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Ref: 3254-17

PROPOSED PORTA-CABIN
ABBOTS MANOR
10 SPALDING ROAD
HOLBEACH
SPALDING
LINCS
PE12 7LP

FOR

MOSSOP & BOWSER SOLICITORS



PLANNING, DESIGN & ACCESS STATEMENT & HERITAGE IMPACT STATEMENT

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Ref: 3254-17

PROPOSED PORTA-CABIN
ABBOTS MANOR
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PE12 7LP

PLANNING, DESIGN & ACCESS STATEMENT

This application is to acquire Town and Country Planning Permission for a proposed porta-cabin in the grounds of Abbots Manor, 10 Spalding Road, Holbeach for the benefit of Mossop and Bowser Solicitors.

The porta-cabin will be used as further office space instead of applying to extend Abbots Manor itself, which long term may not be necessary.

Mossop and Bowser senior members are approaching retirement and having the porta-cabin is a way of expanding the business and staff, during the interim period before their retirement.

The proposed porta-cabin will be as indicated by photograph in appendix, dimensions approximately 5 metres wide x 6 metres long x 2.5 metres high, dark green in colour and sited to the East of Abbots Manor to enable easy access into the main building.

APPLICATION PLAN

3254-17-01 Site & Location Plan

HERITAGE IMPACT STATEMENT

The purpose of this assessment is to assess the impact this temporary siting of a porta-cabin in the grounds of Abbots Manor, which is the offices of Mossop & Bowser Solicitors, the main building is not listed but the site is within the Holbeach Conservation Area.

The site is accessed directly off Spalding Road via a large car parking area, to the rear of the site is Northons Lane and is protected from view by a 2 metre high wall (see photographs).

The proposed porta-cabin will be dark green in colour (see plan) and will be 5 metres wide x 6 metres long x 2.5 metres high and will be sited adjacent to the existing rear access of Abbots Manor to facilitate access of the porta-cabin into the main building.

The site is currently a grassed area which many years ago was an ornamental pond. The porta-cabin will be sited 28 metres from Spalding Road and 9 metres from the Northons Lane wall and 10.5 metres from the Eastern boundary, during the summer months the porta-cabin cannot be viewed from Spalding Road due to trees and bush cover.

The proposal is unlikely to impact detrimentally on the setting of the Holbeach Conservation Area, particularly during the summer months.

G R Merchant
November 2017

APPENDIX

LOCATION PLAN 1/2500

"GOOGLE" PLANS & SITE PHOTOGRAPHS

HOLBEACH CONVERVATION AREA PLANS

LOCATION PLAN 1/2500



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LOCATION PLAN.

1/2500.

