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Ref: 3018-16

**RESIDENTIAL DEVELOPMENT (ONE DWELLING)
ADJACENT CROWN FARM
STOCKWELL GATE WEST
WHAPLODE
SPALDING
LINCS
PE12 6WG**

FOR

F. DRING & SONS LTD



**PLANNING, DESIGN & ACCESS STATEMENT
+
HERITAGE IMPACT STATEMENT**

**RESIDENTIAL DEVELOPMENT (ONE DWELLING)
ADJACENT CROWN FARM
STOCKWELL GATE WEST
WHAPLODE
SPALDING
LINCS
PE12 6WG**

This application is to acquire Town and Country Planning Permission (Outline) off Stockwell Gate West for the Benefit of F Drin & Sons Ltd.

PLANNING, DESIGN & ACCESS STATEMENT

The proposal is for Permission to erect one barn “look-a-like” dwelling to the West of the existing barn which is known as Crown Farm. Pre-application advice was acquired with relatively positive response subject to design.

The site is designated within the South East Lincolnshire Local Plan (SELLP), therefore, is considered as being in a sustainable location.

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

USE

This application is to erect one dwelling to the West of the existing barn.

AMOUNT

The application is for a family barn “look-a-like” residential unit that compliments the surrounding buildings including the adjacent Whaplode House which is a Grade II Listed Building (198105).

LAYOUT

Layout of the proposed is indicatively shown on the application plans, final plans and layout to be determined by Reserved Matters.

SCALE

Scale of the proposal to be determined at Reserved Matters stage.

LANDSCAPING

The current site to be limited by a site specific comprehensive and boundary treatment scheme which will be in conjunction with the existing barn conversion site, to be agreed at Reserved Matters stage.

APPEARANCE

Architectural design of the proposed dwelling to be agreed by Reserved Matters.

ACCESS

The proposed dwelling will be accessed from the existing access to the West off Stockwell Gate West to the requirements and specification of LCC Highways Department.

FLOOD RISK

As the site is within Flood Zone 3 of the Environment Agency Flood Map a site specific Flood Risk Assessment has been submitted.

APPLICATION PLANS

3018-16-20 Location & Site Layout Plan – Proposed

3018-16-21 Location & Site Layout – Existing

HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing building within its surroundings and in close proximity to a Grade II Listed Building (Whaplode House).

This site is off Stockwell Gate West located between an existing barn to the East and a Grade II Listed Building to the West. The existing site is a former agricultural farm yard and Crown Estate and has more recently had sheep grazing on the land.

The current street scene is a mixture of residential properties with the Grade II Listed Building Whaplode House to the left hand side of the site. To the rear of the site is views of the open agricultural fields.

Within the Reserved Matters application a family dwelling will be designed to compliment the character and appearance of the area.

G R Merchant
January 2018

APPENDIX

LOCATION PLAN 1/2500

SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP) BOUNDARY PLAN
INSET MAP NO 27 – WHAPLODE

