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Ref: 2663-14

**PROPOSED RENOVATION & ALTERATION
THE GATHERING PUBLIC HOUSE
BRIDGE ROAD
SUTTON BRIDGE
SPALDING
LINCS**

FOR

MR J HOOK



HERITAGE IMPACT STATEMENT & PLANNING DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69

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**PROPOSED RENOVATION & ALTERATIONS
THE GATHERING PUBLIC HOUSE
BRIDGE ROAD
SUTTON BRIDGE
SPALDING
LINCS**

Ref: 2663-14

This application is to acquire Town & Country Planning Permission to renovate the public house known as The Gathering , located on Bridge Road, Sutton Bridge, Spalding, Lincs.

HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing property and its significance within the Conservation Area of Sutton Bridge.

Description Of Site

The site is located on the main thoroughfare through Sutton Bridge, approximately 200m to the west of the swing bridge and approximately 150m east of the church. The property is located directly alongside the pavement to Bridge Road.

The property consists of 2 storey painted brickwork structure with slate roof. To the rear is a two storey and single storey brickwork extension with flat roof. The windows to the road elevation are wooden sliding sash, whilst those to the rear have been replaced with upvc windows. To the east of the main building is a store room built of brick with a pantile roof. To the rear of the store is an enclosed courtyard which has been used as a beer garden in the past. The main building abuts a brick build building to the west. This building is outside the demise of the property.

Ground floor accommodation includes the public bar and lounge area to the front of the building with kitchen and beer cellar to the rear. First floor accommodation was for the landlord and their family and included living and sleeping areas. Access to the first floor was via 2 no sets of staircases, one leading from the kitchen area and one leading from the external doorway to right of the property.

Research indicates that the building was originally constructed in the mid 18th century and was re fronted and extended in the early part of the 19th century.

The main building has been listed as Grade Two, but the brick store building appears not to be listed.

The building has been a public house for many years. For a number of years the premises was known as The New Inn, but was recently taken over and re branded as The Gathering. The previous owners ceased trading in August 2013 and the property was put up for sale.

The empty property was purchased by our clients in September 2013.

The Proposed Development

The proposed scheme will extend the life of the current building on site by bringing it back into commercial use as a public house.

To date, the following works have been carried out to the premises:

The ground floor public bar areas have been repainted in more neutral colours.

First floor:

The access staircase from the kitchen has been removed

The original lath & plaster ceiling to the rear accommodation area has been overboarded with plasterboard. The original floorboards have been retained. Rooms 1 & 2 on the plan.

The 2 No front rooms to the east of the building have been completely redecorated. No structural alterations have been carried out to the existing structure. New studwork has been erected to form en-suite bathrooms. Rooms 3 & 4 on the plan.

The 2 No front rooms to the west of the building have seen the most renovation.

The original floor boards have been retained. A new floor consisting of joists and chipboard decking has been constructed over to raise the floor level to match that on the east side.

The modern studwork walling forming the rear corridor has been removed and replaced with new studwork framing, following the line of the original studwork.

The modern studwork dividing the floor space vertically has had the plasterboard removed but the studwork framing has been retained.

The original lath & plaster ceiling has been retained and has been overboarded with plasterboard.

The plaster to the rear wall has been removed. Rooms 5 & 6 on the plan.

New studwork has been erected to form en-suite bathrooms. Rooms 5 & 6 on the plan.

It is the intention of our client to soundproof and plasterboard all the exposed studwork to form individual bedrooms with en-suite facilities. The intention is to provide bed & breakfast accommodation.

DESIGN AND ACCESS STATEMENT

The following section of this statement is as suggested by 'The Commission for Architecture and the Built Environment' (CABE).

Use

The main building is currently empty however it has been used as a public house for many years. The proposal is to retain the usage as existing.

Amount

The renovation of the building will allow the creation of a modern public house with bed and breakfast accommodation..

Layout

The layout of the building in relation to its surrounding will remain the same. There will be minimal alteration to the layout of the public bar area. The majority of layout renovation will be to the first floor to provide suitable sleeping accomodation.

Scale

The size and scale of the proposed alterations has been determined by maintaining the proportions of the existing building and rooms.

Landscaping

There is currently no landscaping to the site due to its location.

Appearance

The external materials to the property will not be changed.

