



PROPOSED NEW APARTMENTS AT BOND STREET COURT, WINSOVER ROAD, SPALDING

FOR

SOLARCAP LTD

DESIGN & ACCESS STATEMENT

This Design and Access Statement accompanies and supports a planning application for the erection of two apartments at Bond Street Court.

This application is in line with current policy outlined in the South Holland District Council Local Plan.

Use

The site currently forms an area of unused wasteland behind 3-5 Bond Street Court. Historically the site former part of a previous building which was demolished to accommodate the adjacent development which now forms B & M, Lidl and the Post Office. The surrounding buildings are a mixture of residential, retail and commercial units.

Amount

The proposal is for two 1 bedroom apartments, a new cycle and bin store together with a new entrance gate and perimeter wall.

Layout

The apartments comprise one double bedroom, a well sized bathroom and an open plan living area which includes the kitchen and the lounge.

Scale

The ground floor apartment amounts to 30.86 square metres and the first floor apartment amounts to 39.08 square metres, which is appropriate for accommodation in this setting and meets the South Holland District Council Guidance.

The proposals are two storey in nature similar to surrounding buildings.

Landscaping

There are no tree preservation orders on the site and no permanent soft landscaping is present within the site. The proposals seek to improve the situation by transforming the existing poorly functioning courtyard into a fully landscaped area usable as amenity space.

Appearance

The proposed apartments will have a similar materials palette and follow the design principles of the adjacent scheme.

Access

There will be pedestrian access to the site via a gated entrance way situated off A151. No parking or vehicular access is proposed given the sites town centre location and access to public transport.

Context

The site is situated in the town centre of Spalding in close proximity to public transport, schools, various health care services, supermarkets and the post office.

Conclusion

The proposed application seeks to re-use an area of land currently underutilised whilst providing in demand, town centre residential accommodation. The site is close to numerous amenities and public transport.

There will not be any negative effects on the street scene to Winsover Road or the A151 as the proposed building sits within a courtyard with its own context.