“GOOGLE” SITE PLANS

SITE PHOTOGRAPHS

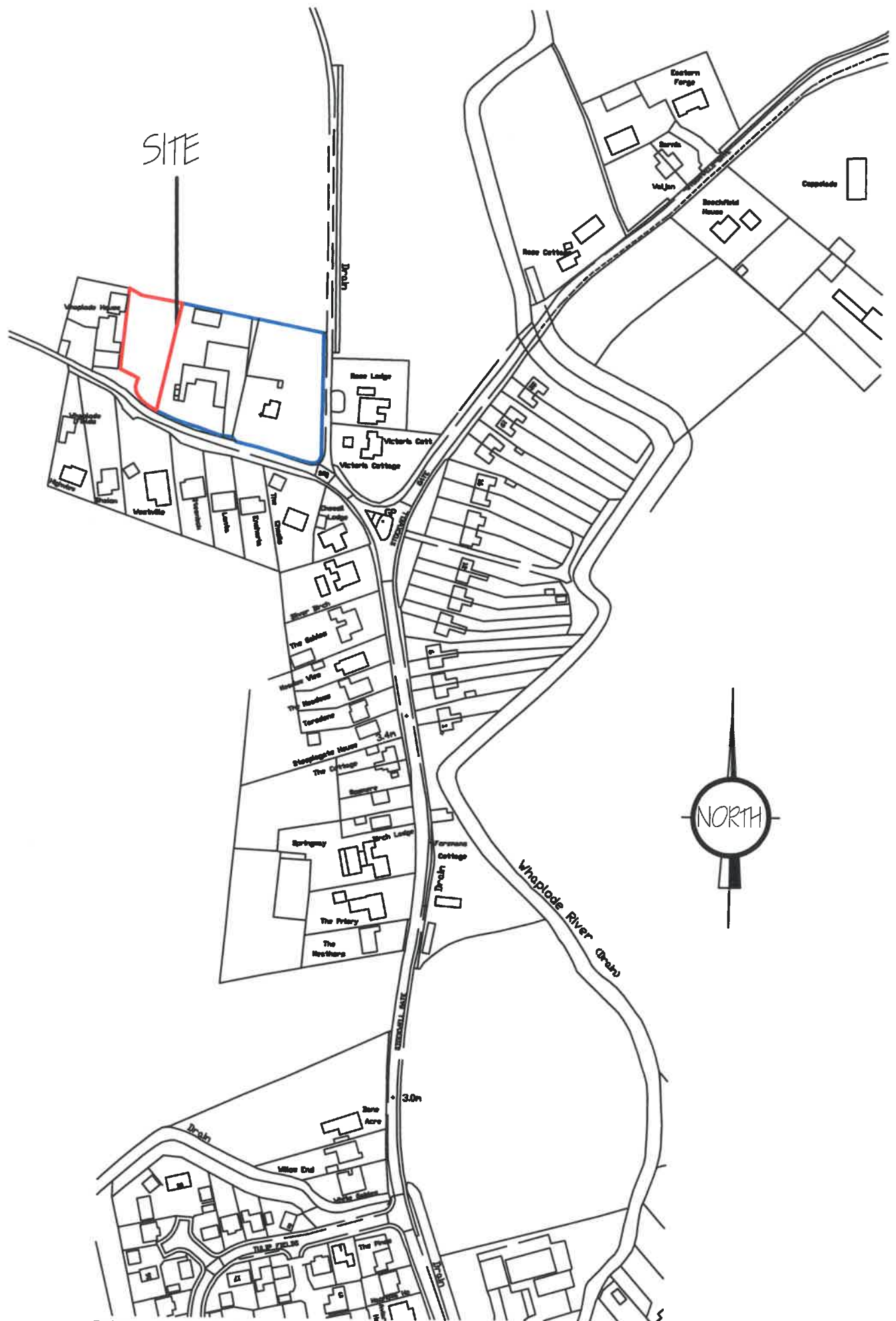
LCC HIGHWAYS BOUNDARY PLAN

LAND REGISTRY PLAN

LISTED BUILDING – WHAPLODE HOUSE (198105)

