HERITAGE IMPACT ASSESSMENT

Client: Mr Ian Carrott

Project: 24 & 24a Market Place, Donington, Spalding, Lincs, PE11 4ST

Ref: 052304

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This application is retrospective and is for the replacement of timber windows with upvc.

The applicant undertook this work in good faith following the advice of the duty planning officer. Mr Carrott spoke to the duty planning officer via telephone explaining his proposal to replace the timber windows with upvc and his understanding was that this could be carried out without planning permission. The window replacement work was carried out between 01.05.23 and 03.05.23. Mr Carrott was contacted via telephone by Kate Bellamy on 03.05.23 (pm) regarding the work.

Andrew M Wright Ltd liaised with Kate Bellamy on 11.05.23 and she supplied details of the submission requirements after she had liaised with Greg Watkinson.

The work involves the replacement of 4no. sliding sash windows and 1no. casement window. The previous timber windows where replaced because they were rotten and thermally inefficient. There has been no change to any structural openings and the proportions and style match the original.



Previous timber windows (photo supplied by applicant)



Installed upvc windows



Installed upvc windows

The Market Place has a mix of different periods of architecture, styles and materials.



Adjoining property to no. 24/24a



Adjoining property to no. 24/24a



Property to the north east of no. 24/24a



Properties to the east of no. 24/24a



Properties opposite no. 24/24a



Property opposite no. 24/24a

24 & 24a Market Place is located within the conservation area of Donington. The building is not listed, nor are any abutting buildings of listed status.

There are six listed buildings in the vicinity of 24/24a Market Place:

- St Heliers, Market Place;
- 14 Market Place;
- 18 Market Place;
- Town Farm House;
- The Black Bull;
- The Peacock Guest House

The listing descriptions of these six properties are as follows:

ST HELIERS, MARKET PLACE
Grade 2 (listed on 07.02.67)
House. Late C18, with minor C19 alterations. Red brick in Flemish bond. Slate roof, brick coped tumbled gables, 2 brick gable stacks. 2 storeys plus attics, 3 bay front with modillion cornice, central 6 panel door and traceried fanlight, with panelled reveals, fluted pilastered doorcase having dentillated open pediment, flanked by single margin light sashes. To first floor 3 similar windows. All windows have rubbed flat brick arches. In the roof are 3 glazing bar sash dormers with lead segmental heads and slate hung cheeks. Interior has stick baluster dogleg stair with hardwood handrail, original 6 panel doors and shutters.

14 MARKET PLACE
Grade 2 (listed on 13.01.88)
House. Late C18, with minor mid C19 alterations. Red brick in Flemish bond, painted stucco dressings. Pantile roof with raised brick coped gables and 2 gable stacks. 2 storey, 2 bay front with to right a 6 panel door with plain fanlight, wood panelled reveals and C19 pilastered doorcase with Gothic decoration and scrolled brackets supporting a narrow leaded hood. To left a single margin light. To first floor are 2 similar windows. All windows have serpentine stucco lintels with keyblocks.

18 MARKET PLACE
Grade 2 (listed on 13.01.88)
House and shop. c.1700 with mid C19 alterations. Red brick, rendered, pantile roof, with single gable and rear wall brick stacks. 2 storey, 3 bay front with, to left, double doors with half glazed bordered lights, flanked by triple shop windows all with plain wooden pilasters and fascia with cornice. To right a single plain sash. to first floor 3 similar windows. Interior retains 2 chamfered girders with run out stops.

TOWN FARM HOUSE, 2 CHURCH STREET
Grade 2 (listed on 07.02.67)
House. Mid C18, with minor early C19 alterations. Red brick in English and header bonds, brick coped gables and kneelers, 2 large brick gable stacks. 2 storey plus basement cellar and attics, 5 bay front arranged 1:3:1, the flanking wings slightly recessed with ramped parapets. Plinth, first floor band and brick dentillated eaves. In the cellar 3 blocked segmental headed arches and single glazing bar sash. Central C19 6 panel door up 4 steps and 4 pane overlight, panelled reveals, fluted pedimented doorcase, flanked by 2 margin light sashes. to first floor 3 glazing bar sashes are flanked by single smaller and lower margin light sashes. All openings have brick segmental heads. In the roof 3 gabled dormers with fixed glazing bar lights, shaped bargeboard, slate hung cheeks. Catslide to rear. Interior has stick baluster stair with hardwood handrail, 2 C19 full height panelled rooms with one good ashlar C18 fire surround with panelled side, shaped top and fluted keyblock.

