

**SITE OBSERVATION, APPRAISAL, DESIGN &
ACCESS, DEMOLITION & SUSTAINABLE CONSTRUCTION
STATEMENTS
(including Heritage Impact Assessment)**



For

**PROPOSED DEMOLITION OF BUILDINGS AND
SUBSEQUENT ERECTION OF 3NO. NEW DWELLINGS
COMPLETE WITH CHANGE OF USE OF OFFICES TO
RESIDENTIAL DWELLING**

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At

**CECIL FRANCIS BUSINESS PARK
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For

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PLANNING APPLICATION ISSUE

Company Reg. No.
4419410

Application Summary

- This application seeks full planning approval for the demolition of commercial buildings and their replacement with 3 new detached residential dwellings. In addition, the application seeks change of use to residential from commercial for an historic barn. The application includes a proposed new build garage for the barn conversion and new vehicular access points from Bear Lane.
- The site is currently The Cecil Francis Business Park and under this heading accommodates several different commercial uses as well as a residential hostel. The hostel is of timber construction and has now come to the end of its serviceable life, it has also been the focus of anti-social behaviour including knife crime and burglary. Commercial changes have resulted in decreased demand for commercial space on the site, and in addition to this the storage elements of the site have created difficulties associated with noise pollution (Appendix B: SHDC Noise Complaint Study). It is therefore believed that demolition and redevelopment would extinguish many of these extant problems.
- The traditional barn proposed for conversion offers value in both historic and architectural terms and consequently is considered worthy of retention. The remaining commercial buildings are however of very limited historic value and are poor from an architectural design perspective. The site is located within the Pinchbeck Conservation Area and has a significant road frontage to Bear Lane. The applicant believes that the presence of the buildings fronting Bear Lane is detrimental to the conservation area and this view was reflected by SHDC's Conservation Officer at pre-app stage (see appendix A).
- The demolition of the commercial buildings and redevelopment of the site for residential purposes would eliminate a troublesome commercial use from what is predominantly a residential area. It would also allow for significant visual improvements within the conservation area.
- The site is very well suited for residential use and many amenities are nearby making it a sustainable location.
- The proposed redevelopment is on a brownfield site and so does not require the loss of agricultural land or any form of important ecology.
- Although an application for Permitted Development to convert the offices to flats could have been considered, it is felt that this would not eliminate the current crime/noise/anti-social behaviour issues nor would it remove the poor quality buildings that currently blight this part of the Pinchbeck Conservation Area. Having considered all aspects, an application for demolition and new build is believed to be beneficial to this site, the neighbouring properties and the wider conservation area, including the setting of Graft House.

Index

In Spring 2021 Oglesby & Limb Ltd were commissioned to undertake a feasibility study to assess the potential to redevelop the site currently known as the Cecil Francis Business Park in Pinchbeck. The study looked at various aspects of the site and concluded that a redevelopment for residential use may be the most appropriate way forward given the sites context.

	Page number
Introduction	4
Site Observation & Analysis	5
Site Appraisal	11
Design Statement	13
Planning Statement	16
Access Statement	19
Demolition Statement	20
Sustainable Construction Statement	21
Flood Risk Assessment	22
Applicant's Statement	23
Heritage Impact Assessment	26
Appendices	41

Introduction

In Spring 2021 Oglesby & Limb Ltd were commissioned to undertake a feasibility study to assess the potential to redevelop the site currently known as the Cecil Francis Business Park in Pinchbeck. The study looked at various aspects of the site and concluded that a redevelopment for residential use may be the most appropriate way forward given the sites context.

The feasibility study culminated in an application for pre-app advice being submitted to South Holland District Council Planning Department on the 17th May 2021. The advice received on 18th June 2021 generally supported sensitive redevelopment of the site and saw this as a positive opportunity to improve the Pinchbeck Conservation Area.

The accompanying application has therefore been prepared based on of the above and is now submitted for consideration. Given the location and nature of the proposals it is considered that a full report addressing criteria including historic impact, demolitions, sustainability, design and access is required. This report therefore set out to consider and address these areas.

This report comprises a design and access statement and heritage impact assessment for the proposed redevelopment application for the site.

Site observation and analysis

Site observation:

Location:

The site address is Cecil Francis Business Park, Bear Lane, Pinchbeck, PE11 3XA. This is located approximately 200m east of the main shopping area in Knight Street and approximately 60-100m north of the junction of Bear Lane and Knight Street. On its north-east side the site boundary is the side of Bear Lane, there is no footpath on this side. To the south-east there is the garden of a private residential dwelling. To the south-west is the private garden of a further residential dwelling. To the north-west is a cottage located immediately adjacent Bear Lane, with a residential garden to the rear. Refer to drawing A1534-01 for the location and extent.

Size and topography:

The site is relatively flat and level and extends to approximately 2577m² in area. The shape is irregular and has a road frontage along its eastern boundary (Bear Lane).

Use and development:

The site contains a mix of commercial purposes, some of which operate on a 24 hour basis. There are 6 buildings on the site. These are identified and illustrated on the scheme drawings, particularly drawing A1534-10. The various blocks are in use as follows:

Block 01 – HMO

Blocks 2 to 5 inclusive – commercial and office.

Block 6 – Office.

Block 01 is a timber framed and clad two storey block with a mono-pitch roof. This was constructed in 2000 as a facility to house seasonal workers, it was approved under SHDC application reference H14-1016-99. It is currently in use as a HMO.

Block 02 is a brick-built two storey block with a duo-pitch roof, that appears to have an asbestos cement sheet covering. The date of construction is believed to be circa 1994. The building is a workshop with office space.

Block 03 is a brick-built structure again with a duo-pitch roof that appears to have an asbestos cement sheet covering. The element on the west side is single storey and was constructed in 1953. The element on the east side fronts onto Bear Lane and extends to two storeys to the full width of its frontage. The regressive map study indicated that this area of the site was developed as early as 1887, however the building that now exists is known to date only from 1953. The building has recently been used for food storage and distribution.

Block 04 is a brick-built two storey structure with a flat roof. The regressive map study indicated that this area of the site was developed as early as 1887, however the building that now exists is believed to date from circa 1971 (from photographic evidence). This block is in use as office accommodation.

Block 05 is a continuation of block 04 and as such the description above is relevant for this also. This block is in use as office accommodation.

Block 06 is a 1.5 storey brick-built barn with a duo pitched roof with pantile covering. The regressive map study indicated that this area of the site was developed as early as 1887. The form, materials and design of the building would suggest that it was constructed during the Victorian era and it is therefore believed to be original (possibly dating from the mid 19th Century). This building is in use as office accommodation.

Buildings form and dominate the north and east areas of the site. The south-west area of the site is a mixture of concrete hard-standing and gravel, and forms the main vehicular circulation and parking area.

Infrastructure and vehicle movements:

The site currently has its vehicular access to Bear Lane immediately south of block 06. This access has been used successfully for many decades and is the sole access from Bear Lane for all blocks. Bear Lane joins Knight Street at a junction approximately 35-40m south-east of block 06.



Fig. 01 – The site vehicular and pedestrian access from Bear Lane

It appears fair to assume that most of the vehicles using Bear Lane will do so to access the residential areas that are located to the north and west of the site. This area includes Brownlow Crescent, Glen Avenue and Grove Close which collectively accommodate an estimated 125 to 175 dwellings. Vehicles currently accessing the Cecil Francis Business Park site include larger commercial vehicles as well as private cars, an operation that can occur 24 hours per day. The number of cars using this site varies, though is less than it was when the site was fully occupied. The car park is large

enough to accommodate in the region of 24 cars, all of which would use the Bear Lane access.

Bear Lane itself has a rather enclosed feel when viewed along its length. This is in large part due to the fact that blocks 03, 04, 05 and 06 stand tight to the edge of the road, there is no footpath on the south-west side of Bear Lane.

A public bus services is available that serves Spalding and the wider area. The nearest bus stops are located on Knight Street within 50m of the site. There is another bus stop on Church Street approximately 125m from the site.

Landscaping:

Most of the site area is currently occupied by either buildings (blocks 01 to 06 inclusive) or car park and circulation areas. There are however numerous established trees and hedges to the perimeter of the site, particularly to the south and west sides. The trees offer some maturity to the context and add value to this part of the Pinchbeck Conservation Area.