ENVIRONMENT AGENCY FLOOD MAP

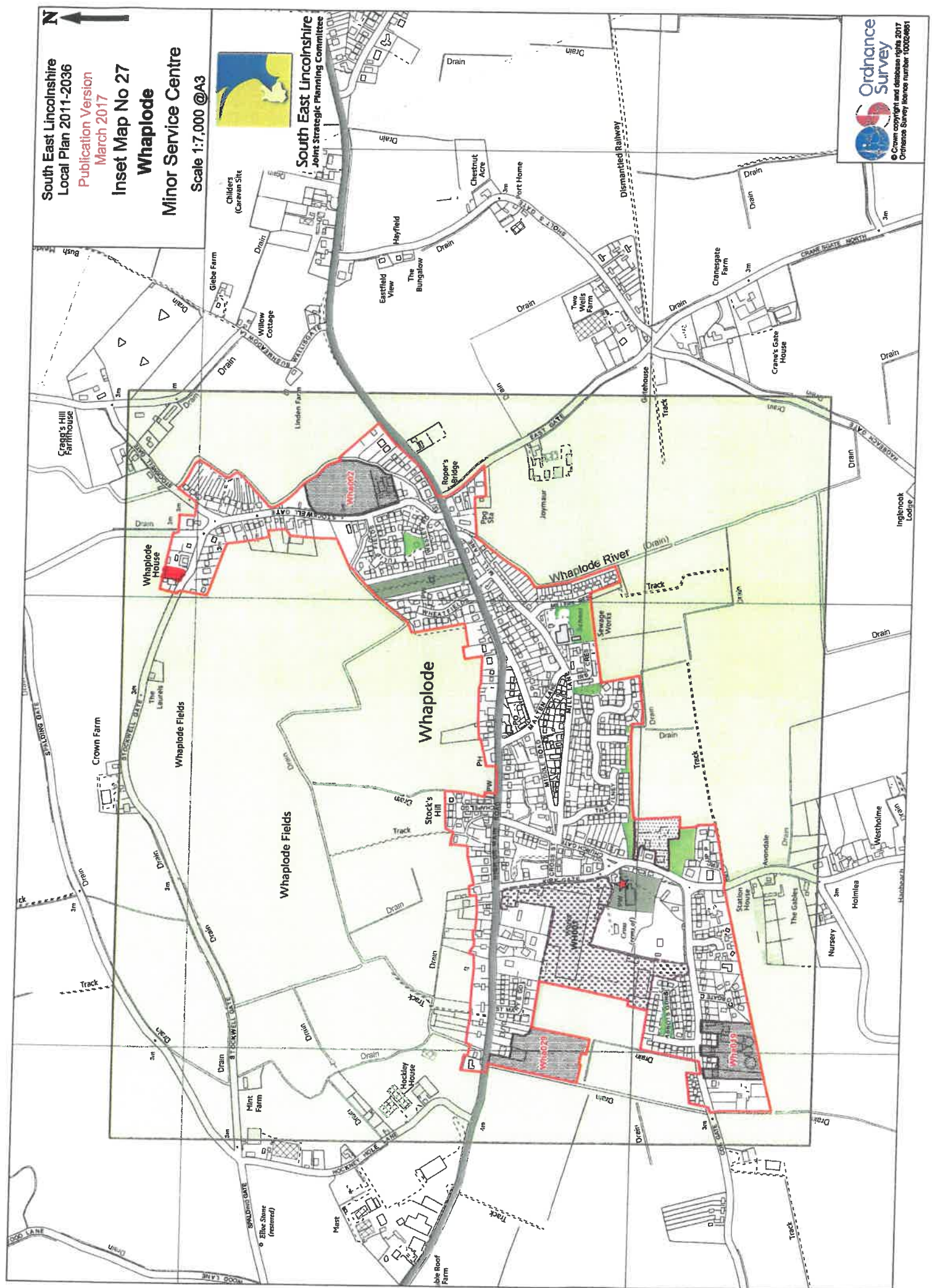
LOCATION PLAN 1/2500



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LOCATION PLAN
1/2500

**SOUTH EAST LINCOLNSHIRE LOCAL PLAN (SELLP) BOUNDARY PLAN
INSET MAP NO 27 – WHAPLODE**



“GOOGLE” SITE PLANS



Imagery ©2018 Google, Map data ©2018 Google 100 m



Imagery ©2018 Google, Map data ©2018 Google 20 m

SITE PHOTOGRAPHS



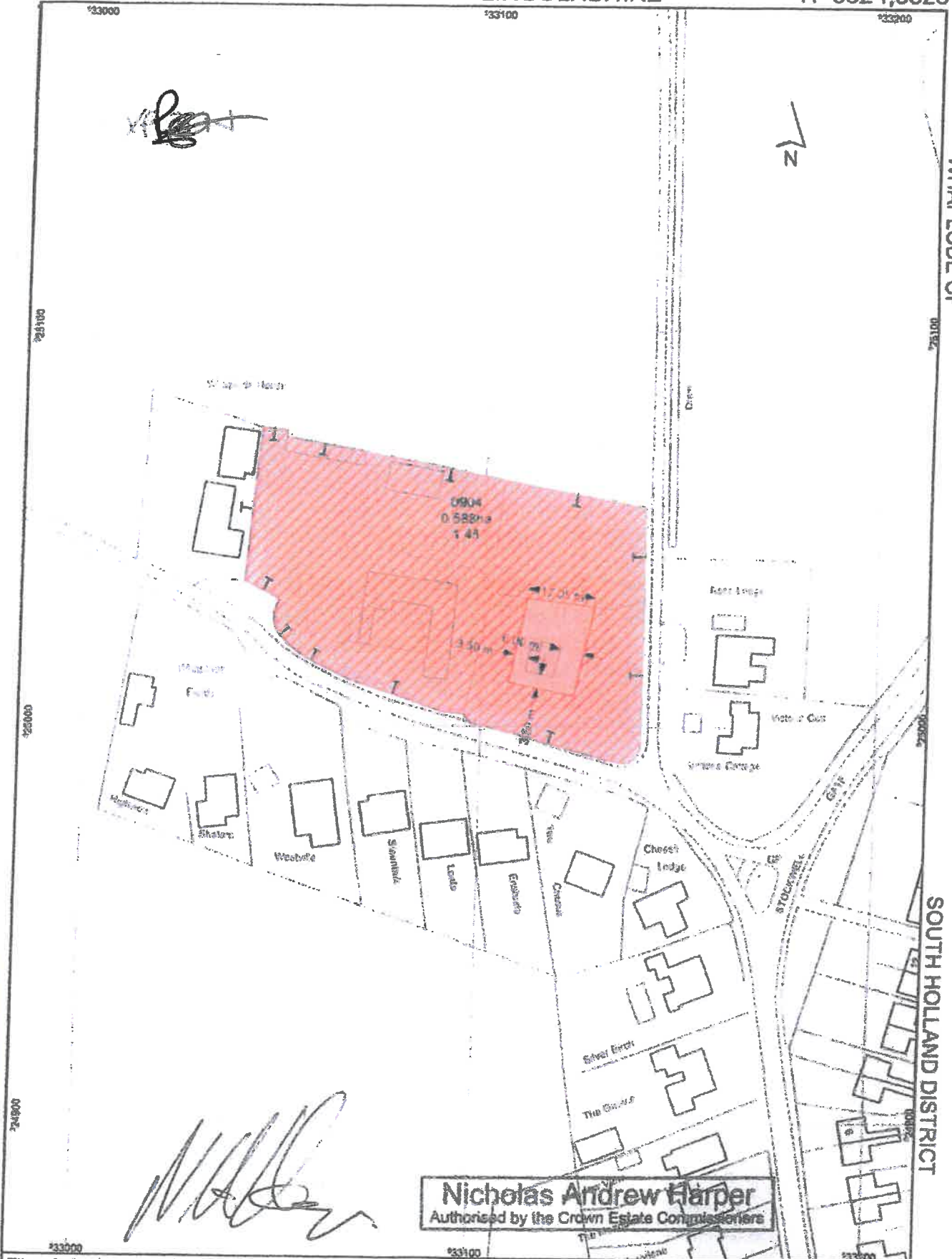
LCC HIGHWAYS BOUNDARY PLAN



LAND REGISTRY PLAN

WHAPLODE CP

SOUTH HOLLAND DISTRICT



File ref: 00000754X/R/2/167/1/17
OS Edn: 2009 MasterMap

Scale 1:1,250

Date: 05.10.2010
567/1/PJH/2010

Rural Estates
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London W1S 2HX
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Fax: 020 7851 5129

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**THE CROWN
ESTATE**

PLAN

LISTED BUILDING – WHAPLODE HOUSE (198105)

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We need to upgrade the server that this website runs on. Can you [spare a quid \(/site/donate\)](#) to help?

Whaplode House, Whaplode

DESCRIPTION: Whaplode House

GRADE: II

DATE LISTED: 3 October 1978

ENGLISH HERITAGE BUILDING ID: 198105

OS GRID REFERENCE: TF3303025053

OS GRID COORDINATES: 533030, 325053

LATITUDE/LONGITUDE: 52.8066, -0.0279

LOCALITY: [Whaplode \(/england/lincolnshire/whaplode\)](#)

LOCAL AUTHORITY: South Holland District Council

COUNTY: [Lincolnshire \(/england/lincolnshire\)](#)

COUNTRY: [England \(/england\)](#)

POSTCODE: PE12 6UE

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

