27.07.2021

Heritage Impact Assessment / Design / Access

LONG SUTTON CRICKET & HOCKEY CLUB, PARK LANE, LONG SUTTON, SPALDING. LINCS PE129LF

PROPOSED REPLACEMENT WINDOWS AND EXTERNAL DOOR

Proposals seek to replace windows and a door pertaining to Long Sutton Cricket and Hockey Club's pavilion/clubhouse, a detached building situated off Park Road, Long Sutton.

The existing clubhouse windows are generally painted softwood timber with top hung opening sashes. A single 'white' UPVC external door and a UPVC window faces Park Road within the north elevation. The latter are all in a poor condition and require replacement

Proposals seek approval to replace all the clubhouse windows, including a UPVC door situated within the north facing gable end wall. The new windows would be manufactured in white coloured UPVC with top opening sashes to match the style of those being replaced. The new external door would also match the design/style of that existing.

A set of existing UPVC double entrance doors and three timber doors within the westernmost elevation facing a cricket pitch are to remain. The latter double entrance doors offer a wheelchair access/ambulant disabled access and this arrangement will remain as exists.

The attached plans submitted with this application detail the works proposed.

HERITAGE IMPACT

The clubhouse (C:1975) is not a Listed building but is located within the fringes of the designated Long Sutton Conservation Area

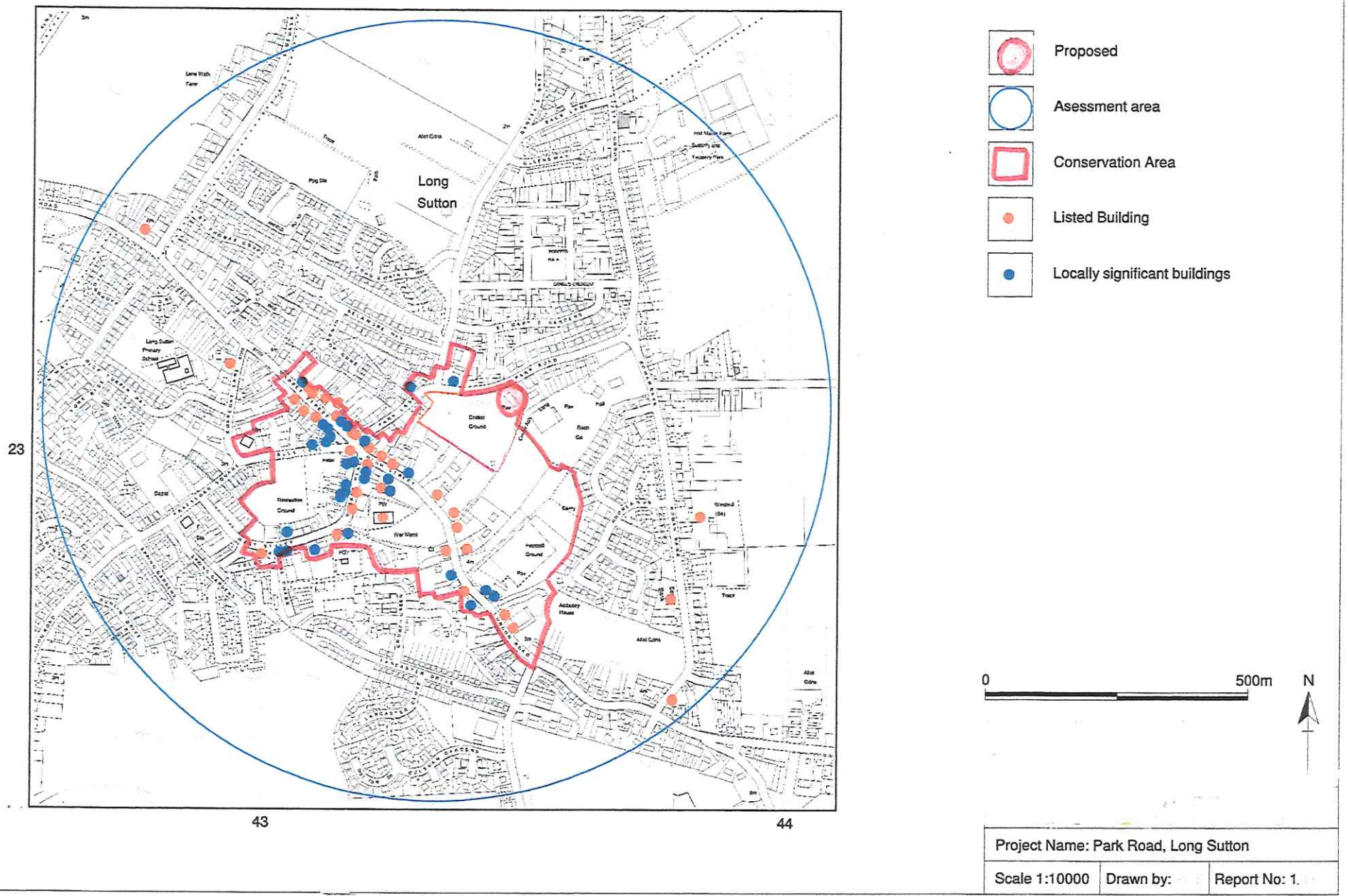
The northern boundary of the site is marked by Hall Drain which is lined with established conifers (Cypress) and mixed deciduous trees and undergrowth which screen the clubhouse from Park Road. The eastern boundary is semi screened from adjacent residential property with fencing and a line of established trees. The western boundary beyond a cricket pitch is screened from houses by established mixed cypress trees and the southern boundary sees a more sparse mix of conifers and deciduous trees through which housing is visible in the distance, across the playing fields of Cinder Ash.

The spire of the Grade I Listed Church of St. Mary is visible south westerly from the building although the main body of the church is screened from view. None of the other listed buildings in Long Sutton are intervisible with the clubhouse.

There are no Scheduled Monuments, protected by the Ancient Monuments and Archaeological Areas Act of 1979 (HMSO 1979), located within the vicinity of this application.

Listed buildings within the area are generally clustered towards the centre of Long Sutton, principally Market Place, Market Street, High Street and London Road. There are also a few outlying listed buildings in the wider area, though none are close proximity to the clubhouse and proposal. There is no clear line of sight from the clubhouse to any listed buildings, apart from the spire of St Mary's church, due to intervening buildings.
There are 32 locally significant buildings which all fall within Long Sutton Conservation Area. Two of these buildings are located close to the clubhouse and comprise 19 Park Lane and 1 Park Road. The potential impacts on the visual integrity and setting of two adjacent locally significant buildings have been lessened by the retention of the tree/shrub boundary treatment along the edge of the clubhouse site.

The clubhouse is a stand-alone non- residential utility building. The replacement windows and door is unlikely to have an adverse impact on the setting of nearby listed and locally significant buildings. The clubhouse is within the Long Sutton Conservation Area, although the proposal and its screening from designated heritage assets would suggest that any impact would be minimal.



Designated heritage assets within the assessment area