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Architectural & Planning Consultants

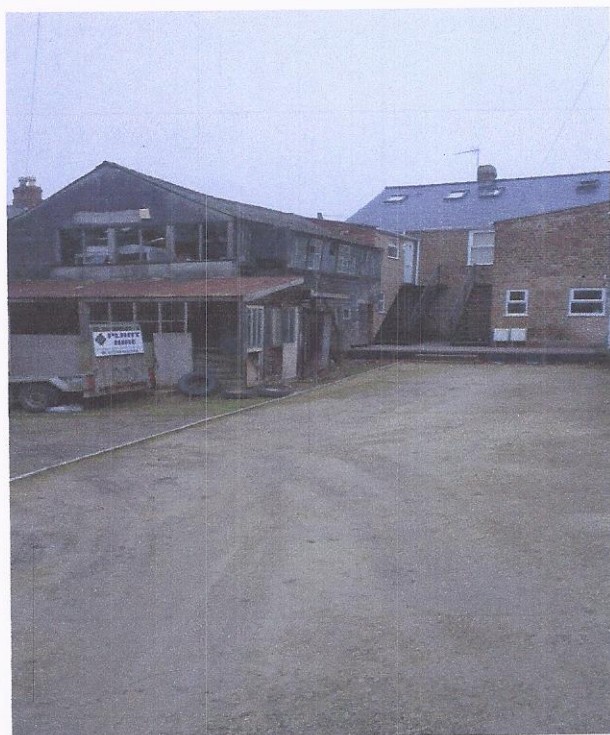
4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Tel: 01406 490800 • Fax: 01406 425744
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 2417/12

**DEMOLITION OF EXISTING WORKSHOP & ERECTION OF ACCOMMODATION BLOCK
REAR OF 15,17 & 19 MARKET STREET
LONG SUTTON
SPALDING
LINCS**

FOR

S PORTASS



**PLANNING, DESIGN & ACCESS
STATEMENT**

&

HERITAGE IMPACT ASSESSMENT

VAT No. 552 6200 69

Registered in England No: 5667107

Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

DEMOLITION OF EXISTING WORKSHOP & ERECTION OF ACCOMMODATION BLOCK
REAR OF 15,17 & 19 MARKET STREET
LONG SUTTON
SPALDING
LINCS

This application is to acquire Town & Country Planning Permission to demolish a derelict and potentially dangerous timber building to the rear of 15,17 & 19 Market Street, Long Sutton and replace with an accommodation block comprising of 7 No. one bedroom apartments/bedsits for the benefit of S Portass and in association with The Granary Hotel & Public House.

The proposal is within the Long Sutton Conservation Area and abuts the designated town centre of Long Sutton. Verbal discussions have taken place with the former Conservation Officer (Liz Mayle) with the response that the building has to be retained!! Investigation of the building suggests that it is beyond repair. The proposed replacement building will be constructed using similar footprint and materials (timber).

The following part of this statement is as suggested by 'The Commission for Architecture and the Built Environment' (CABE).

USE

The building is currently a timber, derelict, un-safe and surplus to requirements former workshop. The proposal is to demolish and replace with a timber framed/clad eco-friendly building comprising of 7 No. one bedroom apartments. The apartments to be accommodated in association with The Granary Hotel and Public House.

LAYOUT

The layout of the units avoids overlooking of neighbouring private spaces together with frontage shared amenity area. Each unit will include bedroom/ living area with en-suite facilities and storage space.

SCALE

The proposal will accommodate the space currently occupied by the existing derelict building.

APPEARANCE

The external appearance of the proposal will be timber cladding and slated roof to be similar to the existing building.

ACCESS

Access to the site will be off Bull Lane by utilising the existing access, vehicle parking will be in association with The Granary Hotel and Public House which is within the town centre of Long Sutton.

CONSERVATION AREA

As the proposal is within the conservation Area of Long Sutton and demolition of a building is proposed a Listed Building application is also being made.

APPLICATION PLANS

2417-12 - 01 PROPOSED FLOOR PLAN

2417-12 - 02 PROPOSED ELEVATIONS, LOCATION & SITE PLANS

G R Merchant
March 2014.