Explore more of the area around [Whaplode, Lincolnshire at Explore Britain \(http://www.explorebritain.info/locality-lincolnshire-whaplode-tf3224\)](#).

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[Listing Text \(/en-198105-whaplode-house-whaplode-lincolnshire\)](#)

[Comments \(/en-198105-whaplode-house-whaplode-lincolnshire/comments\)](#)

[Photos \(/en-198105-whaplode-house-whaplode-lincolnshire/photos\)](#)

[Google Map \(/en-198105-whaplode-house-whaplode-lincolnshire/map\)](#)

[OS Map \(/en-198105-whaplode-house-whaplode-lincolnshire/osmap\)](#)

[Bing Map \(/en-198105-whaplode-house-whaplode-lincolnshire/bingmap\)](#)

Listing Text

WHAPLODE STOCKWELL GATE

TF 32 NW (north side)

5/143 Whaplode House

3.10.78

II

House. Late C18, late C19. Red brick with ashlar dressings. Slate roof with modillion ashlar eaves parapet and 2 gable stacks. 2 storeys and attic, 3 bay front with central doorway with open modillioned pediment, dossierets, fluted pilasters, semicircular head with keystone and imposts, traceried fanlight, panelled reveal and door. Single glazing bar sashes flank doorway with 3 glazing bar sashes above, all with rusticated wedge lintels with keystones. 3 segmental headed dormers with glazing bar sashes. Plain contemporary staircase with square balusters and moulded rail. Room with pilasters elliptical arched alcoves either side of fireplace with moulded architrave.

Listing NGR: TF3303025053

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Source: English Heritage

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ENVIRONMENT AGENCY FLOOD MAP

