

Garages to rear of 33 Westlode Street, Spalding, PE11 2AF

PROPOSED DEMOLITION OF GARAGES AND ERECTION OF SINGLE STOREY 2 BED DWELLING

DESIGN STATEMENT

29.11.16

USE

The proposal comprises demolition of a single storey row of garages that are to the rear of 33 Westlode Street in favour of a single storey 2 bed dwelling. A previous scheme was denied planning permission (H16-0482-16) However the following proposal addresses all of the issues that were raised.

There is no policy opposition to such a re-use as the site is within a settlement limits and National Policy encourages the re-use of buildings for much needed affordable housing.

POLICY BACKGROUND

The block is located in a sustainable location within easy walking distance to the town centre of Spalding and has not been used as garages for several years. The site would be best used as residential accommodation in keeping with some of the other back land sites in the area. This is compatible with the local land use strategy and would provide much needed affordable housing. The site is typical to other 'back land' sites in the area which have been converted to various different uses in the residential and commercial sectors. None have remained as garages/storage.

DESIGN PRINCIPLES

Advice has been sought regarding the proposed dwelling and it was deemed that conversion of the garage was not appropriate as it did not provide any amenity space for the future inhabitants. As such a far smaller scheme has now been proposed that provides; suitable garden space, off road parking, bin storage, bike storage and causes no overlooking of the surrounding properties.

The main design principles have come from the proposal that has been passed at 30 Westlode Street (Adjacent site). The idea being that the new dwelling would be made to look very traditional to remain in keeping with the conservation area of Spalding. The scheme would effectively read as a smaller version of the proposal next door.

The main concern is the overlooking of surrounding properties so the use of strategically placed windows has been used to ensure a high quality of light enters into every room whilst providing a good outlook. The location of the proposed dwelling succeeds in achieving a 21 meter distance from the rear of 32 Westlode Street.

The rooms are all shallow in plan to ensure that there will be no dark areas in the dwelling.

AMOUNT

The proposal for 1 No. 2 Bedroom dwelling which provides suitably sized accommodation for this part of Spalding typical to other related properties.

LAYOUT

As previously mentioned the layout of the proposal is specifically designed to respect the privacy of the adjacent properties. The internal layout is as such that the primary views are outwards towards the new courtyard garden.

All habitable rooms have good sized windows to allow plenty of daylight without overlooking any other properties. Access would remain as existing down the access road which is currently used by 33 Westlode.

There is adequate room on site to provide parking, bin and cycle storage above normal requirements.

SCALE & APPEARANCE

The section through the building will remain very similar to the existing with the existing ridge height being retained in order to allow maximum light into the site. The major difference is that the building will be less than half of the existing footprint on the site. The existing garage is approx. 20M x 6M with the new proposal 8.9M x 5.7M, this is to provide the dwelling with plenty of amenity space.

There will be no visual impact on Westlode street as the gable end of the proposal faces the road. The proposal is only visible should you look down the access road between no's 30 & 31

HERITAGE IMPACT

The site lies within Spalding's Conservation Area.

There are numerous Listed Buildings along Double Street, Albion Street and Westlode Street travelling toward the town centre, however, the building in question is not listed and has no Architectural or Historical merit and therefore the proposal will remove a currently un-utilised building and enhance the surrounding area which overall makes a positive contribution to the locality.

ACCESS STATEMENT

1. The site is located in the heart of Spalding and therefore has access to all town centre facilities including the main railway station which is 0.4 miles away.
2. Bus routes service Westlode Street connecting to the town centre and surrounding areas.
3. 2 no. parking spaces have been provided.
4. Bin storage has been considered and allocated as shown on the proposed site plan.
5. The immediate area is level and flat with a level approach to the front door of the dwelling, a flush door threshold and internal doors wide enough for the passage of wheelchairs, all in accordance with Part M of the building regulations.