Amenities

Pinchbeck is a relatively large village which has various amenities. Along Knight Street and the surrounding roads there is a butcher's shop, two convenience stores, several hairdressers, a creche, a primary school, a library, a public house, churches and both a church and village hall. All amenities are within 400m of the site, and all are accessible on foot.

Context - general development

In general, the area around Bear Lane is developed in a manner that is common in villages in the South Holland District. Knight Street is the main route through the village, and it is along this street that most of the shops and other attractions are located. The areas surrounding the Knight Street centre are dominated by residential development. Aside from the Village Hall, development along the east side of Bear Lane is entirely residential. Buildings here are generally between 1 and 2 storeys high. The residential areas to the north and west of Bear Lane are again a mixture of single and two storey development. The development along the west side of Bear Lane is residential at its north and south ends, but has commercial use in the centre, all buildings again being up to 2 storeys high.

Architectural context

The buildings on the Cecil Francis Business Park can be described as follows:

Block 01

This building was constructed 20 years ago as temporary accommodation for seasonal workers. It is approximately 2 storeys high but its form and materials indicate that it is temporary and do not completely relate to other building materials in the area. The building is substantially concealed from Bear Lane and has only negative impact upon the Pinchbeck Conservation Area (PCA).

Block 02

This is a 2 storey brick building, constructed circa 1994. The architectural design value is low and it is of no historical significance. Again, it is considered that this has only negative impact upon the PCA.

Blocks 03, 04 and 05

These blocks are of similar height to block 02 and are of the same low value construction. Blocks 03, 04 and 05 however have a significant negative impact upon the Bear Lane street scene. Here they present a featureless monolithic block, poorly articulated and making no contribution at pedestrian level. Here it is considered that this has a significant negative impact upon the PCA and Bear Lane in particular.

Block 06

This block is of traditional construction with a higher standard of finishing materials. This building is of historic value and makes a positive contribution to the PCA.



Fig. 02 – The west elevation of block 06 – a traditional Victorian Barn currently used as offices.

Other development adjacent the site varies considerably in quality and appearance. The village hall and several of the buildings along Knight Street date from the late decades of the 20th Century and in most cases do not feature high quality design. There are however numerous older buildings that offer value both architecturally and historically. These would include Graft House, Pinchbeck Hall, the former village primary school, some housing from the 1930-1950 period and several older cottages (this is not an exhaustive list).

Most of the older properties in the village have either exposed brickwork or rendered and painted external walls. Stone is not a material that features frequently, except in higher status properties (the village church for example) or in lesser quantity for ornament. The majority of residential buildings are of traditional load-bearing construction, rectangular on plan with cellular configurations, typical of vernacular development from the 19th century. There are frequent instances of feature materials such as weatherboarding and tile-hanging.

The most common roof form in the village is duo-pitch. The most common pitched roof coverings are slate, pantile, plain tile and concrete interlocking tile for residential scale buildings. Flat roof and shallow pitch metal or cementitious roof sheeting are seen on larger span commercial properties. There is at least one example of thatch extant in the village, though this is remote from this site. The majority of higher quality buildings have either slate or pantile roof finishes.

Windows and doors on older properties tend to be painted timber (where not replaced in more recent years). Newer properties have various window and door construction types including coloured aluminium, uPVC etc.

Rainwater goods tend to be of metallic construction on older properties, and of plastic construction on newer ones.

Considering the features of the predominant architectural types in the village where these are not associated with the lesser quality development of the late 20th Century, the common features are generally as follows:

1. Rectilinear plan form.
2. Brick or rendered external walls, simple detailing, some feature materials.
3. Duo-pitch roofs with slate, pantile or plaintile finish, generally gable or hip.
4. Rainwater goods in metallic finish.
5. Human scale, no higher than 2 storey.

In the immediate vicinity of the site perhaps the two highest quality buildings are as follows:

i. Graft House (Knight Street)

Polite architecture - Early 18th Century house (Georgian era), two storeys plus room in the roof, symmetrical front elevation with projecting bays and central doorway etc. Brickwork walls beneath a slate roof.

This is a large house, above average size for the village, and has materials and design features to match. This building stands immediately to the south of the site.

ii. Block 06 (Bear Lane)

Vernacular architecture – estimated mid-19th Century traditionally built barn, 1.5 storeys, rectilinear plan with dormers added later. Construction is of brickwork beneath a pantile roof. The building has been altered in the 20th Century, but generally retains its overall massing and materials.

Planning History:

The SHDC Planning application search function reveals 38 applications within the PE11 3XA postcode since 1996. Many of these do not relate specifically to this site, several being on the opposite side of Bear Lane. The more noteworthy and relevant are as follows:

H14-0316-96 - Bunkhouse for seasonal workers (approved)
This is block 01 as described above.

H14-0844-00 - Rear extension to 18 Bear Lane (approved)
This is the dwelling immediately to the north of the application site.

H14-1385-00 - Conversion of packing shed to offices (approved)
This is the application that converted part of blocks 3 and 4 from a packhouse to offices.

H14-0726-02 - Conversion of packing shed to offices (approved)
This again relates to conversion of the existing blocks fronting Berar Lane from packhouse to offices, but also includes some additional parking.

H14-0016-06 - Extension and conversion to offices (approved)
This again relates to blocks 3 and 4 described above.

H14-0771-06 - Conversion of cold store to office block (approved)
This relates to the conversion of block 02 from a cold store to offices.

H14-0839-06 - Erection of new cottage at 20 Bear Lane (approved)
This relates to the new build two storey dwelling just to the north of Cecil Francis Business Park.

H14-0730-07 - Erection of dwelling between 7 & 9 Bear Lane (approved-appeal).
This relates to a new dwelling opposite blocks 05 and 06.

H14-1153-07 - Conversion of cold store to office block (approved)
This relates to the conversion of block 02 from a cold store to offices.

H14-0820-08 - Erection of two flats at 20 Bear Lane (approved)
This relates to changing H14-0839-06 from a single dwelling to two flats.

H14-0942-12 - Erection of chalet bungalow between 7 & 9 Bear Lane (approved)
This relates to a new dwelling on Bear Lane opposite the site.

In addition to the above there have been numerous applications for works relating to trees in this area.

The above list would indicate that in general most applications along Bear Lane have related to new residential use. Applications on this specific site have historically addressed change of use from storage to office which reflected demand at the time, and attempted to ensure that the site use adapted to local need.

Site Appraisal

Details of the site and general context have been described above. From those findings the following statements relative to the site are believed true.

1. The site is in a sustainable location, being served by public transport and being within walking distance of the whole range of amenities that the village has to offer.
2. The site is in an area where use changes from commercial to residential, but it is in the main surrounded by residential development.
3. The commercial uses on the site are now under-utilized and more could be made given the village location. The very limited size of the cold stores makes them no longer viable for their original use as much larger stores are now the industry requirement.
4. There are numerous issues relating to noise disturbance which are specifically associated with the current uses and present incompatibilities with the surrounding residential neighbours. On the 18th September 2019 Rachel Paul of SHDC issued a letter to Clements Fruit (one of the site tenants) regarding a complaint received from a neighbour stating that SHDC may now need to undertake an 8 week period of noise monitoring (see appendix A). There is clearly an issue of compatibility between the current uses and the expectations of neighbouring residents.
5. There have been numerous issues relating to anti-social behaviour and crime which are again specifically associated with the current uses. The issues include drug use, knife crime and burglary, often in association with the Block 01 (HMO). Additionally, on 23rd August 2019 there was an office break in on site, and on 28th December 2019 a burglary to Graft House, with forced entry being gained through an old gate from the Cecil Francis Business Park yard. The open nature of the yard has undoubtedly led to these occurrences. Again, this is not desirable for this location and is unpleasant for neighbouring residents.
6. Block 01 (HMO) was constructed as a temporary building and has now reached the end of its serviceable life. This building is of no architectural or historic value and has a negative impact on the Pinchbeck Conservation Area. The removal of this block from the conservation area can only be viewed as positive.
7. Blocks 02 to 05 inclusive (offices and stores) date from 1953 (block 03), 1971 (blocks 04 & 05) and 1994 (block 02) and are of poor architectural design with low grade materials. These blocks have a negative impact upon both the Pinchbeck Conservation Area and the street scene of Bear Lane. It would not be an overstatement to refer to these as an eye-sore (indeed this was the term used by SHDC's Conservation Officer Greg Watkinson in his pre-app advice). The removal of these blocks from the conservation area can again only be viewed as positive.
8. Block 06 (traditional barn) presents value in both architectural and historic terms and makes a positive contribution both to the street scene of Bear Lane

and to the Pinchbeck Conservation Area. As such this building is worthy of retention.