APPENDIX

LOCATION PLAN 1/1250

'GOOGLE' SITE PLANS

INSET 11 – LONG SUTTON

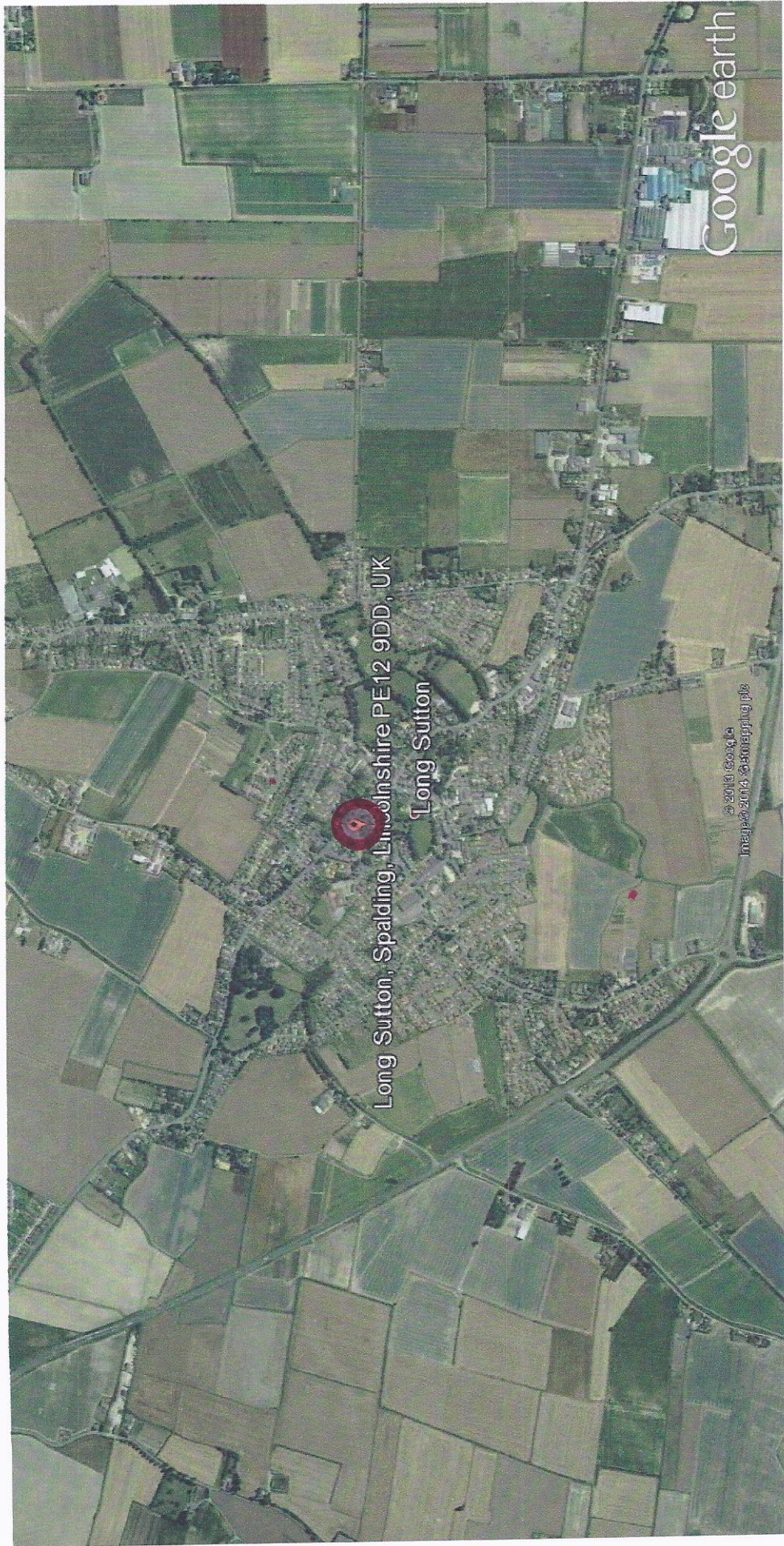
PHOTOGRAPHS OF EXISTING BUILDING

LONG SUTTON CAR PARKING PLAN



LOCATION PLAN I / 1250

THE GRAYLARD

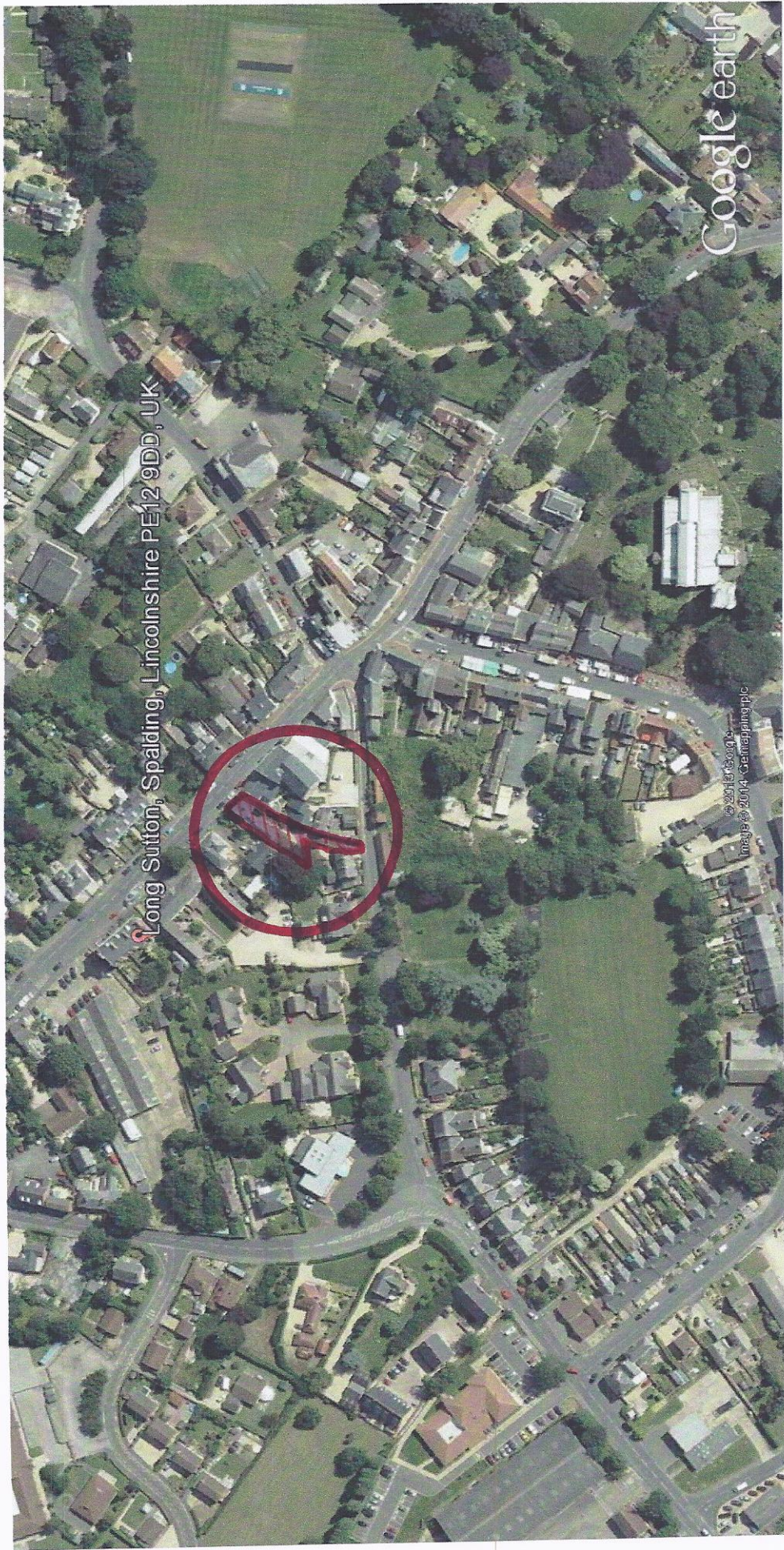


Google earth

miles
km

1 2





Long Sutton, Spalding, Lincolnshire PE12 9DD, UK

Google earth

