G.R. MERCHANT LTD
Architectural & Planning Consultants

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Spalding • Lincolnshire • PE12 7EE
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www.grmerchantltd.co.uk

Ref: 3018-16

BARN CONVERSION TO RESIDENTIAL
CROWN FARM
STOCKWELL GATE WEST
WHAPLODE
SPALDING
LINCS
PE12 6WG

FOR

F. DRING & SONS LTD



PLANNING, DESIGN & ACCESS STATEMENT
+
HERITAGE IMPACT STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 3018-16

BARN CONVERSION TO RESIDENTIAL
CROWN FARM
STOCKWELL GATE WEST
WHAPLODE
SPALDING
LINCS
PE12 6WG

This application is to acquire Town & Country Planning Permission to convert existing barns to a residential dwelling at Crown Farm, Stockwell Gate West, Whaplode for the benefit of F Dring & Sons Ltd.

PLANNING, DESIGN & ACCESS STATEMENT

The proposal is to convert the existing agricultural barn into a 4 bedroom dwelling. 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

The application is to secure the long term future of the site and existing agricultural barn.

AMOUNT

The existing site is a former agricultural farm yard, part of the Crown Estates, the proposal is to convert the main farm buildings to residential and retain the existing access and grassed area for garden.

LAYOUT

Detailed survey of the barn and design of the family dwelling is shown on the application drawings.

SCALE

The existing barns offer a good size 4 bedroom family dwelling with large garden areas.

LANDSCAPING

The current site to be improved by a site specific comprehensive landscaping and boundary treatment scheme which is shown on the application plans. It is proposed to renovate the existing front wall and existing post and rail fencing.

APPEARANCE

The appearance of the barn will be in keeping with existing architectural merits of the existing openings and internal walls.

ACCESS

The barn conversion will be accessed off the existing farm access and large driveway, existing access to the host dwelling will be altered but will use the same access.

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 with the application. The existing barn floor to be raised 300mm above existing barn floor level.

APPLICATION PLANS

3018-16-01 Location & Site Layout Plans – Existing
3018-16-10 Existing Floor Plans
3018-16-11 Existing & Proposed Elevations
3018-16-12 Proposed Floor Plans
3018-16-13 Location & Site Layout Plans – Proposed

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).

The site is off Stockwell Gate West the existing barns were part of an agricultural farm yard and Crown Estates. The barns are in very good order and are built out of brickwork and has a tiled roof. The buildings are single storey and use to house animals.

The current street scene is a mixture or residential properties with the Grade II Listed dwelling known as Whaplode House to the left hand side of the site. The existing access will remain on the right hand side of the site. To the rear of the site are views to the open agricultural fields.

The barns to be converted to residential will have all brickwork remain and reclaimed tiles to be used where required. The existing openings for doors and windows and internal walls will be used to create the separation of rooms to create a family dwelling.

It is proposed that the existing converted barn will have timber painted windows and doors to compliment the character and appearance of the area.

