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Your ref.
Date 14th April 2015

HERITAGE IMPACT ASSESSMENT FOR PROPOSED NEW DWELLING LOCATED TO THE REAR OF 12 MARKET PLACE, DONINGTON, SPALDING.

LOCATION OF SITE:

The site is located to the north of the market place, Donington, at the rear of no. 12 market place. Part of the site is located within the conservation area of Donington. The whole of the site is located within the development area boundary for Donington which in planning terms is considered to be an 'Area Centre' for development.
The site area excluding the access roadway is approx. 943m2. The site is approx. 22 metres deep maximum, 17 metres deep minimum and has a frontage to the access roadway of approx. 52.500 metres.

CONSERVATION AREA:

Because of the likelihood that the existing former feed merchants store buildings will be demolished when the site is developed, a conservation area planning application is also being submitted. This conservation area application will not only deal with the buildings within the site boundary, but will also deal with the demolition of an existing timber framed and clad garage adjacent to the site which is not owned by the applicant.

HISTORY:

The site is partly an arable field and partly occupied by an existing store building previously used by a feed merchant for grain storage. The feed merchants business ceased trading some years ago and the buildings are unused. The former feed merchants store buildings and the garage, are of no architectural or historic interest (see photographs).

THE PROPOSAL:

As stated in the design and access statement, the proposal is for a substantial dwelling with access off a private drive from the market place. The access is located between St Hellier and no. 12 market place. This access was the main access to the feed merchants when it was in business and the vehicle access to the rear of no. 12 and 13 market place.

APPEARANCE:

The design of the proposed dwelling will be dealt with at reserved matters stage. The dwelling could be either a bungalow or a two storey dwelling. The new dwelling could be of a modern design due to its location well away from any building of architectural interest.

LANDSCAPING:

The existing listed building (St Hellier) is at present well screened from the proposed development by mature trees and hedges.

ARCHAEOLOGY:

We are not aware of the site being of any Archaeological interest.

SURROUNDING BUILDINGS:

The only building of any architectural interest close to the site is St Hellier which is a listed building located to the north of the market place adjacent to the already approved access roadway. There are other listed buildings in the area, but none of them are close to the site and none of them will be affected by the proposal. The only other building that will be affected by the proposals will be no. 12 market place which is owned by the applicant and is rented out. This is a typical 1970's house with no architectural merits.
The parish church of Donington is located to the north east of the site but is well away from the site and is well screened from the proposals and will in no way be affected.