure a high quality of light enters into every room whilst not being overlooked. In addition to the glazing the roof will remain vaulted so that the rooms will have a sense of space. This along with the additional roof lights in every room will create bright, high quality living accommodation.

The rooms are all shallow in plan to ensure that there will be no dark areas in the dwellings.

AMOUNT

The proposal for 2 No. 2 Bedroom apartments provides suitably sized accommodation for this part of Spalding typical to other related properties.

LAYOUT

As previously mentioned the layout of the proposal is specifically designed to respect the privacy of the adjacent properties.

All habitable rooms have multiple windows and skylights to allow plenty of daylight without overlooking any other properties, this has been achieved by staggering the window locations with the adjacent dwelling. Access would remain as existing down the access road which is currently used by 33 Westlode.

The layout is best seen from the drawings provided.

Bin and cycle storage has been allocated.

SCALE & APPEARANCE

The scale and footprint of the proposed remains the same as existing.

The changes to the appearance will involve new fenestrations being added, traditional style canopys over the entrances, re-roofing and general scrubbing up.

The proposal will have recessed front doors to provide adequate protection for the residents when approaching the dwelling.

There will be no visual impact on Westlode street as the gable end of the proposal faces the road. The proposal is only visible should you look down the access rood between no's 30 & 31

HERITAGE IMPACT

The site lies within Spalding's Conservation Area.

There are numerous Listed Buildings along Double Street, Albion Street and Westlode Street travelling toward the town centre.

The building in question is not listed and has no Architectural or Historical merit and therefore the proposal will remove a currently un-utilised building and enhance the surrounding area which overall makes a positive contribution to the locality.

ACCESS STATEMENT

1. The site is located in the heart of Spalding and therefore has access to all town centre facilities including the main railway station which is 0.4 miles away.

2. Bus routes service Westlode Street connecting to the town centre and surrounding areas.

3. Bin storage has been considered and allocated as shown on the proposed site plan.

4. The immediate area is level and flat with a level approach to the front door of each dwelling, a flush door threshold and internal doors wide enough foe the passage of wheelchairs, all in accordance with Part M of the building regulations.