

## **DESIGN & ACCESS STATEMENT FOR PROPOSED CHANGE OF USE TO RESIDENTIAL USE AT THE GRANGE, 8 PINCHBECK ROAD, SPALDING.**

### **DESIGN STATEMENT**

#### **Use:**

The existing site is a vacant Office building, which has been vacant for over 10 years. The site is on the edge of the town centre commercial area/residential area.

The applicant wishes to bring the building back to a practical use by means of residential use as a large HMO.

The proposal is to establish a use which will provide a HMO with very good standard of living space for the occupants.

#### **Amount:**

The floor area of the original building is to be retained, it has been extended previously by way of an end extension which would also be retained.

A rear conservatory which was in very poor condition and had to be propped to avoid falling down has been previously removed to avoid it potentially causing further damage or injury.

The existing building has a small basement area which will be left un-used, the Ground and First floors will make use of the existing rooms to form Bedrooms, Living Space, Kitchens and bathroom.

The proposal is to form 8no bedrooms at Ground Floor and 8no at First Floor.

6no Ground Floor bedrooms would have an en-suite and kitchenette, whilst 1no would have an en-suite and the remaining bedroom would have use of showerroom.

A large Living room 32m<sup>2</sup> would be provided, a kitchen and dining room would also be provided at Ground Floor.

5no Ground Floor bedrooms would have an en-suite and kitchenette, whilst 3no bedrooms would have use of 2no large showerrooms.

A Living room and Sun Lounge would be provided and a kitchen would be provided at First Floor.

The rooms have high ceilings and are generously proportioned.

An external amenity to the rear would be provided along with Parking and Cycle storage provision.

**Layout:**

The existing building external access points are to be retained.

The original internal walls would be retained, some later office style partitions are proposed to be replaced with new stud partitions to provide adequate sound and fire resistance.

The existing front and side access doors would be retained, a central linear corridor provides access through each floor and access between floors via wide stair flights.

Making use of the original walls allows for generously sized bedrooms to be formed without the need for any significant disruption.

**Scale:**

The proposed works do not affect the scale of the building with the only external additions being a cycle shed and refuse bin shed provision which would be located away from the building so it would not impact upon the existing building character.

**Landscaping:**

The site has the soft earth area to the rear of the site which due to it being vacant for so long has become partially overgrown, it had been used as informal parking previously. There are conifer trees to the rear boundary which had been planted many years ago to provide screening to the buildings behind.

Making use of the rear soft area for parking, amenity area, bin storage and cycle storage would develop the area formally. Soft areas of landscaping are proposed as indicated on the Proposed Site Plan.

**Appearance:**

The existing original external building and previous extension appearance remains intact. As mentioned previously the former conservatory removal would require the rear elevation to have local repairs. As the existing windows are to be retained it is proposed that slimline powder coated aluminium secondary glazing is installed to enhance the sound and thermal provisions.

The existing external timber panelled doors would be retained, the existing brickwork is in good order and the first floor Sun Lounge would be retained with repairs carried out.

The new cycle and bin store buildings would be formed in timber left to naturally darken.

## **ACCESS STATEMENT**

### **Scope of Works:**

The project is to provide an effective method of providing adequate access arrangements to the proposed converted building.

### **Guidance and legislative standards:**

The following guidance and legislative standards were used as the basis for design decisions:

- Disability Discrimination Act 1995
- Current Building Regulations with particular reference to Parts B (Fire) and M (Access)
- British Standard 8300 (Design of buildings and their approaches to meet the needs of disabled people – Code of Practice)

### **Project Brief Stage:**

Consultation with Client at the initial stages of the project to establish the level of accessibility required so the development of the design could take full account of requirements.

It is proposed that the existing external access routes and external doors are to be retained by the proposed works. It is proposed to provide a ramped/steps to the side entrance as this is screened from the street view. The existing front entrance steps to be retained.

### **Design Stage:**

The design of the proposed works has been developed taking into account the guidance and standards referred to above and the level of accessibility agreed with client. Provision for the following has been included:

- Car Parking: The site has does not have the benefit of formal off road parking, the proposal is to form a parking area to the rear as indicated on the Proposed Site Plan.
- Access to the building is to remain, following the proposed works, via access from the public footpath. It is proposed that an enhanced pedestrian access point to the side elevation would be used for ambulant and wheelchair use, the front entrance would be retained unaffected
- Circulation: The internal access is to be provided via internal door openings, opening with the floor level being consistent through out most of the ground floor, there are internal steps which would be retained as the existing floor levels can remain as identified by the Flood Risk Assessment.

- Means of escape: Means of escape arrangements are to be formed by internal door widths and with external doors for final escape point.
- Door widths and openings: Proposed doors would be min 2'9" door leafs which would allow unhindered access
- Cycle Provision: An external cycle store is to be provided to assist resident amenity
- Refuse Bin Storage: An external refuse bin storage is to be provided.

On behalf of Mr S Sadiq

Date.....28.06.2022.....

By **GOOD-DESIGNING LTD**