



G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach
Spalding, Lincolnshire. PE12 7EE
Telephone: 01406 490800
E-Mail: office@grmerchantltd.com
Web: www.grmerchantltd.com

Ref: 4269-24

CHANGE OF USE FROM PART RESIDENTIAL / COMMERCIAL TO MORTGAGE BROKERS

4 PINCHBECK ROAD

SPALDING

LINCS

PE11 1QD

FOR

MR S. GENEVER



**PLANNING, DESIGN & ACCESS STATEMENT INCLUDING
HERITAGE IMPACT STATEMENT**

VAT No: 552 6200 69
Registered in England No: 05667107

Registered Address: Bank House, Broad Street, Spalding. PE11 1TB

**CHANGE OF USE FROM PART RESIDENTIAL / COMMERCIAL TO MORTGAGE BROKERS
4 PINCHBECK ROAD
SPALDING
LINCS
PE11 1QD**

This application is to acquire Town and Country Planning Permission for change of use from part residential / commercial to Mortgage Brokers for the benefit of Mr S Genever.

The following section of this statement is as suggested by the "Commission for Architecture and the Built Environment" (CABE):-

USE

The current use of the building is a part commercial premises on the ground floor with a small residential apartment on the first and second floors. The residential part is accessed from the ground floor commercial premises.

AMOUNT

The whole building including the first and second floors is to be changed in to a Mortgage Brokers. There will be no internal or external building changes to allow the change of use to happen.

LAYOUT

The ground floor layout of the commercial premises including the external areas will not change. The first floor kitchen and WC will remain for staff use. The existing Lounge area to the first floor will become a private meeting room to be used by clients and staff. The second floor bedroom will only be used for archive storage for the Mortgage Broker business.

ACCESS

Access will be off the existing commercial shop entrance along Pinchbeck Road with an internal staircase to the first and second floors. There is an external rear ground floor door to access the rear yard along with an existing first floor door to access the roof terrace. Both doors to remain.

HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing premises, the site is within the Conservation Area of Spalding and is a Grade II Listed Building along with both the attached buildings to the East and West of the site.

The existing building requires no internal or external changes to create its new use. The existing render, tiles windows, door and shop front will remain as existing.

The current street scene is a mixture of listed buildings which include the building attached to the West of the site which is in the same listing as the application site. To the West is the former Peacock Public House and opposite the site is the Sunday School to Congregational Church and side elevation of the building No 24 & 25 New Road.

All heritage assets of the premises and street scene will remain the same.

The proposal will have no effect on the archaeological or historical character of the surrounding buildings.

CONCLUSION

The proposed scheme will be in character with the commercial area of Spalding and the change of use will have no effect on the design and scale of the building.

G R Merchant Ltd
June 2024.