



Design & Access Heritage Impact Statement

Proposed Building Plot

37 Spring Gardens, Spalding

Applicant: Mr E Taylor

Project Ref: 2606



1.0 Use

The existing building is a Traditional Two Storey residential semi-detached dwelling with a relatively large garden for a typical town centre property

1.1 Amount

The proposal is for an outline planning application for a single storey residential dwelling

1.2 Layout

An indicative layout can be seen from the accompanying design plans. The existing access will continue to be used for the proposal and the existing dwelling, albeit the application site is within the town centre where off street parking is not required.

1.3 Scale

The proposed scale and mass will be covered within the reserved matters application following approval of the outline application

1.4 Landscaping

The proposed landscaping will be covered within the reserved matters application following approval of the outline application



2.0 Heritage Impact

The application site is located along Spring Gardens with access directly from the public highway.

There are numerous Listed Buildings along The Crescent, Victoria Street and Priory Road towards the Town Centre.

The site lies with Spalding's Conservation Area and is adjacent to the Fitness Centre Building

The building is not Listed but does have Architectural and Historical merit. The proposal due to its location within the street scene will not have any adverse effect on any immediate heritage asset.

The proposal will not be detrimental to the conservation area and will be barely visible to the public domain..

Remway Design Ltd
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The Raceground
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Lincolnshire
PE11 3AP

21st September 2015

Dear Sirs

FILE COPY

EMAILED

SHDC
Planning & Development

22 SEP 2015

Ref:

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TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE PERMISSION

Reference: H16-0822-15
Proposal: Residential development - erection of detached bungalow
Location: 37 Spring Gardens Spalding
Applicant: Mr E Taylor

I am writing with reference to your recently submitted application and advise you that the application cannot be registered because it is currently considered to be invalid.

We will require the following before the application can be progressed:

The submitted Design and Access Statement/Heritage Impact Assessment makes no reference to issues relating to access (which is not a Reserved Matter). Neither does it make any reference to Heritage Impact, which is essential given the location of the site in the Conservation Area.

Please return one copy of this letter with your reply to enable us to deal with the application without further delay. The application will remain on hold until we are in receipt of the above information. If returning information by email, please email planningadvice@sholland.gov.uk and include a copy of this invalidation letter in your response.

If you have any queries regarding the contents of this correspondence please contact our administration team on 01775 764723 quoting the above reference number.

Yours faithfully



South Holland District Council