9. There are numerous mature trees along the south and west perimeter of the site, these contribute to the context and are wholly worthy of retention.
10. Should blocks 01 to 05 inclusive be demolished then the land area available (including the parking and circulation element) would present a significant brownfield site close to the village centre. Given the sustainable location and the predominance of residential development surrounding the site, it would appear appropriate to redevelop for residential use. Such development would also extinguish the undesirable issues of noise, anti-social behaviour and crime that are associated with its current use.
11. The demolition of blocks 03 to 05 inclusive would open-up the street scene on Bear Lane. It would be desirable to retain some openness in redevelopment. Redevelopment would offer an opportunity to introduce articulation, form and void and general interest, particularly at pedestrian level.

Design Statement

The following statements are given to describe the proposal and relate back the elements of the proposal to the comments made in the foregoing appraisal.

Statement 1:

It is proposed that blocks 01 to 05 inclusive be demolished to clear the site.

Justification:

Blocks 01 to 05 inclusive have a significant negative impact upon the Pinchbeck Conservation Area. In addition to this, blocks 03 to 05 inclusive have a significant negative impact upon the street scene of Bear Lane. The total demolition will therefore eliminate these poor-quality buildings and will create an opportunity for improvement.

Statement 2:

It is proposed that block 06 be retained.

Justification:

It is considered that block 6 (traditional barn) plays a significant part in defining the Bear Lane street scene and also contributes positively to the Pinchbeck Conservation Area. Its architectural quality and historic significance are sufficient to make its retention worthwhile. This building will be a positive contributor to the redevelopment of the site.

Statement 3:

It is proposed that the site use for commercial purposes ceases.

Justification:

The loss of the commercial use is in part mitigated by the fact that the site is no longer fully utilized. As such, any loss of employment will be greatly reduced, and businesses can be successfully relocated locally. The commercial and HMO uses have negative impacts associated with them (noise, crime, anti-social behaviour, 24 hour operation etc) and as such the removal of this issue from a village centre environment will be of benefit to the surrounding area.

Statement 4:

It is proposed that the site be redeveloped for residential use.

Justification:

The site is in a sustainable location and is in an area predominantly used for residential purposes. Residential use on this site would be appropriate for the context and neighbouring sites.

Statement 5:

It is proposed that the number of new build dwellings on the site be limited to 3, with block 6 (the barn) being converted to create a fourth. It is further proposed that a detached garage be provided to enhance the dwelling that will be formed from the barn.

Justification:

The land area available is sufficient and appropriate to accommodate 3 detached dwellings complete with reasonable gardens etc. Development of this size will allow the buildings to be moved back from Bear Lane, which will help to introduce some interest to the street scene. Block 06 is of sufficient size to create a single dwelling with no requirement for extension. The introduction of a garage for the barn will allow it to function well, without detriment to the barn itself.

Statement 6:

It is proposed that the new dwellings be set back from Bear Lane and that new vehicular access points be created to serve the new dwellings.

Justification:

The removal of the commercial use will significantly reduce the potential traffic flow into and out of this site. This will also eliminate the current 24 hour commercial access pattern. Providing 3 additional access points from Bear Lane would appear appropriate, each will have very limited vehicle movement. Setting the dwellings back from Bear Lane will allow for the creation of drives and access points. Setting back will also do much to improve the very enclosed feel that this section of Bear Lane currently suffers. Block 06 and number 18 Bear Lane are tight to the road edge, so drives will need to be located away from these where possible to maximize visibility.

Statement 7:

It is proposed that the new dwellings be a maximum of 2 storey, with lowered eaves.

Justification:

This will provide building heights that are comparable with those elsewhere in this area of the village. These will be significantly lower than the roofline on Graft House and as such will respect its listed status.

Statement 8:

It is proposed that the new buildings feature pitched roofs with finishes in either reconstituted slate, pantile or plain tile.

Justification:

The pitched roof is the dominant roof form in the area and its use on this site will create a strong relationship between the new dwellings and the surrounding properties. This is seen as a key element to ensuring that the form and massing of the new dwellings relates strongly to the context. Almost every building in this area of the village features a pitched roof between gable walls. Roof pitches vary in gradient, however there are a number immediately adjacent the site including Block 06 (Barn) that are around the 45 degree mark. This creates a specific aesthetic, strong in form that appears contextually appropriate for this site. The use of finishes that present the aesthetic of slate, pantile or plain tile will ensure that the appearance is contextually appropriate.

Statement 9:

It is proposed that the materials for the external walls be facing brickwork with feature materials, where used, being drawn from a traditional palette.

Justification:

Brickwork is a durable, low-maintenance material that can be detailed in a modern manner whilst still reflecting and respecting its context (which itself is predominantly brick). The foregoing analysis identified that the predominant wall materials in the village is brick and this has been the case for at least 150 years.

The following section demonstrates how the conceptual approach has taken account of the identified physical, social and economic context set against development plan policies for design.

Use

The current use of the buildings is commercial, however there has been a significant decrease in demand for this locally and consequently the site is under-utilized. The area surrounding the site is predominantly in residential use. Redevelopment of the site for residential purposes is therefore contextually appropriate and also extinguishes problematic issues that exist, associated with the commercial use.

Amount

The proposal seeks to convert the existing barn known as block 6 into a single dwelling. This is appropriate given the footprint of the building and its overall size. The remaining site is of sufficient size to accommodate three detached dwellings along with reasonable private amenity space. Overall, the development is therefore considered to make good use of a brownfield site, without over-developing it.

Layout

The proposals use the site available in a logical manner. The existing buildings provide a hard boundary to Bear Lane and whilst this has historically been the case, it is considered to be less than desirable for this location. Moving the buildings back sits them well within the site and allows some breathing space along Bear Lane.

Scale

The proposed dwellings have been designed with lowered eaves and with features that are human in scale. This extends to the choice of materials that will give a grain to the buildings that is appropriate within a conservation area.

Landscaping

The removal of the hard wall facing Bear Lane will create void where now there is only form. The clearance of the hardstanding circulation area will allow for private gardens to be created. The gardens will be able to accommodate plants and shrubs which in turn will promote insect life etc. This will be a significant improvement over that which currently exists. All existing trees around the site perimeter are to be retained. The dwelling locations have been arranged so as to provide maximum distance where possible.

Appearance

The design of the dwellings, coupled with the choice of materials is intended to create a development that is human in scale and is of appropriate grain for a village location. Design prompts have been taken from the barn in terms of form and finish to provide a link and theme for the wider site. This approach is considered appropriate given its location within the village.

Planning Statement

Although the location, site and buildings may have been suitable for a Permitted Development application for change of use from offices to residential, this would have resulted in a high number of small flats, alongside some remaining commercial use. Such conversion would not eliminate the existing noise, crime and anti-social behaviour issues that the site suffers. Neither would such an approach remove the poor-quality building stock on the site and consequently the opportunity to rid the Pinchbeck Conservation Area of an 'eyesore' would be lost for decades to come.

Instead, the application seeks to retain an existing historic barn which, though not listed, adds to the charm and character of this area of the conservation area. Further, the application seeks to demolish the poor quality C20 monolithic blocks and repair the Bear Lane street scene by introducing interest and interaction between the site and the lane. The elimination of commercial use on the site will extinguish the current issues relating to crime, anti-social behaviour and noise which will be of significant benefit to not only this site, but also its neighbours.

A Pre-app enquiry was submitted which received a response from SHDC's Conservation Officer Greg Watkinson on the 18th June 2021. Within this Greg made particular reference to the need to comply with policy 29 of the South East Lincolnshire Local Plan. This requirement has been considered and the passage below identifies how this has been used to shape the proposal.

A. Listed Buildings

The proposal does not include any works to a listed building, however it is acknowledged that the development site is close to Graft House and therefore forms part of its setting. There is no proposal to develop the parts of the site nearest to the Graft House boundary, beyond the single storey garage block for plot 4. This has been limited in height and size to ensure that it is much smaller than Graft House and does not significantly impact upon views to the house.

In general, the proposed new dwellings are located as remotely as reasonably possible from Graft House. The new dwellings are limited in height, the eaves being lowered to reduce the overall massing.

