



G R MERCHANT LTD
ARCHITECTURAL & PLANNING CONSULTANTS

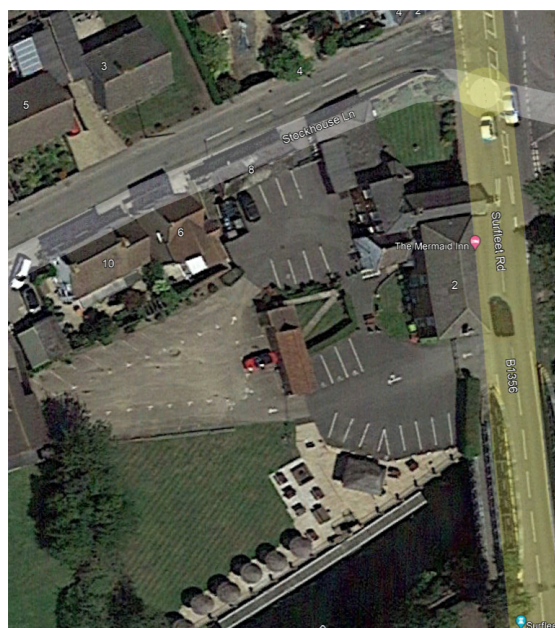
4 Wrights Mews
12A Park Road, Holbeach
Spalding, Lincolnshire. PE12 7EE
Telephone: 01406 490800
E-Mail: office@grmerchantltd.com
Web: www.grmerchantltd.com

Ref: 4260-24

**CHANGE OF USE OF THE MERMAID INN TO 2 NO. SEMI DETACHED 3
BEDROOM DWELLINGS
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

CHANGE OF USE OF THE MERMAID INN TO 2 NO 3 BEDROOM DWELLINGS
MERMAID INN
2 GOSBERTON ROAD
SUFLEET
SPALDING
LINCS
PE11 4AB

This application is to acquire Town and Country Planning Permission for change of use of the Mermaid Inn to 2 No 3-bedroom semi-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 semi-detached 3-bedroom dwellings instead of the 5 apartments approved.

A meeting between Greg Watkinson, SHDC Conservation Officer and Stuart Greenfield, SHDC Building Control Team leader took place on Wednesday 22nd May and determined the proposal would be more beneficial to the building and the surrounding area.

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 with a kitchen and restaurant on the ground floor with B&B rooms on the first floor. The closing on the Public House was determined within application H17-0898-21 which was supported with the financial history and the accounts of the business. Since the approval of the applications the building has been un-occupied and remains closed.

AMOUNT

The building is to be split into 2 No semi-detached 3-bedroom dwellings with an easy divide taking place with just two openings being blocked up with was the original knock through when the additional building was built. The amount is less than the 5 apartments that was previously proposed and approved.

LAYOUT

The layout of the proposed 3-bedroom semi-detached dwellings will take the layout of the existing ground and first floors. Other than closing the two openings between the two buildings and installing a new external door to the rear of the building to create a front door and entrance into a new staircase the development has followed the existing layout

ACCESS

The existing access off Stockhouse Lane approved under H17-0898-21 will allow for adequate access for the approved development of 4 No dwellings along with the apartment to the North of the site. However, the re-instatement of the existing access off Gosberton Road is required for the access and egress of the other 3 bedroom semi-detached dwelling. This will allow for the proposed dwellings to have adequate parking and external garden areas.

FLOOD RISK

The existing area where the change of use is taking place and the access and egress to the new dwellings is in Flood Zone 1 therefore no Flood Risk Assessment is required. An FRA was prepared in August 2021 by RM Associates however this was mainly for the proposed new dwellings to the rear of the site. This change of use allows all sleeping accommodation to be on the first floor of the building as existing. No changes to the levels of the building or surrounding area is required.

CONCLUSION

The proposed scheme will be in character with the area of Surfleet and the change of use will have no effect on the design and scale of the building. This proposed development would have a lesser impact on the area as apposed to the 5 apartments approved under H17-0898-21. Other than the installation of a new door on the rear elevation there will be no external changes to the building or external areas.

G R Merchant Ltd
June 2024.