



Date: 16/11/22
Ref:J175-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR
H.M.O. AT 106 HALMER GATE
SPALDING LINCS

FOR
MRS F T MIR JAVADI

Introduction and the site: -

The client lived for several years in this property before moving, but retaining the property to rent out. The client was somewhat let down by the development of Glenholme Halmer Court where at least 7 individual upstairs residents' private rooms plus a balcony overlook directly into the rear garden of 106. This means that the selling of this property is very difficult unless heavily discounted and this is not financially viable.

The client therefore rents the property out to 4 people at present and that's been fine, but in the price increase world we presently live in again finances to continue along this route is very stretched. There is also a need for cheaper accommodation.

These simple alterations to this property which will totally be reversible will offer a financially viable alternative for the client while offering good quality affordable accommodation for many people who need it in these more challenging times.

Flood Risk: -

The levels of the floors remain as they are at present and therefore the risk is the same as it is presently. Obviously there will be refuge on the first floor in dire circumstances. The client will ensure residents sign up for the government flood warning system. This information will also be kept in an information folder in a communal area in the property.

Regards

Julian Warrick