APPLICATION PLANS

2663-14 -01	EXISTING FLOOR PLANS
2663-14-02	PROPOSED FLOOR PLANS

G R Merchant

June 2014

APPENDIX

LOCATION PLAN 1:2500

'GOOGLE' SITE PLANS

BRITISH LISTED BUILDINGS

(Re: New Inn, Bridge Street, Sutton Bridge)

VARIOUS PHOTOGRAPHS

PRE-APPLICATION CORRESPONDENCE



LOCATION PLAN | 2500





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New Inn, Sutton Bridge

DESCRIPTION: New Inn

GRADE: II

DATE LISTED: 26 November 1987

ENGLISH HERITAGE BUILDING ID: 197924

OS GRID REFERENCE: TF4802821197

OS GRID COORDINATES: 548028, 321197

LATITUDE/LONGITUDE: 52.7681, 0.1927

LOCATION: Bridge Road, Sutton Bridge, Lincolnshire

PE12 9UA

LOCALITY: Sutton Bridge

LOCAL AUTHORITY: South Holland District Council

COUNTY: Lincolnshire

COUNTRY: England

POSTCODE: PE12 9UA

Incorrect location/postcode? [Submit a correction!](#)

Explore more of the area around Sutton Bridge, Lincolnshire at [Explore Britain](#).

[Listing Text](#)

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[Comments](#)

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Listing Text

SUTTON BRIDGE BRIDGE ROAD

TF 42 SE

(north side)

5/78 New Inn

G.V. II

Public house. Mid C18, refronted and extended early C19. Coloured washed red brick. Slate roof. Gable left gable and ridge stacks. 2 storeys, 6 bays with single central pilaster buttress. Doorway with part glazed and panelled door and overlight. To the left is a single segmental arched plain sash with margin lights and to the right 3 similar segmental arched sashes. On the far right is a doorway with similar door and overlight. Above are 5 segmental arched glazing bar sashes, that over the left doorway narrower.

Listing NGR: TF4802821197

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

Source: *English Heritage*

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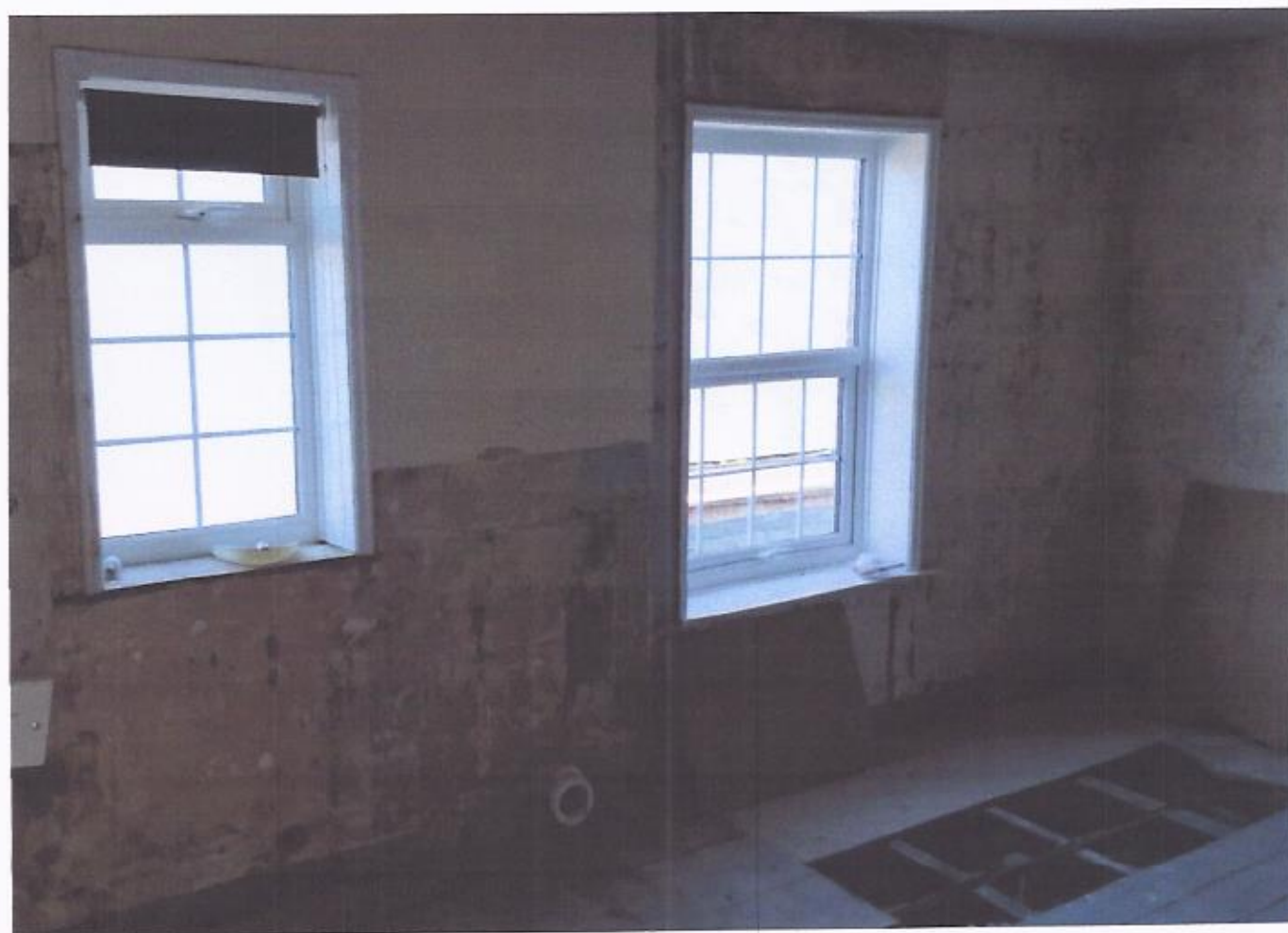
[Listing Text](#) [Google Map/Street View](#) [OS Map](#) [Bing Map/Birds Eye View](#) [Comments](#) [Photos](#)

