DESIGN & ACCESS STATEMENT
(incorporating Heritage Impact Assessment)

Client: Miss K McCole & Mr C Stubbings

Project: 9 London Road, Long Sutton, Spalding, Lincs. PE12 9EA

Ref: 092103

Document Ref: DAS01(P1)

Date: 28.10.21

INTRODUCTION

This application is for a single storey side extension to form an annexe. An existing flat roof out-building will be demolished.

The property is located within the Conservation Area of Long Sutton.

SHDC records show that the bungalow was last extended approx 10 years ago, having received planning permission in 2011 (planning permission ref. H11-1046-10). This comprised a side and front extension on the north east end.

USE

The property is a bungalow and is used as a domestic dwelling. The extension will form an annexe which will be occupied by family members.

AMOUNT

The extension has a GIFA of approx 79.4sq.m.

LAYOUT

An existing flat roof out-building will be demolished. The extension will be located on the south western end of the bungalow.

SCALE

The scale will be the same as the existing bungalow.

APPEARANCE

The extension will be constructed in materials sympathetic to the existing bungalow. This will include red brickwork (to the lower part of the walls), rendered walls, slate effect roofing, upvc windows/doors, upvc fascias/soffits and plastic rainwater pipes.

ACCESS

Access into the extension will be via the existing bungalow. There will also be a separate exterior door to the front and patio doors to the rear.

HERITAGE IMPACT ASSESSMENT

There are three listed buildings in the vicinity of 9 London Road:

- 3 London Road;
- 11 London Road (Ashwell House);
- 15 London Road;

The listing descriptions of these three properties are as follows:

3 LONDON ROAD
Grade 2 (listed on 30.06.66)
House. c.1820. Red brick. Hipped slate roof. 3 C20 lateral stacks. Bracketed moulded wooden eaves. 2 storeys, 3 bays. Central doorway, 4 steps up, with ornate panelled door, ornate traceried fanlight and ornate panelled reveal. Either side are single fluted Doric half columns with triglyphs and guttae on dosserets, open modilloion pediment. Either side are single glazing bar sashes, 3 similar sashes above, all with flush wedge lintels with scalloped blind hoods.

11 LONDON ROAD (ASHWELL HOUSE)
Grade 2 listed (listed on 26.11.87)
House. Late C17 with C19 and C20 alterations and extensions. Red brick, some ashlar. Steeply pitched hipped plain tile roof. 2 lateral stacks. 2 storeys, 3 bays. Central slightly projecting porch with parapet. Pilastered entrance with ashlar imposts, keystone, hoodmould and cornice. Panelled door with plain fanlight, reveal and moulded surround. Either side are single 2 storey C19 canted bays set on plinths and with parapets. Ground floor lintel and first-floor sill bands. Each with single central large plain sash flanked by single similar narrower sashes on both floors. Over the doorway is a single plain sash. Right return wall of 3 bays. Single central segmental arched blocked opening with flush wedge lintel. To the left is a single segmental arched plain sash with flush wedge lintel. To the right is a single C19 canted bay with 5 casements. Above are 2 plain sashes with single central smaller blocked window opening. Other fronts with extensions. Included for group value only.

15 LONDON ROAD
Grade 2 listed (listed on 26.11.87)
House. c.1820. Red brick. Hipped slate roof. 2 C20 lateral stacks. Projecting moulded wooden eaves. Rendered plinth. 2 storeys, 3 bays. Central doorway with panelled door, decorative fanlight, panelled reveal, flanking fluted half columns, dosserets and open pediment. Dosserets and pediment decorated with dentil. To the left is a single small C20 casement, further left and to the right are single glazing bar sashes with 3 similar sashes above, all with flush wedge lintels.

HERITAGE IMPACT CONCLUSION

9 London Road is a bungalow in a secluded location. None of the listed buildings are in close proximity to no. 9. As such the proposals are not considered to have a detrimental impact on the surrounding listed buildings.

It is considered that the proposed extension is an improvement to the flat roof out-building which will be demolished.



Out-building to be demolished