

DESIGN & ACCESS STATEMENT

Proposed conversion of two storey semi-detached dwelling into two self contained flats inc. internal alterations with associated parking at 37 Spring Gardens, Spalding, Lincs. PE11 2XL for Miss L. & Mis S. Smith, 47 Grange Drive, Spalding, Lincs. PE11 2DX by M. Watson, 13 Wimberley Way, Pinchbeck, Spalding, Lincs. PE11 3RY



1. Introduction:

The Design & Access Statement is for Town and County Planning Permission for conversion of the existing two storey semi detached dwelling at 37 Spring Gardens Spalding Lincs PE11 2XL into two self contained residential flats

The applicants seek to provide high quality flats within the existing dwelling without any external alterations except to windows on the rear elevation for ventilation and fire escape requirements as required by Building Regulations

2. Site & Context :

The existing traditional two storey semi detached dwelling is located within Spring Gardens where there are a mixture of semi detached and detached properties with both flats and owner occupiers

The property is located within the Spalding Conservation Area with its proximity to the centre of Spalding makes it an ideal location for low cost, affordable rental accommodation for singles and couples, addressing a significant shortage of smaller rental units .

The proposed site also includes off street parking for both flats

3. Proposed Development:

The proposal is for the internal reconfiguration of the existing dwelling into two separate residential flats

Flat 37A: Ground Floor

A one bedroom flat comprising of a lounge, bedroom, hallway, kitchen / diner, bathroom and out building for cycle storage etc. and a significant off street parking area including wheelie bin storage

Flat 37B: First Floor:

A two bedroom flat comprising of a reception area (includes cycle storage), landing, lounge, bedrooms, passage, kitchen, bathroom and cup and a significant off street parking area including wheelie bin storage

Internal Modifications:

Blocking off ground floor reception area to provide required fire separation for both flats

Fire resistant boarding/skim inc.sound insulation between first floor joists

Separate gas / electrical feed / boiler to each flat

Mains powered fire and heat alarm system to comply with Building Regulations

External Modifications:

No external alterations to the existing structure except where noted

All existing PVCu / timber sash / fixed windows / doors / frames to all elevations will remain (except where noted below) and made good including sash window mechanisms to be brought back into use to allow ventilation / fire escape use by Building Regulations

Modifications / replacement of windows to the rear elevation where noted on drawing 698/2/2025 for ventilation and fire escape as required by Building Regulations

Access & Egress:

Existing drop kerb vehicle access / egress from the four bedroom dwelling onto Spring Gardens will be retained

Parking:

Vehicle off street parking will be provided within the proposed site to allow vehicles to enter and leave the site in forward gear

An 1800mm high timber vertical feather edge boarding fencing will be erected for security and privacy