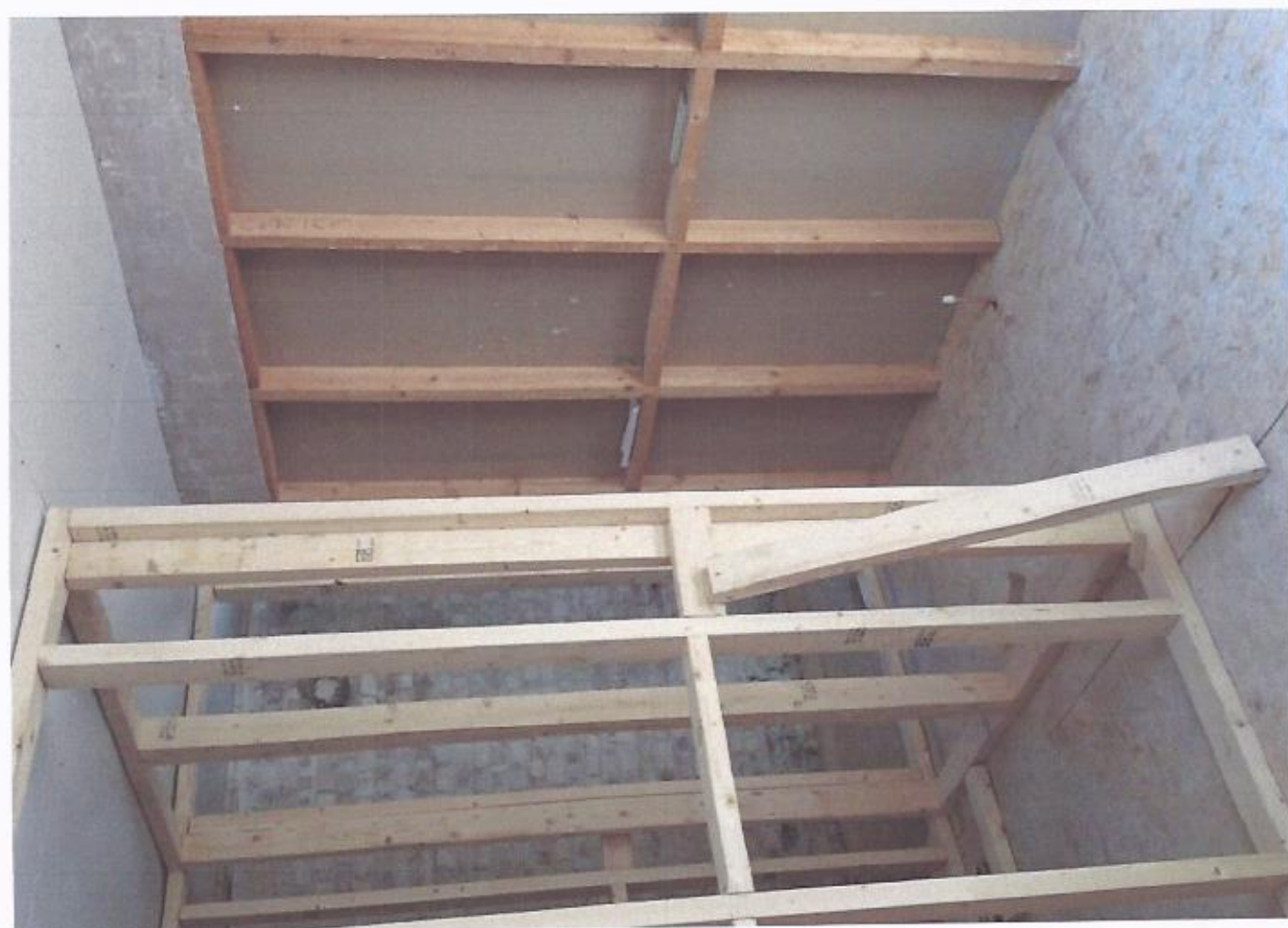


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G R MERCHANT <gmerchantlarch.cons@gmail.com>

FW: THE GATHERING PUBLIC HOUSE (FORMERLY THE NEW INN PUBLIC HOUSE) BRIDGE ROAD, SUTTON BRIDGE.

1 message

Bellamy, Kate <kbellamy@sholland.gov.uk>
To: G R MERCHANT <gr.merchant@btconnect.com>

Thu, May 15, 2014 at 3:54 PM

Hi Bob

Just wondering if you've been out to The Gathering yet and whether you are dealing with the application? If you are, do you have any idea of timescales so I can make a note on the file.

Kind Regards

Kate

Kate Bellamy | Planning Compliance Officer | **South Holland District Council**
DDI: 01775 764501
www.sholland.gov.uk

From: Bellamy, Kate
Sent: 01 May 2014 15:47
To: 'G R MERCHANT'
Subject: RE: THE GATHERING PUBLIC HOUSE (FORMERLY THE NEW INN PUBLIC HOUSE) BRIDGE ROAD, SUTTON BRIDGE.

Hi Bob

I don't think Julie-Anne has had any dealings with this property as she only deals with grant work.

I received a complaint about works taking place at the site and visited today. Extensive refurbishment works are underway upstairs, and some of the works that have taken place require listed building consent such as blocking off a staircase, the removal of walls / plaster, ceiling repairs, creation of ensembles etc. There are also UPVC windows which the previous owner appears to have installed at the rear of the property which don't appear to have consent. I advised the owner that he should get the building surveyed and then look to put in an application for the alterations. Chris Crew is aware of the issue but hasn't visited site. As to whether the works that have been

