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HERITAGE IMPACT ASSESSMENT

PROPOSED EXTENSION & ALTERATIONS TO EXISTING DWELLING AND 1 ADDITIONAL DWELLING (SINGLE STOREY) AT 98 LONDON ROAD SPALDING

FOR

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Introduction and the site: -

The site is positioned along London Road on the very edge of the Conservation Area. It is approximately 50 meters away from the junction of Magellan Way and the rear of the property accesses on to St. Thomas's Road.

The existing property is not listed but is probably between 150 to 200 years old and is shown on an Ordnance Survey Map dated 1888 along with other properties along London Road. There are some exceptions where some of the older properties have been replaced by newer buildings such as Briton Court or the two and a half storey terrace properties on the corner of London Road/ Magellan Way/ St. Thomas's Road.

A lot of these properties have been altered and extended over the years with most of them now having an external render rather than the original brickwork that would have been on show or have UPVC joinery fitted. Most of the properties in their history have been extended and most have flat roof extensions to the rear of the property that are visible from St. Thomas's Road.

The existing property is no exception to this having both extensions to the side and rear over the years and UPVC joinery fitted. The side extension is of different ages but will have been an addition to the original dwelling and the rear flat roof extensions are maybe a maximum of 50 years old.

The Proposals: -

The existing property will be built up over the side extension creating from London Road a double fronted feel to the property. An existing prefabricated extension housing the existing kitchen will be removed making way for a larger single storey rear extension. The whole building will accept new joinery in Aluminium and timber and have a new smooth off white render.

We feel this is a sympathetic extension to the existing property and does not harm its setting to London Road and will address any structural issues this property may suffer through the process.

The aspect on to St. Thomas's Road at present seems to be less important with views to the rear of the same properties dominated with flat roof extensions, car parking areas or garaging.

We feel the proposed dwelling as shown on the associated drawings will enhance this area along St. Thomas's Road. The proposed dwelling will not be visible from London Road and therefore not affect its setting to London Road.

Julian Warrick