



**PROPOSED CONVERSION TO 5 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 conversion of 5 Bond Street Court into 2no. two bedroom apartments.

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

Use

The existing use of the site comprises a building which was until recently used as an office for a local business. The surrounding buildings are a mixture of Retail and Commercial units, with recently approved apartment buildings (Ref: H16-0956-17) to the South.

Amount

The proposal envisages the conversion of the offices into 2no. two bedroom apartments which are accessed by a gated alley off Winsover Road.

Layout

The apartments comprise one double bedroom, one single 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 33 square metres and the first floor apartment amounts to 39 square metres, which are appropriate for accommodation in this setting. No external alterations are proposed which would alter the scale of the existing building.

Landscaping

There are no tree preservation orders on the site and no permanent soft landscaping is present within the site. The proposals seek to maintain this situation.

Appearance

The proposed conversion will retain the existing uPVC windows and entrance door to the ground floor apartment off Bond Street Court.

The alterations will include the opening up of a former window opening at ground floor and creating two new window openings at first floor in uPVC to match the existing. No other alterations are proposed to the external appearance of the building.

Access

There will be pedestrian access to the site via a gated alley way situated between 1-3 and 14-16 Winsover Road. The ground floor apartment will retain the existing entrance door off Bond Street Court. A new access for the first floor apartment will be created by opening up a former doorway on the South West Elevation.

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 retain and re-use the existing building on the site 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 and the surrounding area as the building is set back from the main street.