

Date: 9/10/17
Ref:J065-HIA-2

HERITAGE IMPACT ASSESSMENT

FOR

PROPOSED EXTENSION & ALTERATIONS
at
SUTTON HOUSE (no 8)
HIGH STREET
LONG SUTTON LINCS

FOR

MR & MRS H MIDDLETON

**LONG SUTTON CHURCHYARD OF
TF 4222-4322
CHURCH OF ST.MARY
(north side)
12/24 Nationwide Building
Society and Messop
and Bowser Solicit-
ors**

G.V. II

School, now offices. Early C19. Red brick. Concrete tile roof. Remains of 2 ridge stacks. Single storey, 8 bays. Having from left to right a doorway with panelled door, overlight and Tudor style hood mould, 3 elongated horizontal glazing bar Yorkshire sashes with similar hood moulds, a doorway with part glazed door and similar hood mould, a single similar sash and hood mould and on the far right 2 glazing bar sashes in former single bay with remains of similar hood mould. Included for group value only.

Listing NGR: TF4322422931

Introduction: -

Since gaining Planning and Listed Building permission (H11-1035-16 & H11-1036-16 respectively) the Clients have had second thoughts about the building's overall.

There is a disconnect for the clients and the previous permission would have helped solve that, but not completely. The main issue for the clients is a visible garden area from the kitchen for the children to play in safety while also rejuvenating a redundant area. The previous permission helped address this by turning the redundant area into a parking area (with garaging) as well as housing the new extension and creating a secure courtyard. They also created a garden area of to the side of the existing drive for the children to play in visible from the kitchen, but this isn't completely practicable due to the acute viewing angle from the old kitchen, therefore a rethink was required.

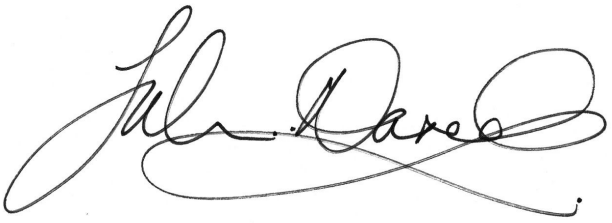
What this proposal does is lessens the complicated nature of the previous approval by using the existing buildings more efficiently. By moving the kitchen to its new position and adding a new link building these areas fall into place. The redundant area now becomes a secure rear garden and courtyard that the children can play in and be viewed from the new kitchen area. The car park remains a car park but with a new rear entrance there seems to be a better flow to this area.

The parents are still looking for a pool, but with a 'swim against the current pool' this can be achieved in a much smaller space and the old strongroom is perfect for this.

Conclusion: -

This design makes some alterations internally to the former offices, but these take place in the least significant part of the building. The proposal is best explained by the drawings and we believe these overall changes externally make a positive contribution and do not harm the listing of the Grade II building nor Sutton House.

Regards



Julian Warrick