

SDA

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2679: Change of use of dwelling to offices and staff training facility with related residential accommodation relating to the adjacent Garden Centre and J Parker Dutch Bulbs business.

**Heritage Impact Assessment
to Accompany a Planning application**

Project Name: 2679: Change of use of dwelling to offices and staff training facility with related residential accommodation relating to the adjacent garden centre and J Parker Dutch Bulbs business, Duiker House, Church Lane, Anwick

Prepared by: Steven Dunn Architects Limited

Date Prepared: December 2021

- **The Proposed Development:** The proposals in hand on this occasion constitute no more than the fundamental change of use of the subject property from residential-only to the use described above (within the title page of this document). The application proposes no physical changes to the property whatsoever.
- **Scale and Proportion of the Proposal:** As identified above, the proposal intends no physical alterations to the internal or external aspects of the existing building.
- **Appearance:** The application proposes no alterations to the physical appearance of the buildings detail whatsoever
- **Access:** Access to the application site remains entirely unchanged from the existing arrangements.
- **Summary:** This document has been requested on account of the setting of the proposals - directly adjacent to the Grade I Listed Church of St Edith, which is clearly visible from the application site (and vice-versa). The above said, the application proposes no physical change to the internal or external aspects of the existing property so that there is no risk of any such change compromising the inter-relationship of the two existing buildings.

It is acknowledged that there will be a change in the use-pattern of the existing building arising from the proposed change-of-use, but it should be stressed that any such change will be minimal (in fact nil) in terms of impact on the adjacent Listed building, with both pedestrian and vehicular traffic remaining very much the same as the previous use of the dwelling concerned (a large four- bedroom detached dwelling).

For the reasons given above, it is suggested that the proposed change of use represents no compromise to the setting of the Listed building.

Statement Ends.