In addition, development is distanced as far as possible from the mature trees within the garden of Graft House that are located very close to its boundary walls. These trees contribute significantly to the setting of the house and consequently it is important that they continue to contribute in this way and are not endangered by nearby development.

B. Conservation Areas

With regard to this element of the policy, the specific sub-clauses are responded to as follows:

1. Retention of buildings or groups of buildings

The site analysis identified that blocks 01 to 05 inclusive are of poor architectural design and have no historic value. Beyond this there are detrimental to the Pinchbeck Conservation Area. Block 06 is a traditional barn that is known (from the regressive map study) to have existed on the site since at least 1887. The buildings appearance would suggest a construction date during the Victorian Period, possibly as early as the mid-19th Century. The overall form of the external walls, the gabled pitched roof and several of the openings appear to be original and the building makes a significant contribution to both the setting of Graft House and the appearance of Bear Lane. The proposal therefore seeks to

retain this building and convert to a dwelling. It is believed that this is the best solution to retain its heritage value and ensure its future life as an occupied and fully utilized building.

The retention of the barn was acknowledged as appropriate within Greg Watkins pre-app advice which stated *'Furthermore, from a conservation perspective, the proposed retention and conversion of the historic barn building is greatly appreciated and considered to be a major benefit/draw to such a proposal.'*

2. Retention of Architectural Features

Retention of the barn for historic and architectural purposes will ensure that the majority of its features remain intact. The proposal does include the addition of a new door opening in the south gable of the building, this is to ensure that visitors can enter the building without walking into the back garden. The south elevation at ground floor level is chosen not only because this is the logical entrance location, but also because this is a point in the building fabric that has previously undergone change. Reference to the site photograph of 1971 indicates that there was once an external staircase against the south gable in the area where the new door opening is proposed. This gable elevation is therefore already different to what existed historically at ground floor level and as such intervention here is likely to have less impact in terms of the loss of architectural features or original fabric.

3. Removal of features incompatible to the conservation area

The proposal seeks to remove blocks 01 to 05 inclusive which are of low value and are detrimental to the conservation area. This view was echoed by Greg Watkinson in his pre-app advice which stated *'The structure which is proposed to be demolished is undoubtedly an eyesore within the Pinchbeck Conservation Area (PCA) and therefore, as a structure, its loss will not be considered a hurdle to any potential approval and of course, presents a major opportunity to significantly improve a portion of the PCA which significantly hindered by the existence of this structure'.*

4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing environment.

The foregoing report has demonstrated how the design attempts to comply by limiting the new-build elements to 3 new detached dwellings, each with lowered eaves heights. The dwellings have been designed with rectilinear footprints and strong pitched roof forms between gable walls, all to reflect built form within this context. Material choices reflect the palette of the PCA which tends to exhibit a predominance of facing brick and render for walls and slates, pantiles or plain tiles for roof coverings.

5. Assess and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape.

Regarding the townscape it is acknowledged that the proposal seeks to change how the site interacts with its frontage to Bear Lane. Historically it is suspected that in its earliest form Bear Lane would have been a narrow farm track running adjacent a range of Victorian barns, likely heading off into agricultural fields to the north. At that time there was no development along the east side of the track, so overall the appearance and character of Bear Lane would have been very different to what exists today. During the 20th Century the east side of this track was developed, and Bear Lane became a formal, hard-surfaced carriageway. The 19th Century buildings were demolished and relatively poorly designed 'blocks' were constructed in their place. The buildings from the 20th Century

relate very poorly to Bear Lane and now form an eye-sore to this part of the village.

The proposal seeks to demolish the 20th Century development, however it is not considered appropriate to redevelop tight to the west side of Bear Lane. Such development would tend to present similar issues for Bear Lane as currently exist, and in addition would not sit well with modern residential living. Setting the buildings back would present a change, however it is felt that this would improve the street scene by introducing form and void where only form exists currently. Such redevelopment would also perforate the frontage allowing glimpse views between buildings and through to Graft House. This far more closely reflects the nature of the Pinchbeck Conservation Area.

Regarding the roofscape and skyline, the proposed positioning of the new buildings will create variation in the skyline which will be a vast improvement over the flat roof covered monolithic blocks that currently exist. The introduction of pitched roof lines represents a more contextually sensitive architectural approach.

6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

The proposal seeks to ensure that new buildings are distanced from the boundary wall of Graft House where the most important trees are located. The site itself has no significant tree growth, though it is proposed to introduce trees and hedges to the frontages facing Bear Lane. Along the west boundary of the site there is an existing hedge, it is proposed that this be retained.

Access Statement:

Site Location

The site is located off Bear Lane close to the centre of Pinchbeck. There are shops and general amenities within a few hundred metres of the site. Public transport is available within the area.

Access to the site

Vehicular access to the site is immediately from Bear Lane that runs along the north-east boundary of the site. It is proposed that additional access points be introduced to serve each of the three new dwellings. The existing vehicular access will be retained for use by Graft House and block 06 (the barn).

Pedestrian access to the site is again from Bear Lane. There is a pavement directly adjacent the north-east side of Bear Lane, on the opposite side of the road to this site. This is continuous across the full frontage of the site. On the south-west side of Bear Lane there is a footpath that extends from Knight Street up to the current site entrance. There is no footpath north of this as the existing buildings sit tight to the road edge. Given that block 06 (the barn) is to be retained for historic and architectural reasons, it will not be possible to extend the pavement across the frontage of the site.

Access to the dwellings and facilities within.

The new dwellings have been designed where possible to ease use by people with some disabilities. Within the detailed design phase of the project further consideration will be given in this respect to ensure that the properties meet the requirements of Approved Document M of the Building Regulations. Within the existing block 06, efforts will be made to improve accessibility, though it must be acknowledged that the existing structure imposes some restrictions to access that cannot be readily overcome.

Demolition statement:

The proposal involves the complete demolition of blocks 01 to 05 inclusive. The location and extent is illustrated on drawing A1534-10 which forms part of this application pack. None of the buildings proposed for demolition are of any architectural or historic value.

Sustainable Construction Statement:

The following design decisions have been taken with sustainable construction and environmental issues in mind. It must however be acknowledged that the existing site and structure restrict what is reasonably possible on this site.

1. The reuse of an existing building site is effectively 'recycling'. The site is brownfield.
2. The provision of residential accommodation on site is considered of benefit as the residents will be in walking distance of the villages' amenities.
3. Cycle storage is proposed (within garages) to encourage use of what is a 'green' form of transport.
4. The internal room layout has been designed such that all 'principal' rooms have a view out. This will allow enjoyment of natural light and ventilation.
5. The proposed roof structure has been specifically designed to allow the possible incorporation of solar photo-voltaic cells which would reduce the need for imported energy and hence reduce the carbon footprint in use. Further investigation is in progress regarding the viability of this.
6. It is proposed that hedgehog highways be considered and promoted by the use of hedgehog friendly fence gravel boards.
7. It is proposed that swift bricks be incorporated within the external walls of the dwellings where appropriate.
8. It is proposed that planting of indigenous species be utilized within the gardens to encourage insect life.
9. It is proposed that provision be included for the charging of electric vehicles.

Further decisions will be made during the detailed design process although the following have been discounted due to the location of the site:

1. Wind turbines are not proposed due to the location of the site, the space available and the impact that they could be considered to have upon the setting of the conservation area.

Further options will be considered in due course.

Flood Risk Assessment:

The site is located in an area identified as Flood Zone 3 by The Environment Agency and as such a site-specific flood risk assessment has been produced. This is included as part of this application pack and its recommendation have been used to shape the proposals in terms of floor levels and the location of sleeping accommodation at upper floor level.

Applicant's Statement - Background to application

In 2000 a temporary building was constructed to house seasonal workers under application H14-1016-99 on the site (Block 01). This timber building was constructed as a temporary building that in recent years has been used as a House of Multiple Occupation (HMO Licence 217). This heavy usage combined with the temporary construction means the building is nearing the end of its useful life, resulting in defects such as damp floor joists and interior damage. The HMO use has also attracted crime with numerous instances of the police being called to the site including suspected knife crime (3 September 2020).



