



Design and Access Statement

Address: Pipwell Manor, Washway Road, Saracens Head, Holbech, Spalding, Lincolnshire, PE12 8AL

SITE ASSESSMENT

The building is a Grade II listing and dates back to approximately 1730.

The existing property is used as a Bed & Breakfast guest house but is currently offered for sale as a 7 bedroom detached house.

The building is set in approximately three quarters of an acre, containing outbuildings, parking spaces and soft landscaping.

PROPOSAL

The application is made on behalf of the Regard Partnership, whose intention is to provide assisted living care facilities for adults with learning disabilities.

There are no proposals to extend, alter or demolish any part of the property. There will be requirement to fit smoke seals and other fire protection devices to the existing in order to comply with the fire regulations required by the Care Quality Commission. The applicant is happy to consult with the local authority conservation officer to establish the preferred methods of fire protection.

Details of the work proposed to the internal doors are shown on drawings 2792-05-101 and 2792-05-102.

APPLICATION

The application submitted is to cover the Change of Use of the building and to obtain Listed Building Consent for both the change of use and the minor alterations to fire protect the internal doors

CONSULTATION

The proposal has been discussed via e-mail with Chris Crew, Principal Planning Officer, South Holland District Council. E-mail comments were received on 27th March 2014.

The comments requested a listed building consent application is required for the works to the internal doors and a full planning application for the change of use.