

The Perspective

Lincolnshire is England's fourth largest county, covering an area of 5,921 square kilometres. The county population is currently 650,000 and the population growth rate for the period from 1991 to 2001 was 9.9% which is 2.6% greater than the national average.

Sleaford, the administrative centre of North Kesteven, is centrally located within the county and improvements to road communications have made it more accessible. Good rail links run to the east coast main line service at Grantham and Newark.

Sleaford has been growing vigorously over the last decade. Single Regeneration Budget funding has improved the quality of the town centre with 94% of retail space now occupied and a total of more than £15 million being invested over the past seven years.

Sleaford and Lincolnshire have a strong current and historic connection with the RAF through Cranwell, RAF bases and museums. The flow of RAF personnel provides a pool of individuals familiar with the area, many of whom return to settle in and around Sleaford.

The location and changing nature of the town offer a wide range of potential opportunities and requirements. These can be focussed to benefit the Bass Maltings.



Proposals for the Maltings Development

The following summarises the potential for existing markets and market making opportunities.

- Residential – a mixture of high quality apartments, retirement homes, with links to possible care home facility being developed nearby, affordable housing with a social housing provider.
- Health – a Doctors surgery, with office space for the Lincolnshire South West Teaching Primary Care Trust.
- Heritage – A museum or information centre, a micro-brewery with a beer shop and a pub.
- Employment – Business space to lease, opportunities for work through new retail and community uses.
- Tourism – Long term potential for a hotel, tourist information point, provision of restaurants, cafes and pubs.
- Community – An assembly room for exhibitions and events, public space/square, crèche and new registry office.
- Education – Centre for joint sixth form, space for Sleaford College and continuing education.
- Leisure – Sports field with football pitches, bowls facilities, a golf course, footpaths, cycle ways, fishing ponds and wildlife habitats.
- Improved links to the north of the town.

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The Bass Maltings



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THE BASS MALTINGS



The Location

Gazing over the North Kesteven market town of Sleaford, the Bass Maltings, completed in 1905 and operational through to the 1950's, stood proud throughout the twentieth century as a symbol for industrial strength in the area. The Bass Maltings site is poised to resurrect itself at the heart of the local economic community and become a central hub for retail, leisure, housing and education services in the area.

The Bass Maltings complex is located within walking distance of the town centre, to the south of the railway line. Open farmland to the south east, features areas of tree planting around existing and disused railway lines with a road and footpath following the line of a Roman Road.

The full development of the site will involve access improvements which will include creating a new link to connect the site more directly into the existing town centre.

The Regeneration Area

Bass Maltings is a large Listed Grade 11 building complex of 49,250 square metres (530,000 square feet) occupying a site of 5.4 hectares (13.3 acres) alongside the railway line. Bass Maltings constructed by Bass was designed for a specific industrial process, turning starch in the form of grain into sugar in the form of malt to serve their brewery in Burton on Trent

The complex is made up of eight malting buildings each with a central section containing an artisan well, water tower, engine house, central granary and barley kiln.

Each of the 6 storey malt houses contains 5,800 square metres (62,000 square feet) of floor space with additional central buildings containing 2,800 square metres (30,000 square feet).

The Development Opportunity

Increasing population and an improving economy have opened up a wide range of potential uses that may be attracted to the Maltings. The compact nature of the town and its emerging demand requires an approach that is both mixed and phased. In addition to useful space it will need to create a unique identity and deliver public benefits for the town in the form of new public spaces and associated activities.

Public spaces are essential to introduce more light and aspect into the dense collection of buildings. The complex needs to become a characteristic "quarter" for the town, with a balance between public and private resources and activities.

Sleaford's town centre is seeing many new developments, in particular, an area known as Navigation Yard on the banks of the River Slea. This area has been completely transformed with the building of new office and workshop units. Another major attraction on this site is the recently opened Hub, the national centre for design and making which aims to achieve attracting 100,000 visitors a year to the town. This could provide an opportunity for the two areas to be linked.

Another important factor to Sleaford is the recent growth in house building that is already establishing a strong market of people looking to relocate to the area because of its quality of life and accessibility, but with significant restrictions in the supply of greenfield sites the Maltings is particularly attractive.

This employment site will benefit from a major initiative led by Lincolnshire County Council to facilitate and the support development of Broadband infrastructure that will supply high speed, 'always-on' Internet access and promote its usage for the benefit of businesses and communities throughout Lincolnshire.