Design & Access Statement

Demolition of storage building and replace with 6 residential flats and conversion of first floor flat into two self-contained flats with associated works at:

30 Westlode Street, Spalding

Applicant: Centric Homes Ltd

Project Ref: 2516

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1.0 Use

The application comprises of Two parts of development: Number 30 Westlode Street which is a Two Storey Building with Commercial Units on the Ground Floor and a 3 Bedroomed Multi Occupancy Residential Flat above.

The second part of the application is for the existing rear two storey building which has been used as storage / workshop for the commercial properties at the front of the application site. This building will be demolished and a replacement two and half storey new build to provide 6no residential flats

The site is in a sustainable location within easy walking distance of the town centre.

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.

1.1 Amount

The application is for the conversion of the existing multi let flat into two separate residential flats with a proposed new building to provide an additional 6no flats

1.2 Layout

The proposed layout can be seen from the accompanying design with external amenity areas with cycle storage and bin areas to the rear.

1.3 Scale

The existing scale / mass of the existing front building will remain unchanged albeit with a subservient first floor rear extension. The rear building will be of a similar footprint and scale of the existing but with a more traditional roof form

1.4 Landscaping

The existing building formed the rear boundary to the adjacent properties but with the demolition and re-build it has been positioned away from the boundary line and it is *proposed to construct a 1.8m high matching brick wall to lessen the impact*

There will be a secure and watertight cycle storage area in the rear amenity space and bin storage areas for both the existing building and the new build.

The new building will have 1.1m high black railings to create separartion from the access drive and entrance doors.

1.5 Appearance

The overall appearance can be seen from the design plans and the first floor front windows facing Westlode Street will be replaced with more traditional fenestration

2.0 Access

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

3.0 Heritage Impact

The application site is located along Westlode Street with access directly from the public highway.

There are numerous Listed Buildings along Double Street, Albion Street and Westlode Street travelling towards the Town Centre.

The site lies with Spalding's Conservation Area

The building is not Listed and does not have any Architectural or Historical merit and therefore the proposal will remove an eyesore and enhance the surrounding area which will make a positive contribution to the locality

The moinor window amendments to the fron t building facing Westlode Street will not have an adverse effect of any heritage asset or be detrimental to the conservation area but enhance it.