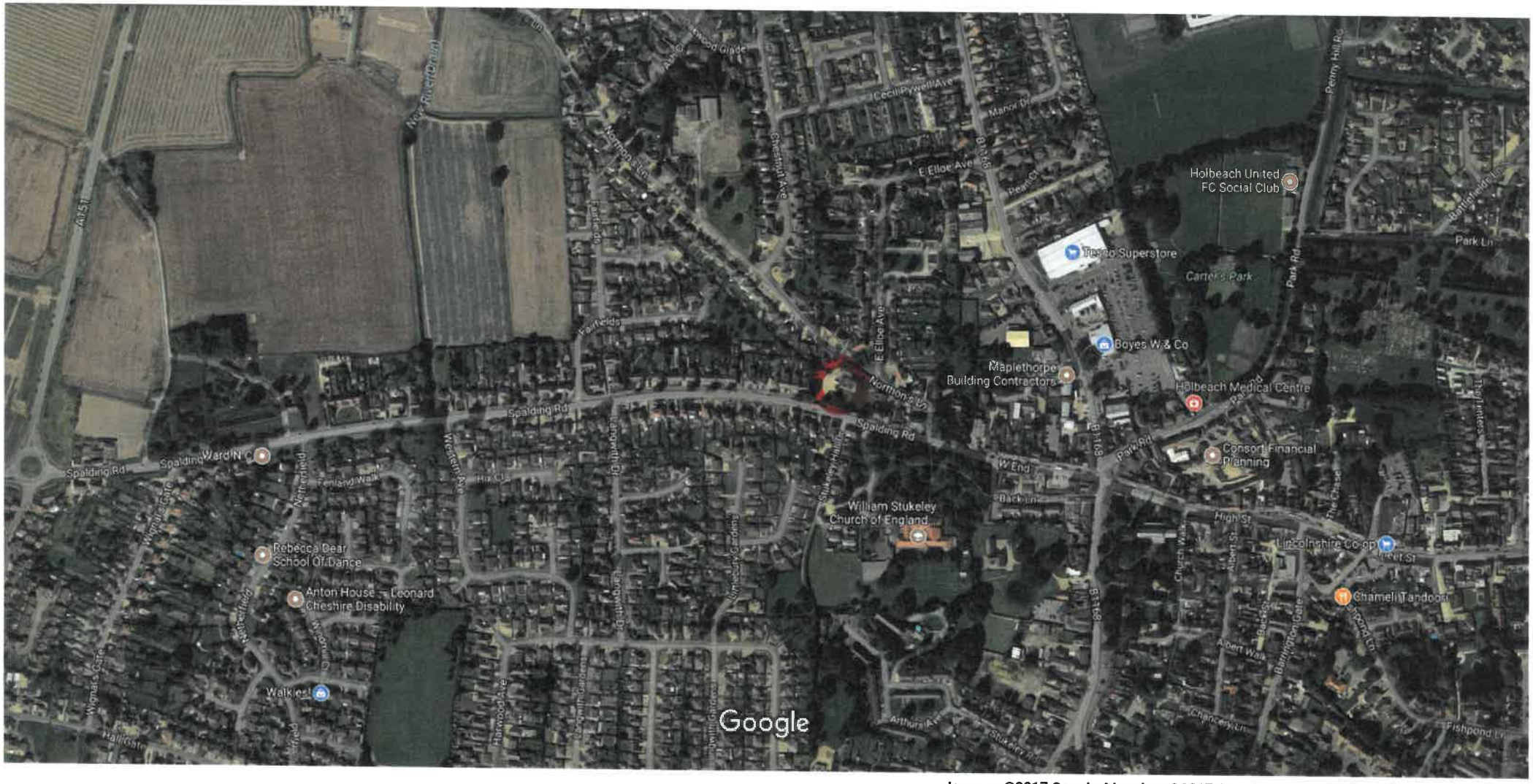
“GOOGLE” PLANS & SITE PHOTOGRAPHS

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 200 m

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 100 m

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 20 m









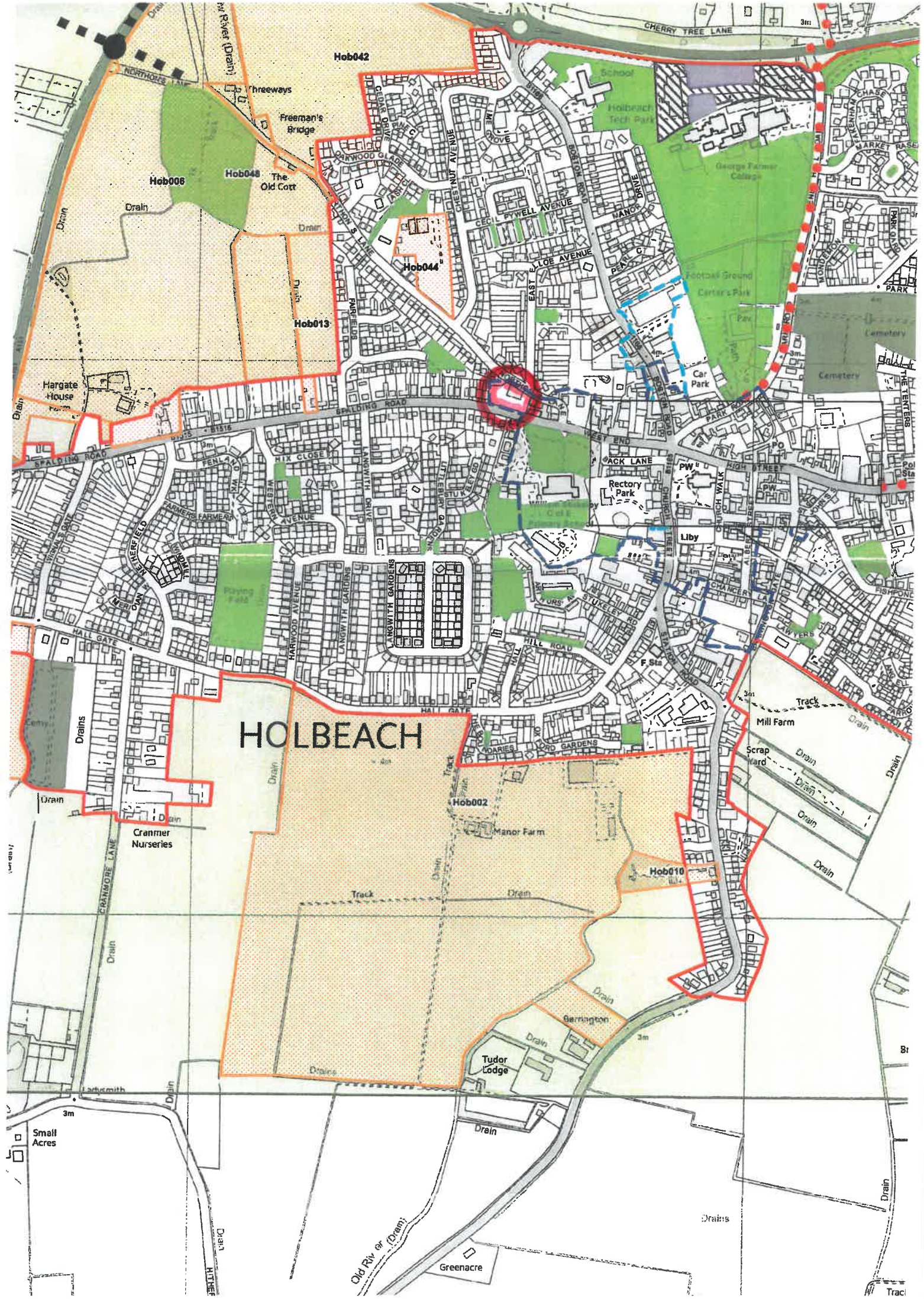


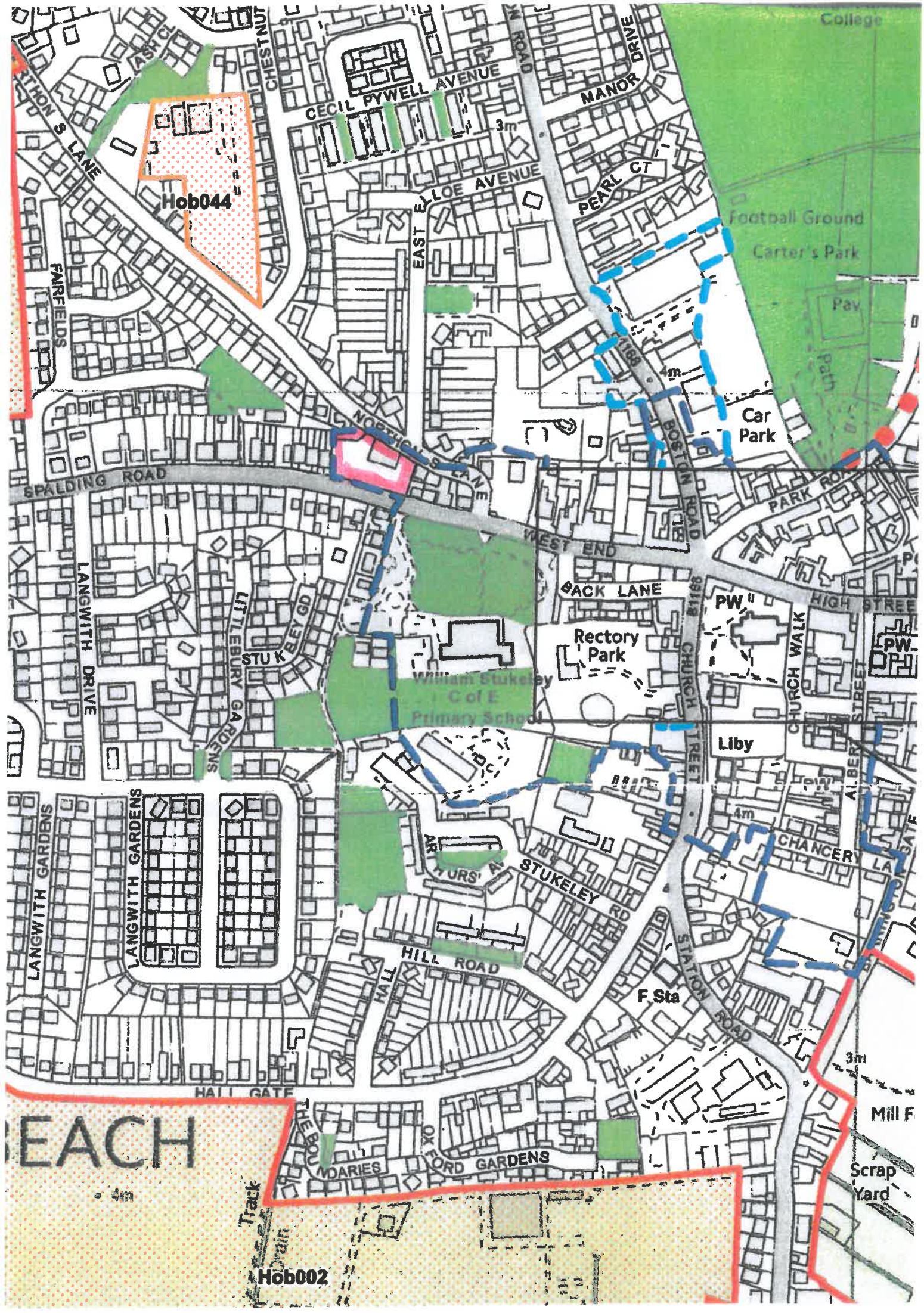

SITE





HOLBEACH CONSERVATION AREA PLANS


HOLBEACH
Hob042
Hob048
Hob006
Hob044
Hob013
Hob002
Hob010
Threeways
Freeman's Bridge
The Old Cott
Hargate House
Manor Farm
Cranmer Nurseries
Tudor Lodge
