

HERITAGE IMPACT ASSESSMENT

For

PROPOSED REPLACEMENT WINDOWS, DOORS AND REPOINTING OF FACING BRICKWORK.

At

THE CHANTRY
7 CHURCH STREET
SPALDING
PE11 2PB

For

MR. N RICHINGS

LISTED BUILDING CONSENT APPLICATION ISSUE



Oglesby & Limb Ltd

Chartered Architect

Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410

Application Summary

- This application seeks Listed Building Consent for minor alterations to The Chantry, which is a private dwelling.
- The site is located close to Spalding Town Centre and is within the boundary of the Spalding Conservation Area.
- Proposed demolition extends only to the partial removal of an internal wall at ground floor level.
- Proposed external alterations are limited to the replacement of windows and doors on the rear and side elevations. In all cases it is considered that the replacements represent an improvement on what currently exists.
- External maintenance is also proposed, but this is limited to the repointing of brickwork to the rear wall and chimney. This will be done in a like-for-like manner using traditional materials and techniques.
- The building is grade II listed.

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Site Information

Location:

The dwelling is located on Church Street in Spalding, approximately 40-50m north-east of the Parish Church. It is one of a group that form the frontage on the north side of the street. Refer to drawing A1806-01 for exact location and extent of the site. The location of the site can also be referred to via the following methods:

Grid reference	-	TF 25066 22473
Easting / Northing	-	525066, 322473
Lat/ Long	-	52°47'07"N, 000°08'49"W
What3Word	-	sobs.ranged.deals

Site extents:

The south half of the site is developed in the form of The Chantry, a private two-storey dwelling with partial basement. The north part of the site is an enclosed private garden.



Fig. 01 – The Chantry, viewed from Church Street.

Boundaries:

The site is urban and the boundaries are all tightly and clearly defined by buildings and walls. Adjacent dwellings abut the property on both the east and west sides.

Views into, across, and out of the site:

All proposals are on the sides / rear of the house, to which there are no public views.

There are no significant views or vistas through the site, due to its full development of the Church Street frontage.

Use and development:

The site is used as a private dwelling. The sites immediately to the west and east are likewise in residential use.

Architectural context

The Chantry dates from the late 18th or early 19th Century and is traditional construction with brick external walls beneath a slate-finished, duo-pitch roof. It has a three-bay frontage, with the door being at ground floor level on the left side. The neighbouring properties are of similar construction, though that to the west is a storey higher. The dwelling to the east has had the front elevation rendered and painted. There is a further narrow bay, set, back, on the east side. This features an arched-head door with window above. This door gives access, via a passageway, to the rear of the property.

All windows on the frontages of these properties are of painted timber construction and are generally of the vertical sliding sash type. There is reasonable consistency across the design of the proposal building and the immediate neighbours.

The sides and rear of the proposal property, are, as is common, less formal.



Fig. 02 – North elevation



Fig. 03 – North chimney.

Heritage Assessment

Statement of Significance

The Chantry on Church Street is grade II listed. The listing details are as follows:

Entry name: 7 Church Street
Listing date: 29 December 1950
Grade: II
Source: Historic England
Source ID: 1147623
English Heritage Legacy ID: 197265

Description:
Church Street

1.
5313
(North Side)
No 7
TF 2421 1/40 29.12.50
II GV

2.
Late C18 or early C19. 2 storeys in brick with Welsh slate roof. 3 windows, hung sashes with glazing bars. Wood doorcase with panelled ingoes and reeded half-column pilasters and glazed fanlight. Open pediment. Door of 6 fielded panels. A small modern extension with 1 window above a segmental passage arch joins this building to No 8.

Gamlyn's Almshouses, Nos 3 to 8 (consec), Former Stables to No 3 and Garden Wall [to the south of No 4 form a group.

Listing NGR: TF2506422470

The proposals here concerned impact only upon the interior, rear and side of the property, and do not in anyway impact upon the frontage, nor the building footprint. On this basis, it is considered that a regressive map study is not relevant. Clearly, the front elevation / block is of the highest quality in architectural terms, but there will be no impacts on this. The rear block is less formal in appearance, and, as will be seen, some of the proposal impact upon previously changed building elements. The owner has documentary evidence that confirms alterations to the property (the rear side) dated 1861.

Assessment of the impact of the proposals.