THE BLACK BULL, 8 MARKET PLACE
Grade 2 (listed on 07.02.67)
Public house and shop. Mid C17, late C17, refronted and extended C18, altered C19, C20. Colourwashed brick, partly in Flemish bond, slate roofs, the right hand range with brick coped gables, 2 ridge and gable stacks. L-plan. 2 storey, irregular 3 bay front to the public house, the left hand bay is taller, advanced and separately roofed and is an addition to the lower earlier range. It has a first floor band, dentillated eaves and has a tripartite glazing bar sash window to each floor with cambered heads. To the right C20 brick porch with glazed door. Beyond a single plain sash and a tripartite sash. To first floor a single 2 light sliding glazing bar sash to eaves. To the right a taller 2 storey irregular 3 bay early C18 range, with central half glazed door with shop window to right, outlined with plain wooden pilasters and fascia. To left a canted bay window with plain sashes, pilasters, moulded cornice and flat lead roof. To right an open carriageway with wooden lintel. To first floor a central glazing bar sash with segmental brick head is flanked by single 2 light sliding glazing bar sashes to eaves. In the lower front range of the public house are deeply chamfered ceiling girders, with ogee stops, and a chamfered fireplace bressumer. The rear wing has a staggered butt purlin roof of late C17 date.

THE PEACOCK GUEST HOUSE, HIGH STREET
Grade 2* (listed on 13.01.88)
Former house, now guest house. Late C17, altered mid C19. Red brick, stucco front, machine plain tile roof, brick coped tumbled gables, 2 gable stacks. T-plan. 2 storey plus attics, 3 bay front, with plinth and stucco quoins, having central gabled porch with front parapet, having semi-circular opening containing C20 half glazed door, flanked by single canted bay windows, plain sashes, plain pilasters, cornices, flat lead roofs. To first floor are 3 plain sashes with splayed stucco lintels. In the roof are 2 gabled 2 light casement dormers with leaded cheeks. Interior has chamfered ogee stopped girders, ground floor rooms retain early C18 cornices. On the first

floor is a full height early C18 fielded panelled room and ashlar fireplace surround. Original 6 panelled doors. Dogleg staircase with large turned balusters.

UPVC WINDOWS WITHIN THE CONSERVATION AREA

A survey of buildings within the conservation area has been carried out to determine those that have upvc windows.

Only older / historic buildings which are likely to have originally had timber sliding sash windows or timber casement windows are included in this survey.

STATION STREET



Former public house (assumed), Station Street



41 & 43 Station Street



31 & 37 Station Street



7 Station Street



3 Station Street

MARKET PLACE



Milestone House, Market Place



17 Market Place



18a Market Place

PARK LANE



1 Park Lane



4, 6 & 8 Park Lane



Public conveniences Park Lane

CHURCH STREET



9 Church Street



13, 15 & 17 Church Street



20 & 22 Church Street



24, 26 & 28 Church Street



27, 29, 31 & 33 Church Street

HIGH STREET



4 & 4a High Street (first floor windows only)



6 High Street



9 & 11 High Street (no.9 - first floor windows only)



13, 15 & 17 High Street



23 High Street



35 High Street



37 & 39 High Street



45 High Street



47 & 47a High Street

QUADRING ROAD



1 Quadring Road



7 Quadring Road



13 Quadring Road



15 Quadring Road



21 Quadring Road



25 Quadring Road

SCHOOL LANE



46 School Lane

CONCLUSION

The applicant acted in good faith following liaising with the duty planning officer and believed the windows could be changed without planning permission.

The replacement windows did not involve any change to the existing window apertures and the style of windows replicate the previous timber ones.

Although no. 24/24a is located within the conservation area it is not directly adjacent to any listed building. It is, therefore, not considered that the replacement windows have a detrimental impact on the surrounding listed buildings.

A survey has been undertaken within the conservation area, documenting cases where it is likely timber sliding sash or timber casement windows in older/historic buildings have been replaced with upvc windows. This is in the region of 50 properties within the conservation area. Many of these replacement windows do not replicate the style of a sliding sash window (where previously it is likely one existed)

The upvc windows fitted to no. 24/24a have an authentic appearance and have the benefit of requiring limited maintenance for many years to come. It is, therefore, not considered that the replacement windows have a detrimental impact on the conservation area.