Fig. 03 – Building Block 01

The remainder of the site of the application forms cold stores and offices (Blocks 02 to 05 inclusive). Offices, since Covid have been hard to let due to reduced demand resulting in vacant buildings, whilst the cold stores have attracted noise complaints due to vehicle movements late at night in a residential area. This resulted in an 8 week noise study by South Holland District Council (18 September 2019, reference 256129) and subsequent police involvement (6 January 2021).

The site is located in the conservation area of Pinchbeck. The current industrial buildings were built in 1953 and dominate the residential area with a two storey brick wall facade sited at the roads edge.



Fig. 04 – Building Block 06 far left and 05, 04 and 03 running left to right.

Overall, the buildings detract from the conservation area creating an opportunity to improve the street scene.

The proposal

To demolish the HMO and the buildings that form the 1950's brick facade, retaining the attractive Victorian barn which is used as offices and which is to be converted to a dwelling as part of this application.



Fig. 05 – Building Block 06, rear elevation.

In their place we seek to build three family sized houses using traditional materials in the style of the barn, strengthening the conservation area through a much improved contribution to the street scene.

HERITAGE STATEMENT

For

**PROPOSED DEMOLITION OF BUILDINGS AND SUBSEQUENT
ERECTION OF 3NO. NEW DWELLINGS COMPLETE WITH
CHANGE OF USE OF OFFICES TO RESIDENTIAL DWELLING**

At

**CECIL FRANCIS BUSINESS PARK
BEAR LANE
PINCHBECK
PE11 3XA**

For

CECIL FRANCIS LIMITED

Heritage Assessment

The following document is provided in support of the design and access statement for the redevelopment of the Cecil Francis Business Park on Bear Lane in Pinchbeck. This section of the report considers all matters of a historical nature. The first element 'Statement of Significance' gathers together and analyses all historical information discovered during the design process to establish the value of the heritage asset. The second element 'Heritage Impact Assessment' considers the impact that the proposal will have on the value of the heritage asset and concludes whether or not this is found to be acceptable. In this particular case the buildings on the site are not listed but they do stand within the Pinchbeck Conservation Area. The impact of the proposed works is therefore assessed in terms of its impact on the wider conservation area and nearby listed buildings.

Statement of Significance

Site history

Planning Law now requires an assessment of all 'Heritage Assets' under PPS5 – HE6. The information below demonstrates the historical research undertaken on and around the site and attempts to give a 'value' to the buildings as they now stand both in isolation and within a broader context.

The site history available is limited. Below is a regressive study recording known development using the village's established documents:

Historical context – regressive map study:

Ordnance Survey map of 1887

This is the oldest map of the village that was found during the production of this report (fig. 06). At the time of production, the map shows Graft House complete with its boundary walls to the south of the site. There is continuous development along the road frontage, but no development in depth. This shows a defined depth to the site, with a clear west boundary line. On the road frontage, the block nearest the access point from Bear Lane is the area occupied by the barn referred to as Block 06. Given the appearance of the barn, its materials of construction, and general form, it is considered that this is original and therefore pre-dates 1887.

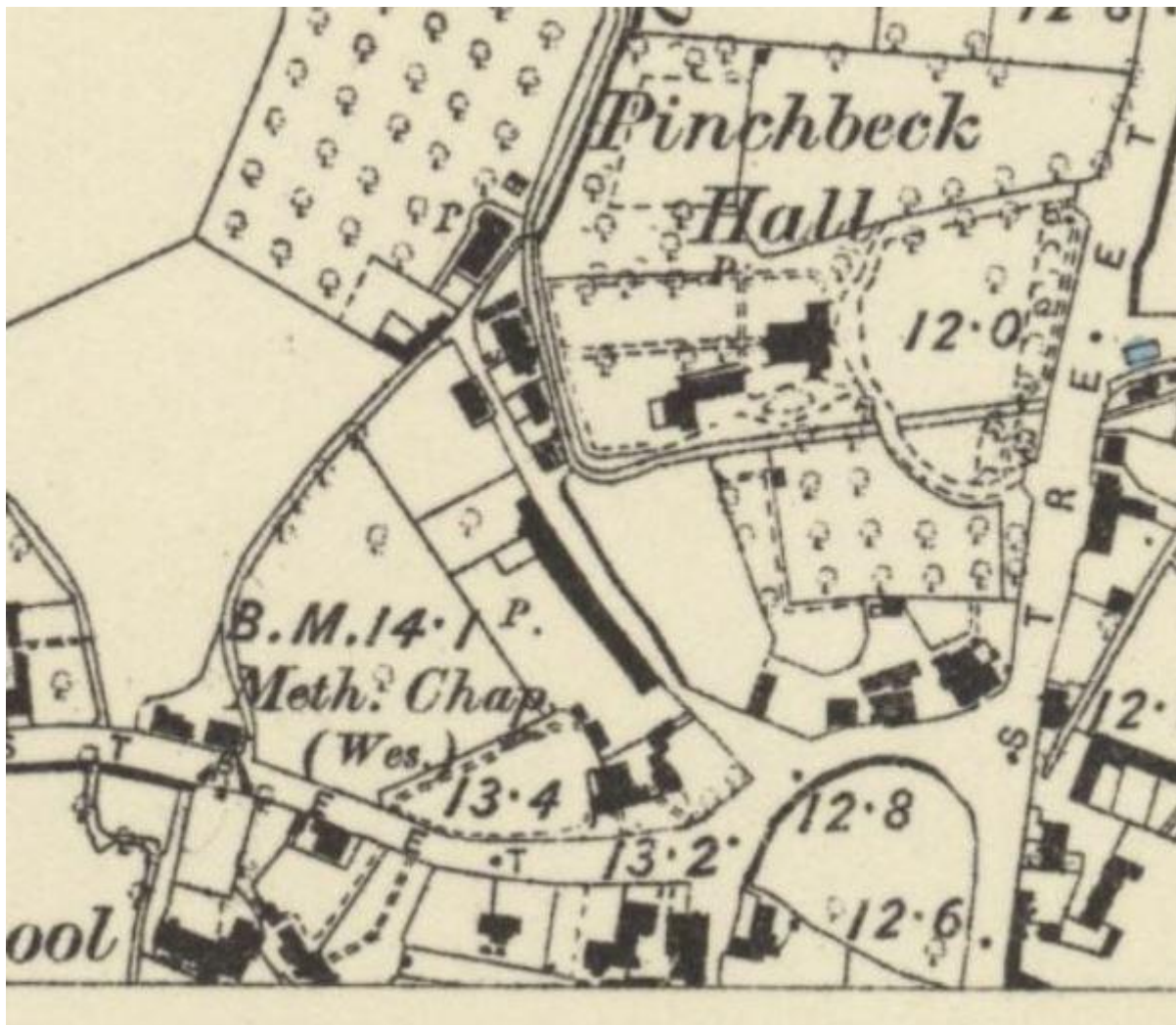


Fig. 06 – Extract from the 1887 Map

Ordnance Survey map of 1903

The production date for this map is only a few years after the previous one. On this map however a gap has appeared in the road frontage. In addition the west boundary no longer appears, suggesting that the site may now be deeper than was previously the case. The footprint of Graft House appears slightly different, though this could be in part due to the differing levels of detail shown on each map. It is noted that a small block immediately to the south-west of the Bear Lane entrance point that appeared on the 1887 map has now disappeared.