Each proposal is here dealt with in order:

1. Partial removal of internal wall between kitchen and dining area.
This proposal involves the removal of a section of internal wall between the kitchen and the dining room, in order to better illuminate the kitchen, and provided a more useable social space. The amount of removal would be from just below ceiling level (allowing for the installation of a support beam and encasement), down to kitchen worktop level. The wall is unremarkable, and sufficient would be retained to clearly indicate how the spaces

were previously defined. On this basis it is considered that, on balance, the intervention would not cause any significant harm.

2. Replacement of Window C

This proposal seeks approval to remove a later C20 window of poor architectural design (C), lower the structural sill, and install a new window which would match the style, size and fabrication of existing window A.

It is believed that this removes a later intervention and replaces it with a traditional window that is more sympathetic to the surrounding fenestration.

3. Replacement of external door D1

This proposal seeks approval to remove a later C20 door of poor architectural design (Door 1), retain the structural opening, and install a new 6 panel door in painted timber construction. It is believed that this is more contextually appropriate having regard to the host dwelling.

4. Reinstatement of former window G

This proposal seeks to reopen a former arch-headed opening and install a traditional, painted timber window.

It is believed that this will reinstate a former architectural feature that has been lost during the life of the building.

5. Replacement of Window D with Door 3

This proposal seeks to improve communication between the dwelling and the rear private garden. At present none of the ground floor rooms relate particularly well to the private external space. The owners wish to utilize the rear garden, and this would be greatly enhanced by creating direct access between the Snug and the garden. The proposal seeks to remove the existing window (see below for reuse), extend the structural opening to floor level, and install a new pair of painted timber French Doors

It is acknowledged that this is an intervention, however it is in the rear wall of the house, in an area of the building where the design is less formal. In this location there would be no visual impact on the building from any public vantage point. The benefit offered to the client (which will have a benefit to the maintenance and upkeep of the rear garden and surrounding structure) is considered to outweigh what is a relatively minor intervention.

6. Relocation of Window H

This proposal seeks approval to form a new structural opening in the north-west wall of the Snug and then relocate window D within it. Again it is acknowledged that this is an intervention, however it is in the rear, side wall of the house, in an area of the building where the design is less formal. In this location there would be no visual impact on the building from any public vantage point. An historic window would be refurbished and reused, meaning that the original fabric would not be lost.

7. Replacement of window E

This proposal seeks approval to remove a C20 white uPVC window and replace it with a painted timber window in a design considered to be more contextually sympathetic.

This is believed to be a positive intervention.

8. Reinstatement of former window I

This proposal seeks to reopen a former arch-headed opening and install a traditional, painted timber window.

It is believed that this will reinstate a former architectural feature that has been lost during the life of the building. It will also improve light and ventilation to the basement.

9. Replacement of external door D2

This proposal seeks approval to remove a later C20 door of poor architectural design (Door 2), retain the structural opening, and install a new, part glazed panel door in painted timber construction. It is believed that this is more contextually appropriate having regard to the host dwelling.

10. Repointing to the north wall and chimney

The lime mortar to the brickwork on the rear (north) elevation has deteriorated and would benefit from being raked out and repointed. The proposal is to achieve this using a lime mortar mix applied in traditional fashion. It is likely that the type of mix used for the north wall will be NHL2 and for the chimney either NHL3.5 or NHL5, but the final mix and finish would be determined on site to match, as closely as possible, the adjoining mortar that is in better condition. This represents good maintenance which is of positive benefit to the building.

11. Removal of fireplace and installation of woodburner and flue liner.

This involves the removal of a non-original fireplace and its replacement with a woodburner. This will allow the room to be heated and kept dry appropriately. The loss of a non-original fireplace is not believed to be significant.

Summary

In summary, the proposals fall into several categories. Item 1 is intended to improve enjoyment of the internal space. This requires some intervention and very limited loss of historic fabric. On balance however the impact is not considered to be very significant.

Items 2, 3, 7 and 9 concern the removal of later, poor quality additions, and their replacement with more sympathetic solutions.

Items 4 and 8 seek to reinstate features that have been lost historically, which is believed to be of positive benefit to the building.

Items 5, 6 and 11 are concerned with improving the quality of the rear room and ensuring that it is used appropriately and that the garden is accessed more readily.

Item 10 is largely routine maintenance, which will be of positive benefit to the fabric of the building.

On balance it is believed that the proposal will offer benefit to the building in several areas. The owner's willingness to invest in it will improve maintenance as well.

END