



Design & Access Statement

Timber Window and Surround Repairs/ Replacements

15 New Road, Spalding

Applicant: **Mr R Karagolam**

Project Ref: **2533**



1.0 Use

The existing building has approval for a HMO and conversion of outbuildings into two s/c flats

The site is in a sustainable town centre location.

1.1 Amount

The application is for the repair / replacement of the existing timber windows and surrounds to the principle elevation facing New Road

1.2 Layout

n/a to this application

1.3 Scale

The existing scale / mass of the existing building will remain unchanged

1.4 Landscaping

n/a to this application

1.5 Appearance

The overall appearance of the building will remain unaltered but enhanced due to the nature of this application



2.0 Access

The Existing access to and from the building will remain unchanged i.e. direct from the Public Highway at the front of the building

3.0 Heritage Impact

The application site is located along New Road with access direct from the public highway

The site lies with Spalding's Conservation Area but is not Listed albeit does have Architectural and Historical merit and therefore the repair of the windows and surrounds will enhance the locality and protect the building for generations to come.

The alterations externally are much needed due to the existing fenestration in a serious state of decay. This application will not have an adverse effect of any heritage asset or be detrimental to the conservation area but will considerably enhance the dominant building