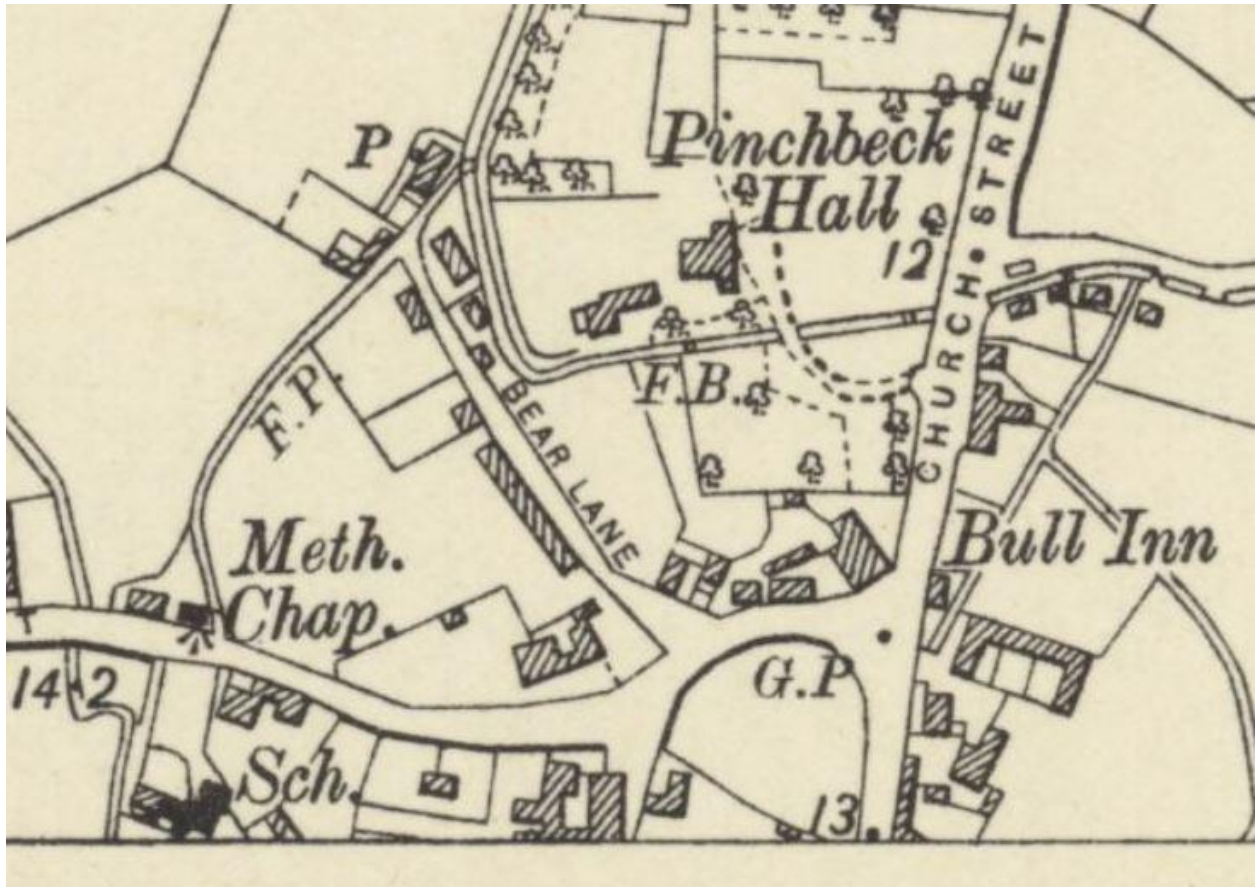


Fig. 07 – Extract from the 1903 Map

Ordnance Survey map of 1950

This map is almost 50 years after the previous edition yet the two appear virtually identical as far as this site is concerned. It is known that the site was redeveloped in 1953 and so it can only be assumed that the existing frontage buildings from the 19th Century were demolished to make way for the redevelopment. 1887 map has now disappeared.

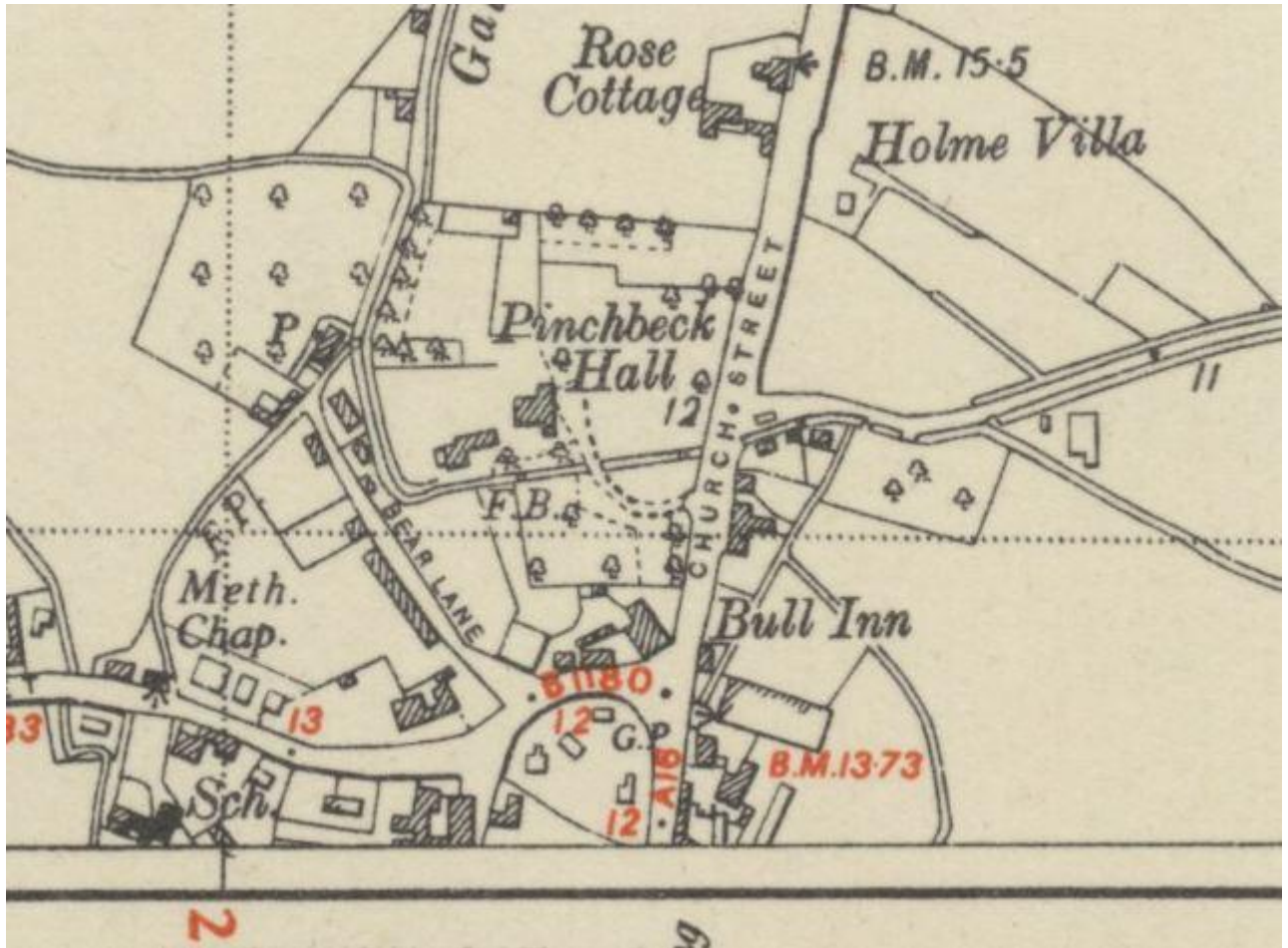


Fig. 08 – Extract from the 1950 Map

Historical context – Illustrative evidence:

During the design study period no documentary evidence was found relating to the earlier years following development of the site. Figures 09 and 10 illustrate the site in aerial photograph form as it existed in 1971 and 1994.

In the 1971 image both Graft House and block 06 are clearly visible as is the dwelling at the Knight Street, Bear Lane junction.

Regarding block 06, this appears largely as it exists today, except for the following slight changes:

- i. There is a door at upper floor level in the south gable.
- ii. There is an external staircase from the aforementioned door down to ground level.
- iii. There is a tree adjacent the south gable wall.
- iv. There is a low-level wall surrounding the tree location.

Top left of this photograph, the south edge of block 03 can be seen, this having been constructed in 1953. The area between block 03 and the barn (block 06) has been cleared ready for the imminent construction of blocks 04 and 05.



Fig. 09 – Aerial view of the site from the south-west taken in 1971

In the 1994 image almost the entire site is visible. Blocks 04 and 05 (flat roof fronting Bear Lane) now abut the north gable of the barn (block 06) having been constructed in 1971. Block 02 has recently been added and at that time had a large blue door in the south elevation. The image pre-dates the addition of block 01 (the timber-clad hostel).

Regarding block 06, although partially obscured by a tree, this appears largely as it did in the 1971 photo. The external stair and gable door still appear, though the adjacent tree has been removed.



