



Design & Access with Heritage Impact Statement

Conversion of Existing Printers into Bed and Breakfast Accommodation at:

5 & 6 London Road, Spalding

Applicant: **JP Builders Ltd**

Project Ref: **2390**



1.0 Use

A change of use application from a printing business to Bed and Breakfast Accommodation with separate managers accommodation

1.1 Amount

The application is for the conversion & change of use of an existing building

1.2 Layout

The proposed layout can be seen from the accompanying design plans but basically will be converted utilising the existing internal spaces available

1.3 Scale

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

1.4 Landscaping

Not applicable to this application

1.5 Appearance

The overall appearance of the building will be improved with new traditional painted windows and the facing brickwork being re-pointed

2.0 Access

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

3.0 Heritage Impact

The main impact to the building is to turn the basement area into the managers living accommodation which will comprise of the following alterations / adaptations:

- Breaking through' the existing dividing wall between the mangers lounge and the kitchen area and to apply a waterproofing system to the basement as described elsewhere
- To block up the existing front windows which will allow the waterproofing system to be continuous.

Other areas of work / impact are described below:

The floor joists to this area will require some remedial works but the majority of the existing joists will remain.

Where it is proposed to provide new floor tiling, this will be achieved via laying a thin hardboard over the existing floor boards to provide a smooth surface for tiling

All new studwork walls to be fixed with minimal fixings top and bottom and all new plasterwork to be scribed around existing internal features such as skirting boards, picture rails, coving etc

New opening is required through the existing party wall to allow for separate access to the individual rooms



The electrical works need a full overhaul and replaced with all new wiring which will be concealed with the floor / ceiling service voids.

All new drainage pipes etc will also be concealed within the service voids.

The building will have a full mechanical heating and ventilation system with all ducts concealed within service voids.

The front and both flank walls to be re-pointed to match the rear of the building.

The front windows will be replaced on a like for like basis by specialist timber joiner which will match the already replaced rear windows.

General refurbishment and repair of all existing timber joinery.

New decoration throughout the whole building.

Conclusion:

The conversion of the basement will provide the managers on site accommodation and will be carried out as sympathetically as possible and will provide a dry and water free area that will extend the buildings longevity

The building as a whole will have a modern and highly efficient MVHR that will provide the following benefits:

Energy Saving | Recovering the heat from your extract air instead of simply sending it to atmosphere can lead to significant energy savings by reducing the cost of your heating bill. With Heat Recovery Ventilation the fresh, filtered air entering your habitable rooms is on average only 1.5 Degrees Celsius cooler than that of the extract air leaving your home, as opposed to bringing fresh air into your home at outside temperatures via standard methods of ventilation such as Window Vents.

Whole House Ventilation | A Heat Recovery Ventilation system continually extracts pollutants at their source and supplies fresh, filtered, warm air to your habitable rooms. This continual cycle of fresh air

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movement reduces the relative humidity in the home and eliminates problems associated with poor air quality such as condensation and mould growth. It also offers the end user fully controllable, comfort ventilation that can be set to suit their lifestyle.

Fresh Filtered Air | Prior to the fresh air entering your habitable rooms it passes through G3/4 filters, this filter media has a micron rating that is capable of extracting particles such as pollen and other airborne pollutants from the air. This helps to provide a much more conducive environment for allergy sufferers and asthmatics alike.

Gain SAP Points | Heat Recovery Systems are SAP Approved and are successful in reducing your CO2 Dwelling Emission Rate (DER).

Quiet Solution | Heat Recovery Ventilation systems are extremely quiet when running, these systems are usually loft mounted or mounted at high level in a storage cupboard. They replace the need for individual extractor fans which can be noisy in operation within each wet room and also replace the need for Window Vents which may allow noise from outside to infiltrate the home.

Due to the nature of the proposed use, the building will require protected fire escape route with a full detection system installed. All fittings and electric cabling etc will be surface mounted concealed within trunking.

If the existing floor boards need to be lifted then these should be done so with extreme care and the existing boards relaid.

The alterations will have minimal effect on the historical fabric of the building and will not comprise the heritage asset but will protect and extend the life of this Grade II Listed Building.