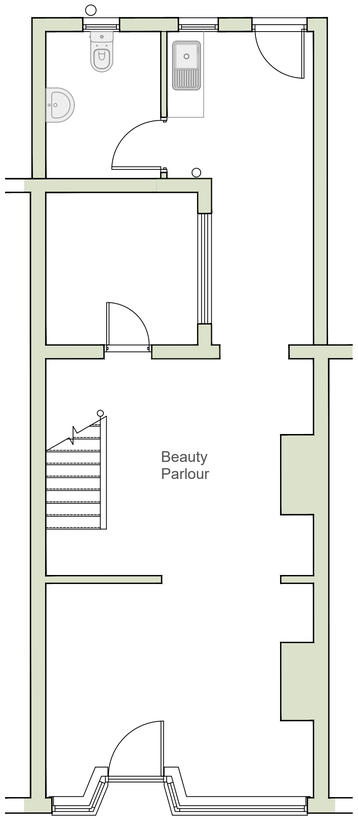
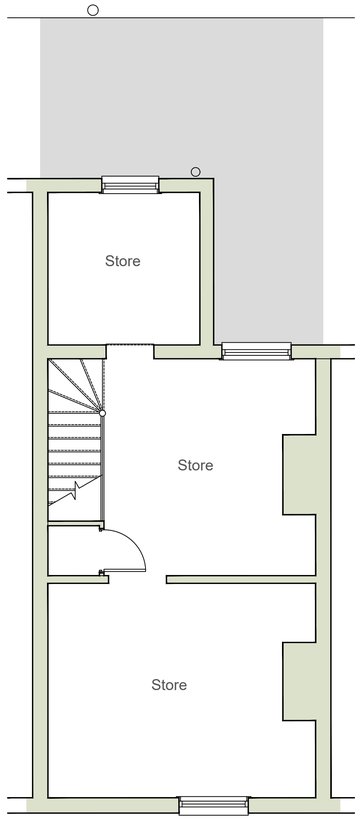
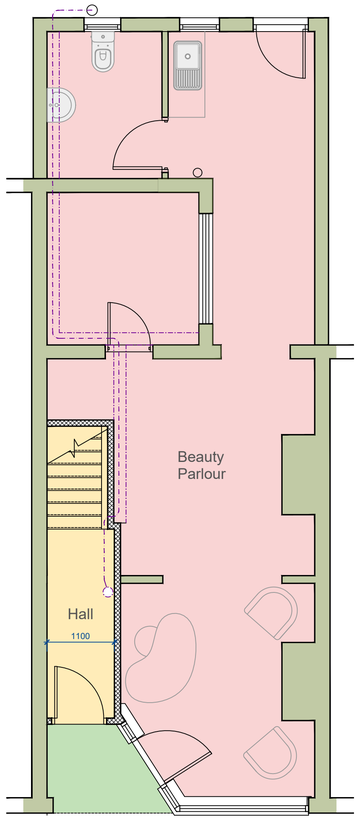


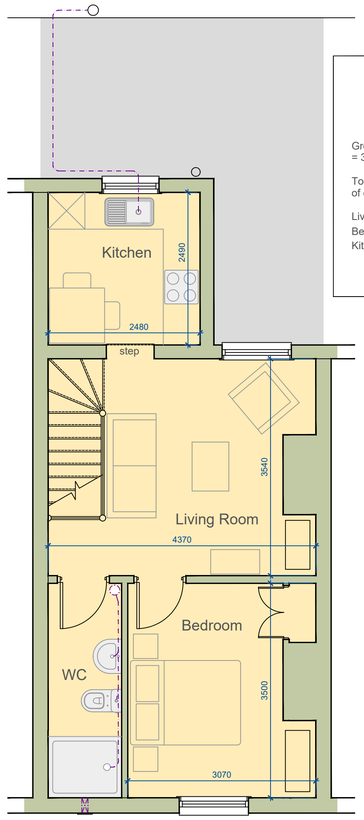
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

Gross Area
= 38m\2

To inside face
of external wall

Living = 15.5m\2
Bed = 11m\2
Kitchen = 6m\2



SITE LOCATION PLAN 1:1000



SITE PLAN 1:500

Rev	Description	Date



EXISTING FRONT ELEVATION

PROPOSED WORKS:

Although originally built as a terraced house the building is currently in use as a commercial retail unit with storage to the first floor. The proposal is to retain the commercial property on the ground floor but to convert the first floor storage space into a self-contained residential apartment. Number 5 Victoria Street is the only unit in the terrace still remaining as a residential house and number 4 and 6 both have first floor apartments above retail shops similar to the arrangement proposed within this application.

Exterior:

It is proposed to remodel the entrance area to create two individual entrances, set back from the footpath in a covered porch arrangement. The existing main shop front window and signage are to be retained. The remodelled porch and entrance area will reflect the current style and finish of the existing door and windows. No other external alterations are proposed.

Interior:

Internally on the ground floor a small area will be walled off from the retail space to create an access lobby to the existing stairwell. On the first floor the stairwell will remain open to the central space which will be converted to a living room. The front room will be subdivided with a lightweight partition to create a separate shower room and bedroom and the rear room will be made open to the living space and be converted into a small kitchen and eating area. There are no new window openings on the first floor and the existing windows will be retained. External walls will be lined on the inside with an insulated plasterboard.





EXISTING STREET PHOTOGRAPHS



PROPOSED FRONT ELEVATION

Existing roof finish and chimney stack to be repaired and made good as necessary with no alteration to materials or finishes

All other external finishes to remain unaltered by the proposed works

Existing sash windows appear to be in a reasonable condition and will be repaired and repainted as necessary. Secondary glazing may be added to the interior to improve the thermal resistance.

Existing stained glass fan lights to be retained and reused if possible.

Reused timber entrance door and new timber screen profiled and painted to match existing joinery

New solid front entrance door styled and painted to match existing joinery.

New brick plinth to cill level painted to match existing brickwork finish



REAR OF PROPERTY UNCHANGED

AUSTIN JOHN
ARCHITECTURAL

RUALEN, MILL GREEN ROAD
PINCHBECK, SPALDING PE11 3PU
01775 760246 / 07939 000388

PROJECT

PROPOSED
APARTMENT
CONVERSION

CLIENT

Mr ISRAR RAZAQ
2 VICTORIA STREET
SPALDING
PE11 1EA

DRAWING

PLANNING APPLICATION:
PROPOSED AND
EXISTING FLOOR
PLANS AND
ELEVATIONS

DRAWING NUMBER:	DATE:
AJA/1275/23/P/10	12/05/23
DRAWN BY:	SCALE (@ A1):
RB	1:50

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HEALTH & SAFETY
Client to ensure that appointed contractor is familiar with and complies with Health & Safety for Building Sites and Work Places.