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Ref: 4446-25

**DEMOLITION OF EXISTING BUILDINGS, ERECTION OF 5 NO 3 BEDROOM DWELLINGS,
INCLUDING PARKING AND UPGRADED ACCESS.**

6-10 PARK HALL

HOLBEACH

SPALDING

LINCS

PE12 7EE

FOR

WRIGHTS PROPERTIES LTD



PLANNING, DESIGN & ACCESS STATEMENT

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This application is to acquire Town and Country Planning Permission for demolition of existing buildings, erection of 5 No 3-bedroom dwellings including parking and upgraded access for the benefit of Wrights Properties Ltd.

In September 2019 an application was submitted under H09-0918-19 to demolish the buildings and erect 8 No dwellings, however this application was withdrawn.

South Holland District Council bought the site soon after however after various reports and schemes this site has not been suitable for their future plans of Holbeach

My client, Wrights Properties Ltd, have bought the site subject to planning permission. Wrights Properties own and manage the site to the South East, which comprises of a small number of commercial units and offices rented out to local businesses.

Discussions with Elizabeth Mayle regarding the proposal and an amended Heritage Significance Report is submitted with this application and should be read in conjunction with this statement.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE):-

USE

The current use of the two buildings on site and existing yard is a derelict storage facility that was under the ownership of Limmings. Since the Limmings store closed in 2018 this warehouse and storage facility was emptied and has been left unused since then.

AMOUNT

The large brick building at the front of the site is to be demolished and replaced with a terrace to 3 No 3 bedroom dwellings with 3 No car parking spaces and front and rear garden spaces.

The large asbestos shed to the rear of the site is to be demolished and replaced with semi-detached 3 Bedroom dwellings again with front and rear gardens and parking.

LAYOUT

The layout of the proposed 5 No dwellings will create 3-bedroom dwellings with off road parking and gardens. The existing access will remain for the business that operates behind No 4 Park Road.

APPEARANCE

The dwellings are designed to site in with the existing street scene. The dwellings opposite and further along Park Road to the East of the site are red brick semi-detached and terrace dwellings. The dwellings also pick up the recent development characteristics of the semi-detached dwellings off West End built in the car park of The Crown PH and the existing building to the West which was original Blythe House. A dwelling which had architectural detailing, front railings and bay windows.

ACCESS

The existing access off Park Road will be combined with the clients existing access and upgraded to create a private drive to the new dwellings and Wrights Mews.

FLOOD RISK

A Flood Risk Assessment is submitted with the application.

CONCLUSION

The proposed scheme will be in character with the area of Holbeach and the historic heritage of the Holbeach Conservation Area as detailed in the Heritage Significance Report by Liz Mayle. This proposed development would create a much-improved street scene and area for the businesses and residents of Park Road.

G R Merchant Ltd
August 2026