G R Merchant
January 2018

Ref: 3018-16

APPENDIX

LOCATION PLAN 1/2500

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

"GOOGLE" SITE PLANS

SITE PHOTOGRAPHS

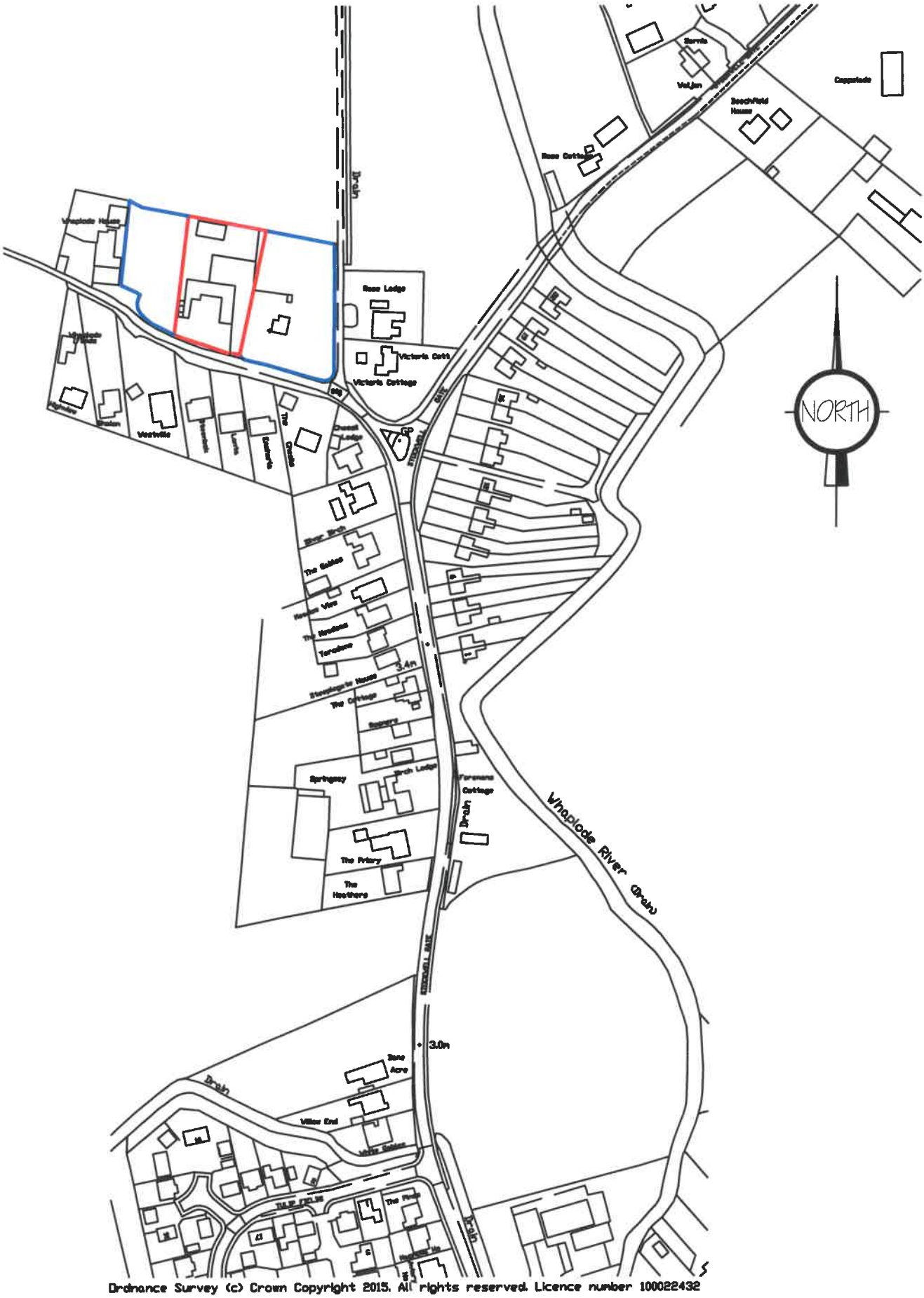
LCC HIGHWAYS BOUNDARY PLAN

LAND REGISTRY PLAN

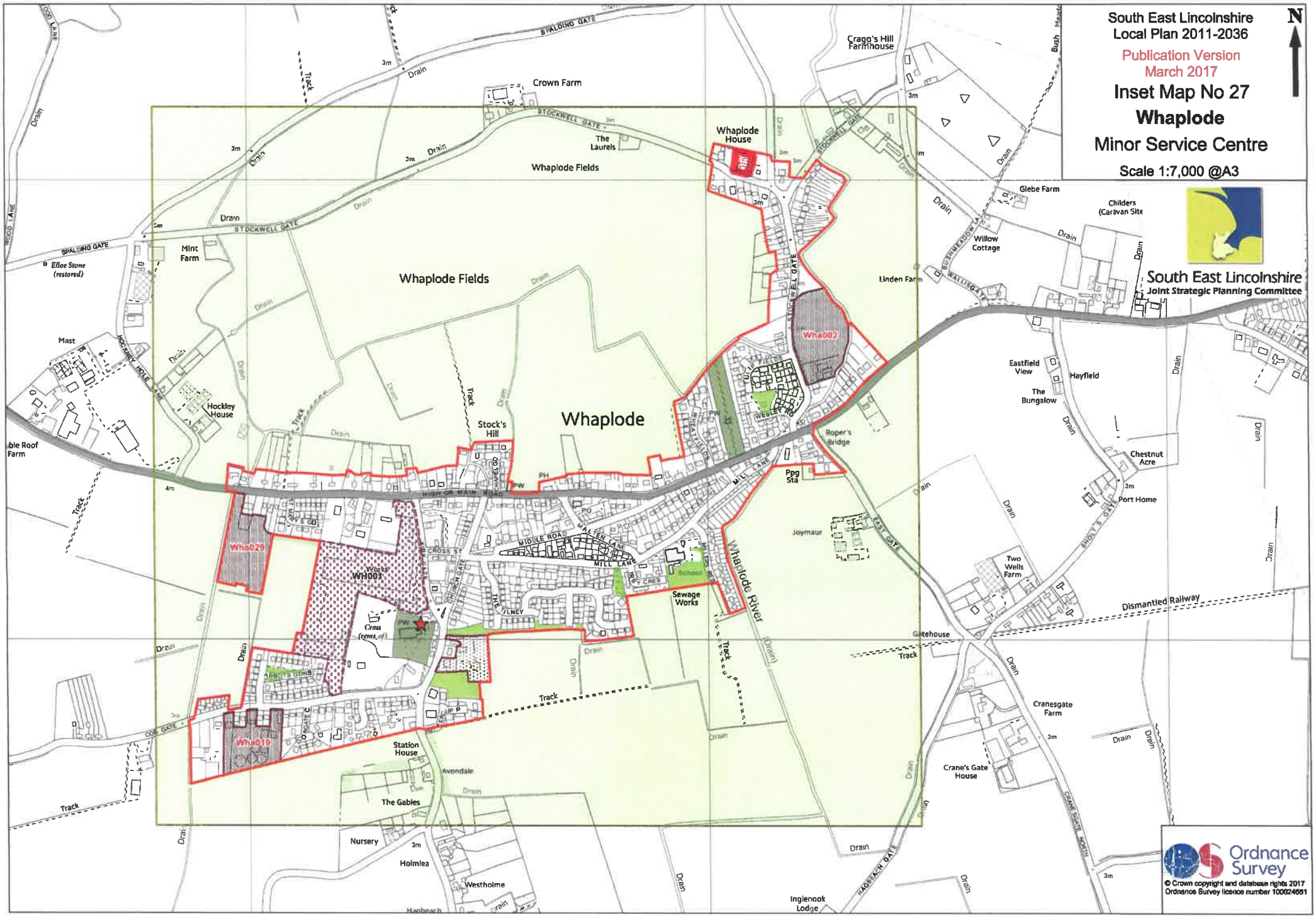
LISTED BUILDING – WHAPLODE HOUSE (198105)

ENVIRONMENT AGENCY FLOOD MAP

LOCATION PLAN 1/2500



LOCATION PLAN
1/2500


South East Lincolnshire
Local Plan 2011-2036
Publication Version
March 2017
Inset Map No 27
Whaplode
Minor Service Centre
Scale 1:7,000 @A3
N
South East Lincolnshire
Joint Strategic Planning Committee
Whaplode
Whaplode Fields
Whaplode House
Crown Farm
Crago's Hill Farmhouse
The Laurels
Glebe Farm
Childers (Caravan Site
Willow Cottage
Linden Farm
Mint Farm
Elloe Stone (restored)
Mast
Hockley House
Stock's Hill
Roper's Bridge
Eastfield View
Hayfield
The Bungalow
Chestnut Acre
Port Home
Joymaur
Two Wells Farm
Dismantled Railway
Whaplode River
Sewage Works
Gatehouse
Cranesgate Farm
Crane's Gate House
Station House
Avondale
The Gables
Nursery
Holmlea
Westholme
Inglenook Lodge
Wha002
Wha029
Wha019
WH001
STOCKWELL GATE
SPALDING GATE
HIGH ROAD
MIDDLE ROAD
MILL LANE
CROSS ST
CHURCH GATE
THE VINEY
WALLEND LANE
EAST GATE
SHOLT'S DRAIN
CRANE GATE NORTH
HAGBEACH GATE
Drain
Track
PW
PH
PO
School
Ppg Sta
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"GOOGLE" SITE PLANS