© 2014 Google
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Google earth

feet
meters

1000
400

▲



Image © 2014 Google

feet
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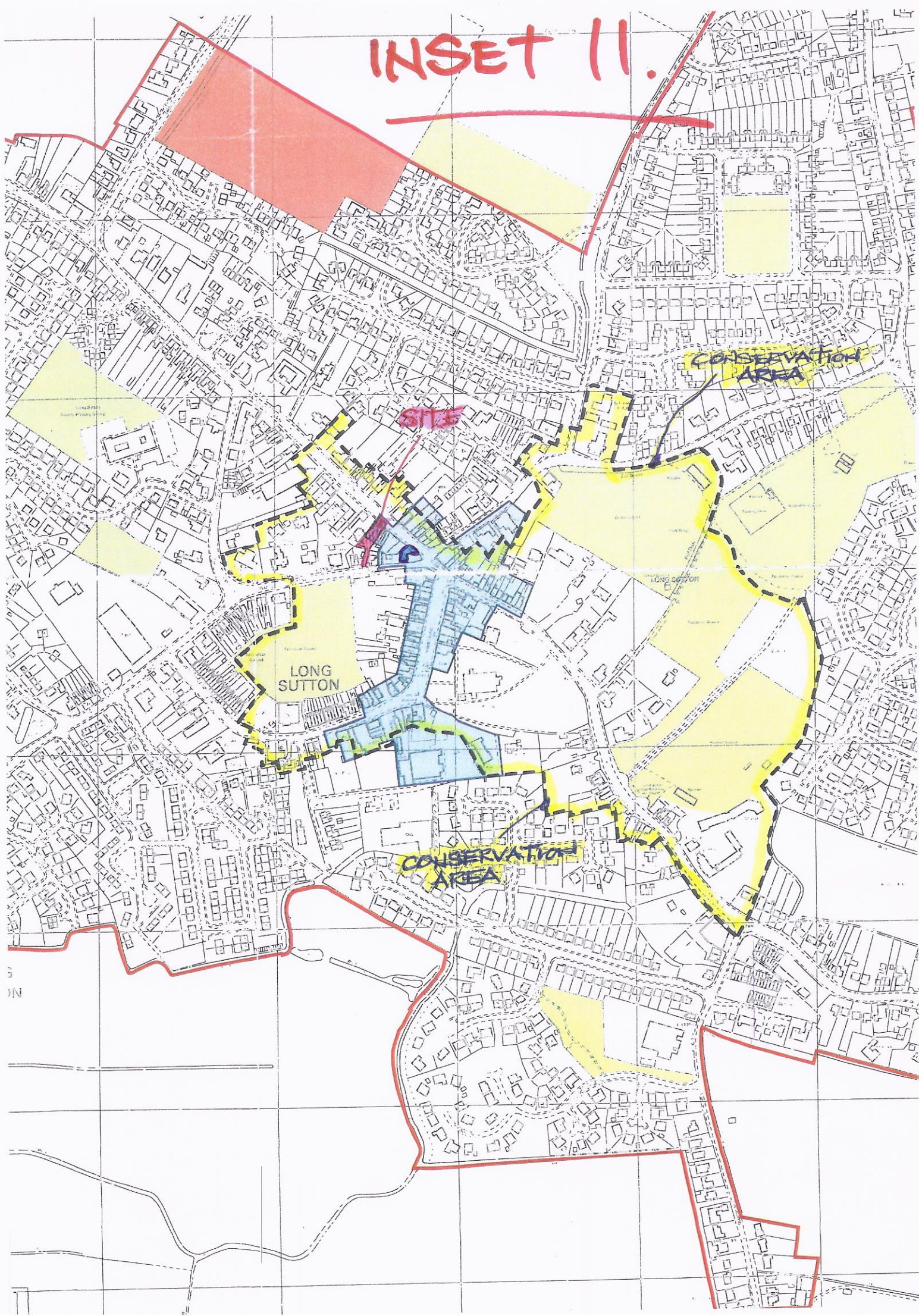
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90



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THE GRANARY,
HOTEL & P.H.

INSET 11.







APPENDIX A

TOWN CENTRES WITHIN WHICH NON-OPERATIONAL PARKING STANDARDS WILL NOT NORMALLY BE APPLIED

Alford*	Long Sutton
Boston	Louth
Bourne	Mablethorpe*
Caistor	Market Deeping
Gainsborough	Market Rasen
Grantham	Skegness
Holbeach	Sleaford
Horncastle*	Spalding
Lincoln	Stamford

Note:— * Town Centre yet to be defined

LONG SUTTON

