



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Tel: 01406 490800 • Fax: 01406 425744
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 2621-14

**PROPOSED SIDE AND REAR EXTENSIONS
LAMB & FLAG PUBLIC HOUSE
226 HIGH ROAD
WHAPLODE
SPALDING
LINCS
PE12 6TJ**

FOR

MR & MRS M. ALLEN



PLANNING DESIGN & ACCESS STATEMENT

**PROPOSED SIDE AND REAR EXTENSIONS
LAMB & FLAG PUBLIC HOUSE
226 HIGH ROAD
WHAPLODE
SPALDING
LINCS
PE12 6TJ**

Ref: 2621-14

This application is to acquire Town & Country Planning Permission to form single storey side and rear extensions to the Lamb & Flag Pubic House, High Road, Whaplode, Spalding, Lincs, for Mr & Mrs M Allen.

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 used as a Public House with a thriving Darts and Pool teams. The proposal is to retain the usage as existing.

Amount

The proposed extension will provide space for additional darts Oches, giving the public house 3 No competition Oches and a single practice Oche. It will also allow darts competitions and pool competitions to be staged on the same night. The extension will also provide much needed storage space for the existing kitchen facilities.

Layout

The new extension will provide additional space to the bar area and provide new storage space for the kitchen as well as coat storage from the side entrance.

Scale

The proposed extension will be of single storey and sized to give the minimum impact to the existing, restricted, rear yard.

Landscaping

There is currently no landscaping to the site

Appearance

The external materials to be used are as follows, which are as existing:-

WALLS	TO MATCH EXISTING WHITE PAINTED RENDERED WALLS
ROOF	POLYROOF TO FLAT ROOF AREAS (25 Year Guarantee)
WINDOWS, ETC	WHITE UPVC WINDOWS TO MATCH EXISTING

APPLICATION PLANS

2621-14 -01A	EXISTING FLOOR PLANS, ELEVATION, SITE & LOCATION PLANS
2597-13-02	PROPOSED FLOOR PLANS, ELEVATIONS, SITE & LOCATION PLANS

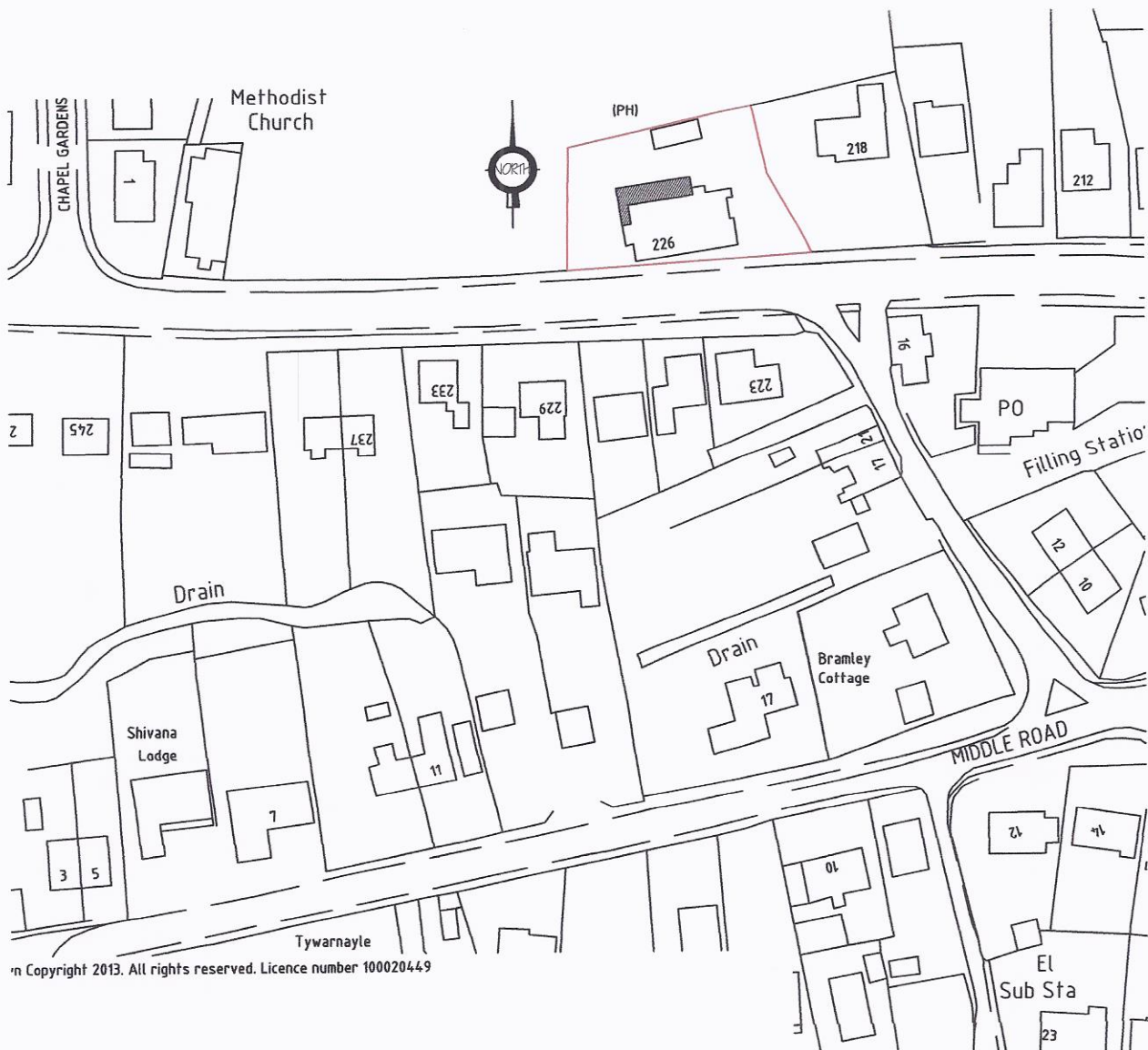
G R Merchant

March 2014

APPENDIX

LOCATION PLAN 1:1250

'GOOGLE' SITE PLANS



PROPOSED LOCATION PLAN 1:1250