Google Maps



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

Google Maps



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

SITE PHOTOGRAPHS

























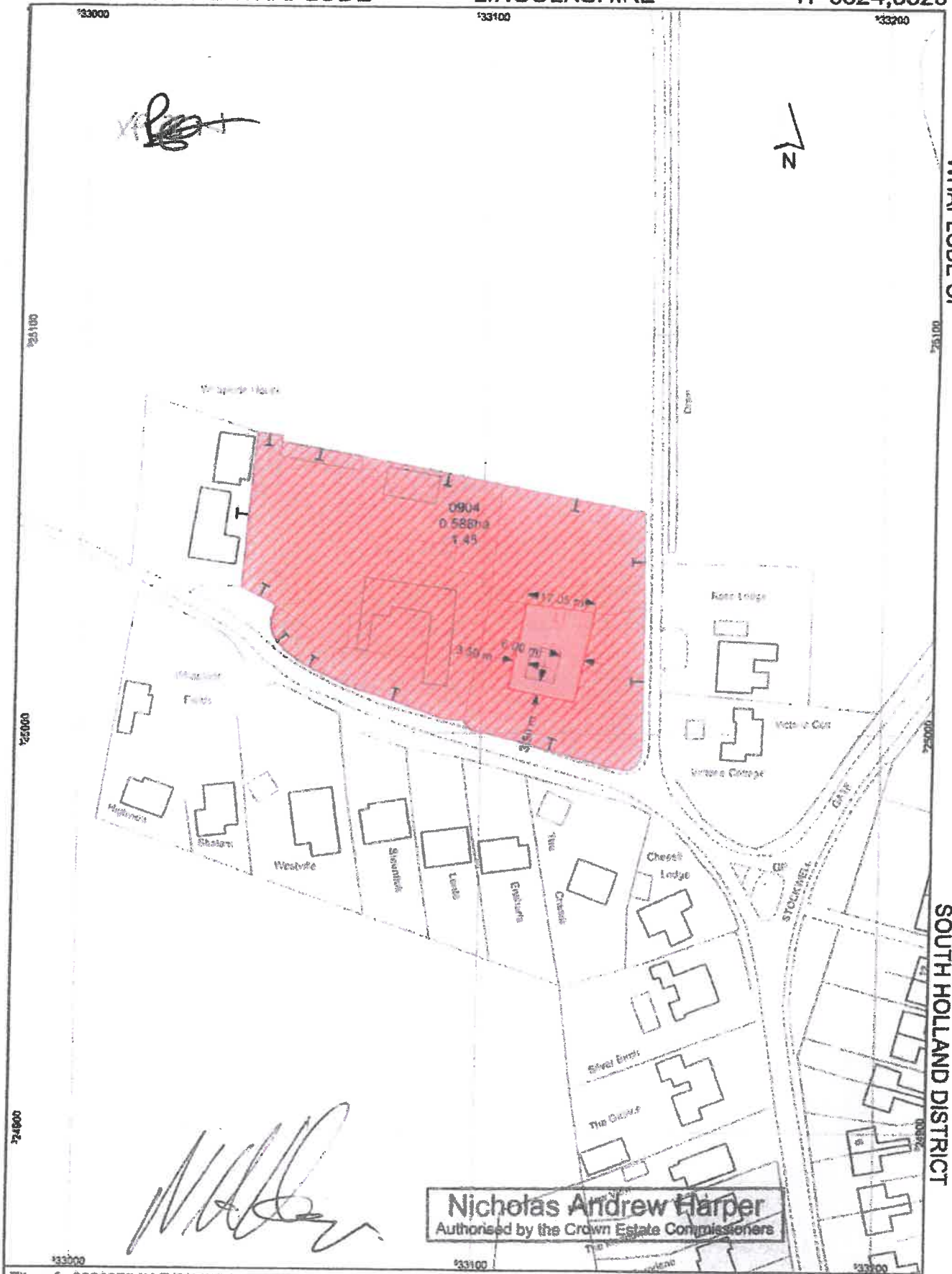


LCC HIGHWAYS BOUNDARY PLAN


Eastern Forge
Sarnia
Waljan
Rose Cottage
STOCKWELL GATE
Whaplode House
Rose Lodge
Victoria Cott
Victoria Cottage
Highview
Shalom
Westville
Springbok
Lonta
Ensharia
The Chesils
Cheesil Lodge
STOCKWELL GATE
ADDED TO RECORDS 7/11/97
Silver Birch
The Gables
Meadow View
The Meadows
Tarodene
22
19
16
12
9
1

LAND REGISTRY PLAN

CROWN ESTATE WHAPLODE LINCOLNSHIRE TF 3324,3325



File ref: 00000754X;R/2/167/7/17
OS Edn: 2009 MasterMap

Scale 1:1,250

Date: 05.10.2010
567/1/PJH/2010

Rural Estates
16 New Burlington Place
London W1S 2HX
Tel: 020 7851 5050
Fax: 020 7851 5129

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THE CROWN ESTATE

PLAN

This official copy is incomplete without the preceding notes page

LISTED BUILDING – WHAPLODE HOUSE (198105)

If you log in (/me), you can comment on buildings, submit new photos or update photos that you've already submitted.

