Design & Access Statement

Conversion of outbuildings into 2no Residential Flats at:

15 New Road, Spalding

Applicant: **Mr R Karagolam**

Project Ref: **2533**

• **Treetops, The Raceground, Spalding, Lincs, PE11 3AP•**
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1.0 Use

The existing buildings are derelict and in serious need of repair.

The site is in a sustainable town centre location.

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 housing and as such the loss of this facility should not be considered problematic.

1.1 Amount

The application is for the conversion & change of use into two residential flats

1.2 Layout

The proposed layout can be seen from the accompanying design plans but basically will be converted into two flats with external amenity area.

1.3 Scale

The existing scale / mass of the existing building will remain unchanged

1.4 Landscaping

The existing boundary treatments will general y remain unaltered.

There will be a secure and watertight cycle storage area in the rear amenity space and bin storage areas within close proximity to the rear public highway.

1.5 Appearance

The overall appearance of the building will remain unaltered

2.0 Access

The Existing access to and from the building will remain unchanged i.e. direct from the Public Highway at the front of the building

3.0 Heritage Impact

The application site is located along New Road with access direct from the public highway

The site lies with Spalding's Conservation Area but is not Listed albeit does have Architectural and Historical merit and therefore the conversion into Residential will protect this building for generations to come.

There will be no alterations externally that will not have an adverse effect of any heritage asset or be detrimental to the conservation area.