Garrington
Greenacre
Small Acres
Mill Farm
Scrap Yard
Rectory Park
Car Park
Cemetery
Holbeach Tech Park
George Farmer College
Football Ground
Carter's Park
Playing Field
Liby
PO
PW
F Sta
CHERRY TREE LANE
SPALDING ROAD
HIGH STREET
WEST END
BACK LANE
CHURCH STREET
CHURCH WALK
PARK ROAD
BOSTON ROAD
STATION ROAD
HILL ROAD
HALL GATE
CRANMORE LANE
NORTHORPE LANE
LANGWITH GARDENS
HARWOOD AVENUE
WESTERN AVENUE
FENLAND WAY
HIX CLOSE
CHESTNUT AVENUE
CEDAR DRIVE
PARKWOOD GLADE
CECIL PYWELL AVENUE
EAST ELOE AVENUE
PEARL CL
MANOR DRIVE
FAIRFIELDS
Drain
Drains
Track
3m


Hob044
Hob002
CECIL PYWELL AVENUE
EAST ELLOE AVENUE
MANOR DRIVE
PEARL CT
College
Football Ground
Carter's Park
Car Park
SPALDING ROAD
WEST END
BACK LANE
HIGH STREET
PARK ROAD
BOSTON ROAD
A1121
A1175
Rectory Park
William Stukeley C of E Primary School
CHURCH WALK
CHURCH STREET
ALBERT STREET
Liby
PW
CHANCERY LANE
STUKELEY RD
ARTHURS AVE
HILL ROAD
HALL GATE
STATION ROAD
F Sta
LANGWITH DRIVE
LANGWITH GARDENS
LITTLEBURY GDNS
STUKELEY GD
FAIRFIELDS
ASH CL
CHESTNUT
NORTHOLME LANE
THE BOUNDARIES
OXFORD GARDENS
Track
Scrap Yard
Mill F
3m
4m