Fig. 10 – Aerial view of the site from the south taken in 1994

Physical Context and relationship with Listed Buildings

The site sits within the Pinchbeck Conservation Area but none of the buildings on it are listed. Referring to the Historic England website search map, only 3 buildings close to the site are listed. The three buildings are as follows:



Fig. 11 – Extract from Historic England Listed Building Map for PE11 3XA.
Letters refer to site / building references below.
North to top of page

Site A – Graft House

Heritage Category: Listed Building

Grade: II

Listing entry number: 1064438

Date first listed: 07-Feb-1967

Statutory address: GRAFT HOUSE WALL AND STORE, 13, KNIGHT STREET

UID: 197314

National Grid ref: TF 24084 25928

Description:

PINCHBECK KNIGHT STREET TF 22 NW (north side) 7/93 No.13 Graft House, wall and store 7.2.67 II House, wall and former detached kitchen, now store. 1733, altered mid C19. Red brick in Flemish bond, slate roof, brick coped tumbled gables, 2 brick gable stacks. T-plan. 2 storey plus attics, 5 bay front with wooden dentillated eaves course. Central double 8 panel doors, fine shell hood on scrolled brackets, leaded. Flanked by single canted C19 plain sashes with plain pilasters and hipped lead roofs. To first floor 5 glazing bar sashes arranged 2:1:2 with brick segmental heads. In the attic 3 C19 2 light casement gabled dormers with boarded gables and glazed cheeks. To right a pent roofed bay with tumbled gable and glazing bar sash window, with brick garden wall and planked gateway which is attached to store. This has brick coped tumbled gables, slate roof, single reduced gable stack, brick dentillated eaves, planked door and single glazing bar pivot window with segmental heads. In the rear wing an ashlar datestone in a blocked opening "CBJ 1733". May be Charles Jennison. Interior has a dogleg stair with 2 turned variform balusters to the tread, carved scrolled open string, tall circular newel, moulded handrail. One early C18 bolecion moulded fire surround with mantleshef. 3 panel doors throughout. The store has a broad brick fireplace with re used chamfered and stepped bressumer and is probably a former detached kitchen.



Fig. 12 – Graft House viewed from Knight Street

Site B – Pinchbeck Hall

Heritage Category: Listed Building

Grade: II

Listing entry number: 1064434

Date first listed: 24-Jul-1975

Statutory address: PINCHBECK HALL, 58, CHURCH STREET.

UID: 198195

National Grid ref: TF 24140 26059

Description:

PINCHBECK CHURCH STREET TF 22 NW (west side) 7/81 No.58 Pinchbeck Hall 24.7.75 G.V. II House. Early C18, altered 1802, extended 1909. Red brick in Flemish and English bonds, ashlar dressings, slate and hipped Collyweston slate roof. 2 large gable stacks. Tuck pointing to front. T-plan, with 1909 cross wing and tower to right. 2 storey, 5 bay front, arranged 2:1:2, with tuck pointed Flemish bond brickwork and stone coped gables and parapet, with 4 tall slender pinnacles with harebell decoration and ball finials. Stone parapet band. Central half glazed panelled door with Tuscan portico, flanked by pairs of tall 1909 French windows. To first floor 5 plain sashes. All openings have brick segmental heads. The right hand gable is in English bond with the remains of brick tumbling. To the left a projecting gabled bay dated in the gable "WSR 1909" after the owner Mr. Royce, MP. Rusticated vermiculated quoins with rectangular 3 light bay window, and 2 light window above with vermiculated quoined reveals. To the rear a 4 storey tower with pedimented slate roof and weather vane. The top stage has semi-circular arched plain sashes with yellow brick dressings. C18 service range altered 1909. Interior retains elegant cantilevered stick baluster stair with wreathed handrail and contemporary doors, panelled reveals and cornice. Domed ceiling over stair.

No photograph available

Site C – Traphouse and Stables to Pinchbeck Hall

Heritage Category: Listed Building

Grade: II

Listing entry number: 1359314

Date first listed: 13-Jan-1988 (amended 31-Jan-1989)

Statutory address: TRAPHOUSE AND STABLES TO PINCHBECK HALL, CHURCH STREET.

UID: 198196

National Grid ref: TF 24104 26038

Description:

PINCHBECK CHURCH STREET TF 22 NW (west side) 7/82 Traphouse and stables to Pinchbeck House GV II The entry shall be amended to read:- TF 22 NW PINCHBECK CHURCH STREET (west side) Traphouse and stables to 7/82 Pinchbeck Hall GV II

PINCHBECK CHURCH STREET TF 22 NW (west side) 7/82 Traphouse and stables to Pinchbeck House G.V. II Traphouse and stables. 1802, extended mid C19. Red brick, painted brick, slate roof with brick coped gables and hipped slate roof. L-plan. Single storey, 2 bay 1802 range, with basket arch and ashlar imposts, to left a pointed doorway with planked door and head. Later mid C19 range at right angles with hipped roof, planked door with plain overlight, flanked by single glazing bar sashes with cambered heads. To right planked double doors with segmental head. In the right hand side an ogee arched recess, possibly for a garden seat.

No photograph available

Relationships and lines of sight

Regarding listed building A (Graft House) there are lines of sight between this property and the proposal site to the north, however these are fully obscured at low level by a boundary wall and partially at high level by mature trees.. The view from Graft House currently includes the sides of blocks 02, 03, 04, 05 and 06. Block 06 will remain, all other blocks will be demolished. Given the detrimental impact of blocks 02 to 05 inclusive on the PCAS, their demolition is seen as being of positive benefit. Development on the site will not be of detriment to any sight line to Graft House.



Fig. 13– View of Graft House from the site – significantly obscured by a wall and trees.



Fig. 14– View of blocks 02 and 03 from the south (all buildings in view are proposed for demolition).

Regarding listed buildings B & C (Pinchbeck Hall and ancillary buildings) due to the presence of other dwellings and significant tree growth between, there are no clear lines of sight to or from the proposed site.

The listed buildings included above have either a partial or no direct line of sight to the proposed development site at pedestrian level. Undoubtedly any new development will have an impact upon the wider built environment but development on this particular site would have no more or less impact than any other site within the village centre.

Summary of significance of the actual development site itself

Turning to the historical 'value' of the buildings on the proposed development site the foregoing studies have revealed the following:

1. Building blocks 01, 02, 03, 04 and 05 date from 2000, 1994, 1953, 1971 and 1971 respectively. These are of no historic value and very low architectural value. Overall, these blocks are detrimental to the Pinchbeck Conservation Area and in addition create an unpleasant street scene to Bear Lane.
2. The site has been developed in some form since at least as early as 1887 and possibly as early as the early 19th Century.
3. Block 06, the traditional barn is a reasonable example of a Victorian Barn which likely dates from the mid-19th Century. This is a vernacular building which served a specific function, and its overall condition retains its original form and general design. The building has historical significance in that it is an example of early development on the site. The building contributes positively to the Bear Lane street scene. This block has value.
4. The access route for the site which is located immediately south of block 06 appears to have existed since at least 1887. There is value in this as it forms part of the street scene and indicates how access to the barn complex was previously gained. There is therefore historic value in the entrance layout and the space that it creates between block 06 and the boundary walls to Graft House.
5. The building interior of block 06 has been the focus of significant works at least once since it was originally construction. Consequently the internal layout and finishes are not original. The majority of remaining value is within the form and materials of the external envelope and the wider impact it has within this context.

Summary of significance of the site within the wider conservation area

Turning to the historical 'value' of the site within a wider context the following statements can reasonably be made:

6. The site, and in particular its frontage to Bear Lane, has been substantially developed since at least 1887. Unfortunately, however the extant buildings, aside from block 06, are of very poor quality and consequently are detrimental to the both the Bear Lane street scene and the wider PCA.
7. The use of the site for farming and packhouse use is no longer suitable in this location and the external spaces on the west side are no longer economically viable. The rear of the site is concrete hardstanding and serves little purpose, it does not enhance the PCA.
8. The site does not present a pleasant elevation to Bear Lane.
9. The only architectural quality on the site is vested in block 06 which is a simple building, vernacular in type, that was built for function not fashion.

The following conclusions are drawn.

- a. The site is significant in forming the street scene of Bear Lane, though the buildings present are generally detrimental to it (fig. 15).
- b. Block 06 is of higher quality and plays a part in defining Bear Lane and the immediate area in which it stands.
- c. The relationship between the site and Bear Lane is currently poor and there is scope for improvement.



Fig. 15– Blocks 03, 04 & 05 present a poor elevation to Bear Lane.

Heritage Impact Assessment

The following passage seeks to assess the impact of the proposals upon the Heritage Asset (both building and wider built context).

