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Heritage Impact Assessment

Conversion of 5no. 1-bedroom flats to 1no. 4-bedroom dwelling.

31 High Street
Long Sutton
Lincolnshire
PE12 9DB

For Mr R Green

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1. DESCRIPTION OF DEVELOPMENT

1.1 Conversion of 5no. 1-bedroom flats to 1no. 4-bedroom dwelling.

2. SITE DETAILS

2.1 The proposed development is in relation to 31 High Street, Long Sutton. The existing building is 4-storey mixed use with an existing tenant within the ground floor in front of the shop, to the rear at lower ground level is a former commercial kitchen/bakery, to the rear ground floor, first floor and second floor are 5no. residential flats with shared kitchen/bathroom spaces.

2.2 The main 4-storey part of the building has Georgian features and proportions with historic maps dating prior to 1880s, whereas the single-storey lower ground element is newer construction within the last 50-years. It is considered the principal elevation facing High Street and side elevation facing private driveway are important street scene features to add to the character of the area.

2.3 No.31 High Street is not a listed building, however, the site is located within the Long Sutton conservation area and there are listed buildings nearby to the development, as such, this heritage impact assessment is required to accompany the application.

2.4 Regarding the conservation area, there is a clear Georgian style architecture to the village and particularly on High Street. The style is represented in the listed building and a good majority of non-listed later buildings using features. As such, the existing building's principal elevation and visible side elevation adds to the character of the conservation area.

2.5 Regarding listed buildings, the following list is within a short distance of the site:

- No.21 High Street. Grade II Listed. Entry no.1359222. 31m from site.
- No.7 Crown and Woolpack PH, including Wisbech Standard offices and shop. Grade II Listed. Entry no.1359221. 85m from site.
- Sutton House, No.8 High Street. Grade II Listed. Entry no.1064556. 35.5M from site.
- Bowser Solicitors Nationwide Building Society, Churchyard of St Mary. Grade II Listed. Entry no.1064554. 49m from site.
- Lentons Butchers shop and no.3 Market Place. Grade II Listed. Entry no.1064561. 80m from site.
- No.1 London Road. Grade II Listed. Entry no.1064557. 70m from site.
- Church of St Mary, Market Place. Grade I Listed. Entry no.1064562. 75m from site.

2.6 There is only one Grade I Listed building within the village, all other listed buildings within the village are Grade II. As such, any elevation facing the Grade I Listed church

is critical to the setting of the listing. For the development site, the only elevation facing the church is the principal elevation with the most detailing.

- 2.7 The principal elevation and side elevation of the site face other listed buildings at significant distances with mature dense vegetation between to block sightlines.

3. ASSESSMENT

- 3.1 Refer to paragraphs 3.1 and 3.2 in the accompanying Design and Access statement for a description of the proposed works.
- 3.2 In summary, the development is only internal works with a retention of all internal walls to the main 4-storey part of the building (historic part), with minimal changes to the modern single-storey part.
- 3.3 The development does not propose any changes to the principal elevation, and no changes to the side elevation facing towards listed building.
- 3.4 Therefore, the proposed development would not impact any associated listed buildings and does not impact the character of the conservation area to generate less than substantial harm.