

Philip Rowson
North Kesteven District Council
Kesteven Street
Sleaford
Lincolnshire
NG34 7EF

17th December 2008

Our Ref: TB/CD/06/236

Dear Philip,

RE: Proposals for the redevelopment of The Bass Maltings

We hereby enclose a detailed Planning Application and an Application for Listed Building Consent on behalf of the Gladedale Special Projects Division for the redevelopment of the Bass Maltings in Sleaford.

The applications are submitted in detail and propose the restoration, change of use and reuse of the Grade II * and Grade II Listed Building complex.

In summary, the conversion of The Bass Maltings will include external and internal alterations to eight former malthouses and the central water tower and boiler room and extensions to four former mess rooms to provide a mixed use development including 204 residential units, 5800 sq m of healthcare and community facilities (Use Class D1), 1391 sq m of retail and restaurant floorspace (Use Classes A1- A5), 5207 sq m of office floorspace (Use Class B1) and associated car parking, in addition to the erection of a two level car park and 2, 3 and 3.5 storey buildings (to provide 24 dwelling houses) to the east of the Maltings, the provision of new areas of open space, and a childrens play area together with other works incidental to the proposed development.

The application is made broadly in accordance with the requirements outlined in the adopted Sleaford Maltings SPD. However the viability of the scheme depends on allowing some facilitating development to offset the enormous cost of the heritage led regeneration of the listed buildings. As detailed in the Planning Statement, we consider that this development is in general conformity with the relevant development plan policies. Notwithstanding this,

the case for the proposed residential development, outside of Sleaford settlement curtilage, is made in accordance with English Heritage Policy Statement 'Enabling Development and the Conservation of Heritage Assets', and the application includes the necessary documentation to support this case.

The Application for Listed Building Consent is submitted for works to the Grade II* Listed Bass Maltings and Grade II listed mess rooms associated with the creation of the new courtyards and the extension of the messrooms. The works include internal and external alterations to the eight former malthouses, central water tower and boiler room (Grade II*), including partial demolition of blocks 4, 6 and 7 to create the new courtyard areas, internal and external alterations to five former messrooms (Grade II), including erection of extensions to four, together with other works incidental to the proposed development.

The applications follow extensive and ongoing consultation with Planning Officers at North Kesteven District Council, local residents and other statutory bodies over several years. The extent of this consultation is outlined in the Statement of Community Involvement, submitted in support of the scheme.

In support of the Planning Application please find enclosed 5 hard copies of the documentation, as outlined below.

- Application Forms
- Full Scheme Drawings
- Design and Access Statement
- Planning Statement
- Environmental Statement: Volumes 1, 2 & 3
- Transport Statement
- Flood Risk Assessment
- Statement of Community Involvement
- Landscape Masterplan
- Structural Survey
- Revised Conservation Statement
- Options Appraisal
- Evidence of Market Testing
- Heritage Impact Assessment
- Section 106 Statement
- Viability Statement - Summary

Please note we have not considered it appropriate to undertake a BS 5837 tree survey in relation to this proposal, as there are few trees on site, and those that exist are generally of poor diversity. Only those in the vicinity of the pond have been identified as worthy of retention as they are semi-mature trees and not immediately replaceable. However these trees will not be affected by the proposals as this area will be fenced off.

Additionally, for your convenience we enclose 3 electronic (CD) copies of the documentation.

We will also shortly be submitting three sketches in support of the planning and listed building applications, showing views of the proposed Development from the east, west and south. In addition a confidential Development Appraisal and Ecology report will be sent to the Council under separate cover.

In support of the Listed Building Application please find enclosed 5 hard copies of the documentation, as outlined below.

- Application Forms
- Full Scheme Drawings
- Design and Access Statement
- Planning Statement
- Structural Survey
- Revised Conservation Statement
- Listed Building Justification Statement
- Heritage Statement
- Landscape Masterplan

Additionally, for your convenience we enclose 3 electronic (CD) copies of the documentation.

The planning merits of the proposed scheme are advanced within the enclosed documentation. We feel that they meet all of the applicable policy tests and that the proposals demonstrate sensitivity to the special historic and architectural value of the site as well as meeting community expectations. The proposal will ensure the restoration and reuse of the Maltings buildings, thus ensuring their long term preservation.

With regard to the benefits associated with the development, the scheme offers the following public benefits which the applicants are happy to commit to, where necessary, either through condition or legal agreement:

1. Restoration and Reuse of the historic Grade II* and Grade II listed Maltings buildings.
2. Over 7000 sq m of publicly accessible open space provided on site, including an Ecological Park and equipped children's play space
3. A Travel Plan
4. Provision of a Community Facility on site.
5. Public access to parts of the restored Maltings building, including interpretative material to describe the cultural heritage of the site.

Further details of the S106 scoping exercise is included within the S106 Statement, submitted in support of this proposal.

The application fee of £54230 is enclosed with this letter. As discussed with Philip Rowson, we have counted both the basement and ground floor of the new two level car park as 'non residential floorspace' in the calculation of the fee. However we query whether the ground floor of the car park should be included in this calculation given that the floorspace is not enclosed.

We trust that the enclosed applications are satisfactory and respectfully request that the Council grants Planning Permission and Listed Building Consent for the proposed mixed-use development.

Should you require any additional information please do not hesitate to contact the undersigned or Joanne Fox in our offices on the numbers outlined above.

Yours sincerely



Caroline Dawson
Planning Potential

CC - Simon Cocks, Gladedale