Online Comment

Application	H16-1132-21
Location	38 SPRING GARDENS SPALDING
Proposal	Change of use of existing building from dance/fitness studio (class E) to 2 x 1-bed flats and 5 x 2-bed flats (class C3) including the formation of a pitched roof to existing single-storey projection

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Name	Greg Watkinson
Address	Conservation Officer
Date Submitted	29-11-21
For/Against	Comments

On conservation grounds, the principle behind converting this disused listed property to regular residential use is a sound one. Furthermore, I am satisfied with the proposed external alterations to the property, especially the addition of a slated pitched roof over the extant flat-roofed rear extension, which is currently a detracting factor to the aesthetic qualities of the site.

However, having visited the site, I am concerned that the subdivision plan of the 1st-floor dance hall/ballroom risks causing a total loss of significance to this portion of the interior, which is undoubtedly the single most significant source of interior character to this site. The grand, double-height ceiling, mouldings, ceiling roses, and wide-open space with ample access to sources of natural light would be lost with the proposed extensive subdivision and the addition of a full-size mezzanine floor. I would recommend that the applicant should be required to present an alternative floor plan proposal that substantially cuts down the subdivision on the 1st-floor level and that is more respectful of the internal character of the property.

As an absolute minimum, I would expect that mezzanine floors should be recessed from the windows in order to preserve the character and contribution of the full-height windows, and subdivision should be planned such that it does not affect the character features of the interior.