The foregoing investigations and statement established that none of the buildings on the site are listed, though there is historic and architectural value in block 06 and consequently this is well worth retaining. The poorly articulated, featureless façade of blocks 3, 4 and 5 are of no value and additionally are detrimental to the Bear Lane street scene. As a consequence, the demolition of these blocks would be beneficial both to the site and the wider environment. Whilst it is known that the development on the site has been positioned tight to Bear Lane since at least 1887, at that date there was no development on the opposite side of the road. In the 20th Century the east side of Bear Lane was developed and the overall street scene and enclosure of the road is very different from what originally existed. It is felt that building tight to the road again would serve only to recreate an unbalanced appearance and would not be conducive to the type of residential context that would be suitable in the 21st Century. Positioning individual dwellings on the site but moving them back from Bear Lane would create punctuation within the street scene and would create a more pleasant aspect. This form

of development would also allow block 06 to be viewed well and would crate glimpse views across the wider conservation area.

Conclusion

The foregoing report provides proof that the buildings on the site are generally of poor value and their demolition would be of positive benefit to the PCA. The demolition of blocks 03, 04 and 05 would remove the unpleasant façade that faces Bear Lane. Block 06 is a traditional Victorian barn which is worthy of retention as easily the most valuable building on the site. With blocks 01 to 05 inclusive demolished it is clear that redevelopment of the site for residential use is appropriate given the context. Provided the dwellings are limited in height (to maximum 2 storey) then it is considered that there would be no detrimental impact upon either Graft House or the wider PCA. Indeed, the redevelopment would enhance this part of the PCA and would significantly improve the Bear Lane street scene.

Overall therefore the impact of the proposals have been carefully considered and it is concluded that they are appropriate and acceptable within this context.

Appendices

Appendix A – Pre Application advice from SHDC

Oglesby & Limb Ltd.
Suite 1
12 Market Place
Spalding
PE11 1SL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

18th June 2021

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00249-21 **Case Officer:** Greg Watkinson
Location: Cecil Francis Business Park Bear Lane, Pinchbeck, Lincolnshire,
Proposal: Proposed residential development.

Hello,

Thank you for your pre-application enquiry regarding the potential for a redevelopment of the Cecil Frances Business Park, Bear Lane, Pinchbeck.

Obviously without a formal application and in lieu of final plans, I am only able to offer a purely informal opinion. However, with that said, my advice is as follows;

The structure which it is proposed will be demolished is undoubtedly an eyesore within the Pinchbeck Conservation Area (PCA) and therefore, as a structure, its loss will not be considered a hurdle to any potential approval and of course, presents a major opportunity to significantly improve a portion of the PCA which significantly hindered by the existence of this structure.

With the above in mind, it is important to remind the enquirer that this site is within a central and prominent location within the Conservation Area and therefore, there will be an expectation that any designs are sympathetic to the site in terms of both style and materials ? this proposal should very much be seen as an opportunity to improve the site and to contribute to the Conservation Area. Therefore, it is important that any proposal strictly complies with Policy 29 of the South East Lincolnshire Local Plan (2019).

Furthermore, from a conservation perspective, the proposed retention and conversion of the historic barn building is greatly appreciated and considered to be a major benefit/draw to such a proposal.

In terms of scale and massing, I believe that the site is sufficiently sized to allow for 4 separate dwellings

as suggested with ample room for amenity space and parking provision ? this, again, is appreciated. However, in the spirit of considering such a development to be an improvement to the area, I do wish to raise some initial concerns regarding the northernmost plot, labelled as 1 in the provided drawings. I suggest that every effort should be made to produce a design which does not present a risk of overlooking or overshadowing of number 18 Bear Lane. Whilst it is understood that the extant building is constructed in a manner which does significantly encroach upon that property, it is of course the case that past allowances do not excuse future inappropriate development. Therefore, especially on plot 1 it may be more appropriate to generate a lower height development such as a 1.5 storey property, bungalow or chalet style property (which would match the style of some of the properties on the opposite side of Bear Lane) with no North-facing windows.

In addition to the above, it seems likely that the following policies of the South East Lincolnshire Local Plan (2019) will become relevant; 1, 2, 3, 4, 11, 17, 29, 36 and Appendix 6. A copy of the Local Plan can be found here: <http://www.southeastlincslocalplan.org/wp-content/uploads/2019/02/Local-Plan-text-March-2019.pdf>

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



Greg Watkinson, Planning Conservation Officer
GWatkinson@sholland.gov.uk

Appendix B – SHDC Noise complaint letter

date: 18 September 2019
your reference:
our reference: 256129
ask for: Rachel Paul
Email: rachel.paul@breckland.gov.uk

Clements Fruit
Paddock House
Bear Lane
Pinchbeck
Spalding
Lincolnshire
PE11 3XA



Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

tel: 01775-764662
www.sholland.gov.uk

Dear Sir/Madam

Environmental Protection Act 1990, Part III
Complaint of noise from lorries unloading fruit and vegetables
Paddock House, Bear Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3XA

I refer to a complaint that we have received alleging that a nuisance is being caused from the above at your premises.

In today's society there are many activities which have the potential to cause annoyance to neighbours. While we are not at this stage able to substantiate or refute the allegation, I would request that you consider how your present actions may affect others.

We have requested that the complainant provide us with detailed records to support their allegations and depending upon the information we receive, we may monitor the situation ourselves. This monitoring may be carried out at any point during a period of up to 8 weeks from the date of this letter.

Please call me on the number above if you wish to discuss the matter further.

Yours faithfully

Appendix C – Letter of support regarding business relocation



Striving to be the best ICT Supplier in the East Midlands

Ark ICT Solutions Ltd
Unit 6 Venture Court
Pinchbeck, Spalding
Lincolnshire
PE11 3BG

26/8/2021

Tel: 01775 720252

info@ark.me.uk
www.ark.me.uk

Cecil Francis Business Park

To whom it may concern,

I can confirm that from 2011 to 2014 Ark ICT Solutions Ltd was a tenant at Cecil Francis Business Park.

At the end of our lease we were assisted by Andy Bowser (a director of Cecil Francis Limited) to relocate to a new building on Venture Court, Pinchbeck. Specifically, Andy helped us find and purchase a warehouse which assisted us greatly to expand our business and avoid any employment loss.

Andy was instrumental in assisting us with the whole process and was a real support during the whole process, for which we will be eternally grateful.

Regards,

Phil Callow.

A handwritten signature in blue ink, appearing to read 'P. Callow', written over a dotted line.

Director

Date: 22/12/2021

Appendix D – Alternative premises available locally

Employment Relocation

Tenancies

The existing offices and chill stores are currently rented to commercial tenants. The relevant leases end in November 2023 which allows adequate time for an orderly relocation.

Relocation Support

The applicant will support tenants in the process of relocation. This is the same process that was undertaken in 2014 when they assisted ARK ICT Ltd in purchasing a unit on Venture Court in Pinchbeck. A letter from the owner of ARK ICT Ltd is included in appendix C for reference.

Appropriate Alternative Accommodation

At present a search of Rightmove indicates that there are at least 9 offices available locally as alternative accommodation. This indicates that the removal of commercial use from the Bear Lane site can be accommodated within existing stock elsewhere that is unused.

Sites currently available:

Winsover Centre, Winsover Road, Spalding	-	Flexible office space to let (x4).
High Street, Spalding, PE11 3YR	-	1265sq.ft office to let.
Pinchbeck Road, PE11 1QD	-	753sq.ft office to let.
Red Lion Street, PE11 1SX	-	397sq.ft office to let.
Camelgate, Spalding, PE12 6ET	-	343sq.ft serviced office to let.
Edison Court, Pinchbeck	-	Commercial property to let.
Enterprise Way, Spalding	-	Commercial property to let (x4).



New Opportunities

In addition to currently available alternatives, it is known that other office and storage facilities are now being built locally and that these will be available in a suitable timescale for this relocation, i.e., before the closure of Cecil Francis Business Park. Examples of these are:

- | | | |
|-----------------------|---|---|
| ARK Hub | - | Platts Close, Pinchbeck, Spalding, Lincs.
(Multiple offices will be available for rental).
SHDC Planning Reference – H14-1090-21. |
| Brooks (Spalding Ltd) | - | Elsoms Way, Pinchbeck, Spalding, Lincs. |
| | - | (Storage / business units) |
| | - | SHDC Planning Reference – H14-0981-20. |