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, dosserets, 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

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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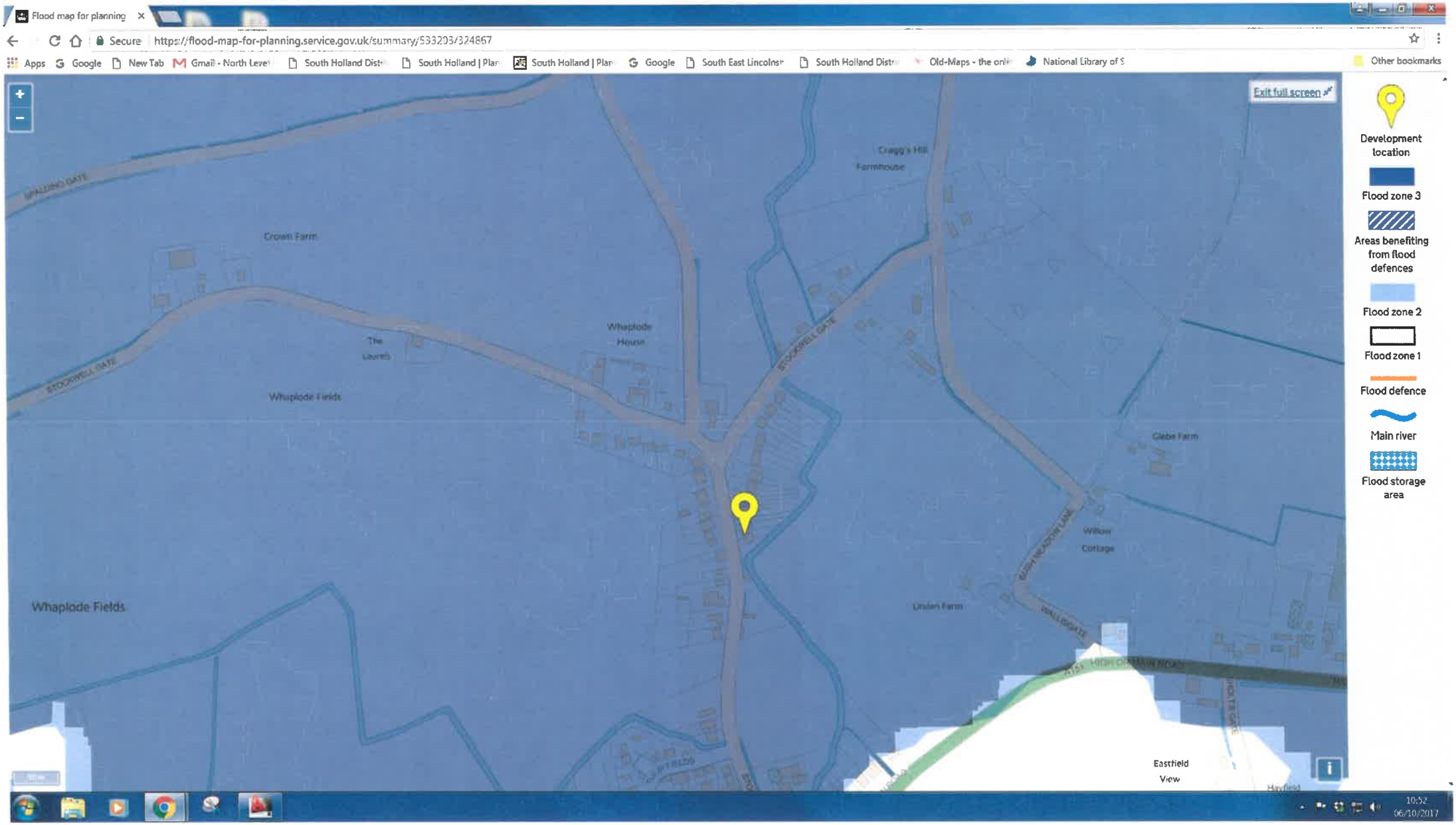
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ENVIRONMENT AGENCY FLOOD MAP


Flood map for planning
Secure https://flood-map-for-planning.service.gov.uk/summary/533203/324867
Exit full screen
Development location
Flood zone 3
Areas benefiting from flood defences
Flood zone 2
Flood zone 1
Flood defence
Main river
Flood storage area
Crown Farm
Whaplode House
Whaplode Fields
Glebe Farm
Willow Cottage
Linden Farm
Eastfield View
STOCKWELL GATE
WALLGATE
10:52
06/10/2017