



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

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**DEMOLITION OF EXISTING BUILDING, RE-LOCATION OF EXISTING ACCESS
AND ERECTION OF 2 NO DWELLINGS
REAR OF THE MERMAID INN
2 GOSBERTON ROAD
SURFLEET
SPALDING
Lincs
PE11 4AB**

FOR

MR G J K & MRS K F SWINDELLS



PLANNING, DESIGN & ACCESS STATEMENT

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

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

**DEMOLITION OF EXISTING BUILDING, RE-LOCATION OF EXISTING ACCESS
AND ERECTION OF 2 NO DWELLINGS
REAR OF THE MERMAID INN
2 GOSBERTON ROAD
SUFLEET
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PE11 4AB**

This application is to acquire Town and Country Planning Permission for demolition of existing building, re-location of existing access and erection of 2 No detached dwellings for the benefit of Mr G J K & K F Swindells.

Since the approvals of H17-0898-21 & H17-1012-22 the property has been for sale however there has been no interest in the development therefore discussions have taken place regarding altering the development to provide 2 No detached dwellings.

In November 2024 permission was sought under reference H17-0525-24 to change the former public house into 2 No semi-detached dwellings instead of the approved apartments.

A discussion with Greg Watkinson in May 2024 was held to discuss changing the approved terraced house designs to two detached properties. This was seen as favourable just as long as the new design reflected the historical industrial heritage of the site.

This application would see that only 4 No individual dwellings would be created on site instead of the nine dwellings previously approved in 2023.

Discussions with Elizabeth Mayle regarding the proposal and an amended Heritage Significance Report is submitted with this application and should be read in conjunction with this statement.

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 closed Public House which is being converted into 2 No semi-detached dwellings under reference H17-0525-24 which the rear grounds of the former public house is building land following permission H17-0898-21.

AMOUNT

The building is currently being split into 2 No semi-detached dwellings and with the existing outbuilding being demolition due to the re-location of the existing access to the west of the site the proposal is to create 2 No 4-bedroom detached dwellings which are to keep in character with the historic heritage of industrial buildings. The existing dwellings will complement the area and not impede on the Grade II Listed Building to the East.

LAYOUT

The layout of the proposed 2 No detached dwellings will create 4-bedroom family dwellings which will over-look the River Glenn. The proposed dwellings will allow for South facing gardens along with parking for up to 8 vehicles to the North of the site off a re-located access.

APPEARANCE

The dwelling are designed on a modern take of the historic industrial heritage of the site. The red/brown heritage facing brickwork will complement the slate grey roof, along with simple aluminium windows and doors in Anthracite Grey, with black cladding between.

ACCESS

The existing access off Stockhouse Lane will be blocked off and used for the garden to the approved semi-detached dwelling and a new access will be created by demolishing the existing outbuilding. This will give direct access to all 4 No dwellings on site and allow for the access to be kept further away from the Listed Building.

FLOOD RISK

A Flood Risk Assessment is submitted with the application.

CONCLUSION

The proposed scheme will be in character with the area of Surfleet and the historic heritage of the industrial use of the site as detailed in the Heritage Significance Report by Liz Mayle/ This proposed development would have a lesser impact on the area as apposed to the 4 dwellings approved under H17-0898-21. The scheme will create a frontage river view which will not be overbearing to the local area.