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Ref: 4515-26

**CHANGE OF USE OF ESTATE AGENT OFFICE TO 1 BEDROOM APARTMENT
UNIT 1**

**11 THE CRESCENT
SPALDING
LINCS
PE11 1AE**

FOR

SEDGE ESTATE AGENTS



HERITAGE IMPACT STATEMENT

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CHANGE OF USE OF ESTATE AGENTS TO 1 BEDROOM APARTMENT

UNIT 1

11 THE CRESCENT

SPALDING

LINCS

PE11 1AE

HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing premises, which is within the Spalding Conservation Area.

The existing building is split into three separate areas, Unit 1 is currently the office to Sedge Estate Agents along with an apartment on the rear ground floor (unit 2) and another apartment on the first floor (unit 3). Before Unit 1 was changed into the Estate Agent Office in 2022 it was originally a 1 bedroom apartment.

The proposal is to create a ground floor self contained 1 bedroom apartment in an area of The Crescent which has various buildings with mixed uses. The rest of the building has already been changed to apartments which see's successful rental units.

There will be no external changes to the building elevations. The current street scene along The Crescent will not change.

All heritage assets of the premises and previous change of use will compliment the street scene which sits in Spalding Conservation Area.

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 area, particularly in terms of the design form and scale. It is apparent that this development will not have any detrimental effect on the neighbouring properties. The proposal compliments the character and appearance of Spalding Conservation Area.

G R Merchant Ltd
July 2026