

DESIGN & ACCESS STATEMENT
(Incorporating Heritage Impact Assessment)

Client: Mr & Mrs Irvine

Project: Plough Inn, Jekils Bank, Holbeach St Johns, Spalding, Lincolnshire

Ref: 051802

Document Ref: DAS01 (P1)

Date: 11.06.18

INTRODUCTION

The Plough Inn public house is located at the centre of Holbeach St Johns at the junction of Jekils Bank and Joys Bank. The main facade faces east (the front elevation) with a small area of parking. To the west (effectively the rear) there is the main car park which includes areas for deliveries and refuse storage/collection. The ground floor is currently the public house and the first floor comprises the owner's accommodation.



View from East

This application is for a change of use for part of the ground floor from public house to 2 no. holiday let rooms.

In order to secure the long term viability of the public house, the applicant considers that the public house (i.e. the public area) is too large given the current levels of trade and is looking to diversify the business in order to attract tourists, particularly those that visit the area for fishing. There are already caravan holiday parks in this region of South Holland and the proposal for holiday let rooms aims to offer an alternative type of accommodation.

USE

Currently the ground floor is used as a public house including ancillary spaces in connection with the public house. The first floor comprises the owner's flat. The proposed change of use is for the southern end of the ground floor to become 2 no. holiday let rooms. The remainder of the ground floor will continue as a public house.

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AMOUNT

The proposal is for 2 no. holiday let rooms which together have a gross internal floor area of approximately 65.5sq.m. The remaining 115sq.m gross internal floor area will continue as a public house.

LAYOUT

The southern end of the ground floor lends itself to the proposed use because it has a combination of floor area/shape that can easily be divided into 2 no. areas plus it has existing door/window openings that can be utilised as part of the change of use without affecting the external appearance and character of the building.

SCALE

The proposals do not affect the scale of the building because there are no elevational alterations required.

LANDSCAPING

The proposals do not affect landscaping. Both holiday let rooms are accessed from outside and so there is no need to alter the existing hard landscaping.

APPEARANCE

The proposals do not affect the appearance as the internal alterations have been designed to utilise the existing door and window positions.

ACCESS

There is a main car park to the western side and a smaller car parking area to the east. Visitors will continue to access via the main front door of the public house on the eastern side. Once booked in, the holiday let residents will access their own rooms via the existing French doors.

NATIONAL PLANNING POLICY FRAMEWORK

An objective of the NPPF paragraph 28 is to *'Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.'*

In addition it recommends that local authorities should *'Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and respect the character of the countryside.'*

The applicant has consulted with SHDC regarding their plans for diversification and has received a positive response.

CONCLUSION

The proposed change of use for part of the public house will enhance the viability of the business and help provide a more sustainable future for the Plough Inn whilst maintaining the existing appearance and character of the building. The proposal for holiday let rooms is compatible and complimentary to the public house. It provides an alternative form of accommodation for visitors to the area. The proposals are supported by SHDC and the type of development is encouraged by the NPPF.

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HERITAGE IMPACT ASSESSMENT

The Plough Inn is in close proximity to the heritage assets of the Parish Church of St John and the War Memorial.

Parish Church of St John



The church is located to the east off Joys Bank. Built in 1840. Described by Pevsner* as Gothic in style, and of brick construction. Nave and short chancel. Tall lancets. West front with a shallow porch and bellcote.

**Pevsner N & Harris J, The Buildings of England - Lincolnshire*

War Memorial



The memorial stands in a small, fenced enclosure off Ravens Gate. It takes the form of a two-stepped stone base on which is mounted a double plinth with tapering pedestal and obelisk. It is constructed of grey marble. The inscription is on three sides of the plinth in gold lettering.

CONCLUSION

Neither of the two heritage assets are listed. The proposals relate to the interior of the public house and do not affect the character of the public house or its immediate context. The proposals do not, therefore, impact upon the setting of the two heritage assets.

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