PLANNING STATEMENT

PROPOSED CONVERSION OF AN OUTBUILDING TO CHIROPRACTORS STUDIO

46 BRIDGE STREET
SUTTON BRIDGE
PE12 9AU

EXISTING BUILDING

The existing building is a brick structure (local hand-made soft red stock bricks) in reasonable repair with some areas needing attention. The building is tied front to rear with 3 no timber joists and through bolted with spreader plates externally. There is no current first floor structure. The roof comprises clay pantiles on sarking felt and battens on modern trussed rafters.

Gutters and downpipes are of black round line UPVC.

PROPOSAL

The main structure, walls and roof will remain the same externally with minor modification to the front elevation to provide windows and doors. The double outward opening doors will be retained as a feature in front of a new entrance screen.

Internally the roof trusses will be modified to give height for the first floor. A new first floor structure of timber joists is to be added. Conservation roof tights will be employed.

LAYOUT

A 1.2 metre wide passage way is to be created to give access to the rear of the public house and to stairs leading to the first floor. The existing double outward opening doors are to be retained in front of new entrance screens to the ground floor studio. The doors currently open over an area of paving slabs, which are to be retained.

REFUSE STORAGE

A locker beneath the stairs accessed from the passage will accommodate refuse bins. The amount of refuse will be minimal, given the purpose for which the building will be required.

PARKING

There is no dedicated parking for this building or the adjacent New Inn Public House/Restaurant. Currently clientele using the Public House have only on road parking in the vicinity. It is estimated that during current evening and weekend opening hours as many as 8 to 10 cars could attend. The proposed use would have opening hours 8.30 am to 5.30 pm on week days attracting only 3 staff and 3 patient vehicles at any one time.

LISTED BUILDING

The New Inn of which the application site forms part of is a Grade II Listed Building. The proposal as previously described takes into account the importance of the Heritage Asset by retaining the integrity of the structure with minimal overall change other than those essential to bring the building into sustainable use for future generations. The joinery will respect the detail of the existing and be constructed in timber. The proportions of which are indicated on the submitted detail. Roof lights are Velux CO4 55 x 98 cm Conservation roof lights with recessed flashing. Joinery will be white painted.

FLOOD RISK

Environmental Agency standard advice and the advice of South East Lincolnshire Strategic Flood Risk Assessment March 2017 is such that prior consultation is not required. No anticipated increase of risk.

PRE-APPLICATION ADVICE PE-00026-20

Is taken into account within this submission.