carried out to date are acceptable, I cannot say until we receive an application detailing exactly what has been done and what was there previously.

Let me know if you need anything further.

Kind Regards

Kate

Kate Bellamy | Planning Compliance Officer | **South Holland District Council**
DDI: 01775 764501
www.sholland.gov.uk

From: grmerchant.arch.cons@gmail.com [<mailto:grmerchant.arch.cons@gmail.com>] **On Behalf Of** G R
MERCHANT

Sent: 01 May 2014 15:36

To: Bellamy, Kate

Subject: Fwd: THE GATHERING PUBLIC HOUSE (FORMERLY THE NEW INN PUBLIC HOUSE) BRIDGE ROAD,
SUTTON BRIDGE.

Please find attached e.mail as sent to Julia Anne Middleditch.

Regards

Bob Merchant

----- Forwarded message -----

From: **G R MERCHANT** <gr.merchant@btconnect.com>

Date: Thu, May 1, 2014 at 3:20 PM

Subject: THE GATHERING PUBLIC HOUSE (FORMERLY THE NEW INN PUBLIC HOUSE)
BRIDGE ROAD, SUTTON BRIDGE.

To: JMiddleditch@sholland.gov.uk

I have been in contact with Jamie Hook regarding the above. Before I visit the site could you give me an indication what needs to be done?

Regards

Bob Merchant

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[Quoted text hidden]

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01/05/2014



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