

Online Comment

Application H16-0101-22
Location 10 HAVERFIELD ROAD SPALDING PE11 2XP
Proposal Demolition of rear hall and erection of two storey extension to incorporate ground and first floor halls, kitchen, food bank and function rooms.

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Date Submitted 25-02-22
For/Against Comments

The former Spalding Drill Hall is one of the most architecturally and historically interesting non-designated heritage assets within the Spalding Conservation Area. However, the developer has failed to describe its significance or how the proposed demolition and new building will affect this, which is not in accordance with local or national planning policies.

The Drill Hall was built for the volunteers of the Spalding Company of the 4th Battalion Lincolnshire Regiment in 1913 shortly before the outbreak of WWI. It was built to designs by the Lincoln architects Scorer & Gamble at a cost of £2,500. This architectural firm were also responsible for the design of the Drills Halls at Boston and Scunthorpe, which were also built in 1913 in a similar Neo-Georgian or 'Wrenaissance' style. The Spalding Drill Hall design is featured in Historic England's publication "Drill Halls: A National Overview". Scorer & Gamble were also responsible for many of the county's Edwardian public buildings including County Offices at Lincoln (Listed Grade II), Gainsborough's Carnegie Library (Listed Grade II), and Queen Elizabeth's Grammar School at Horncastle (locally listed).

The Drill Hall replaced an earlier building in the town and featured a main hall 60 feet long x 30 feet wide, a miniature rifle range, armoury, lecture hall and recreation room. This appears to closely match the present hall layout which it is proposed to demolish. Without further evidence there does not appear to be anything to indicate that the hall is in fact a later replacement as described in the developer's planning statement. In fact it would appear that the building has been relatively little altered since its construction.

Spalding's Drill Hall appears to have been a mirror image of that built at Boston, the plans of which were published in the Lincolnshire Standard & Boston Guardian on 13th February 1913. The main entrance opened into a spacious lobby, with the armoury on the right (present function room), and toilets on the left, with stone steps leading to the officers and orderly's rooms on the first floor. To the rear was the 60 x 30 foot main hall. On the right the 30 yard miniature rifle range (present food bank) in a low single storey wing. On the left was the lecture room 35ft by 15ft (present function room), followed by the servery (present kitchen), with sergeants room beyond (present kitchen). The rear hall which was not present at Boston may have been the recreation room mentioned in articles about the Spalding Drill Hall. The article states it was built of best Lincoln red bricks and Ancaster limestone dressings.

It should also be noted that the site lies within the precincts of Spalding Priory, and medieval pottery has previously been found nearby. There is thus also the potential for any redevelopment of the site to also have an impact on below ground archaeological remains.

It is recommended that the developer be required to submit a heritage impact assessment, produced using appropriate expertise where necessary, describing the significance of this non-designated heritage asset, how this will be impacted by the proposed development, and what measures will be taken to avoid or minimise any impact. It should meet the minimum requirements for development proposals affecting heritage assets set out in the South East Lincolnshire Local Plan Policy 29f and the National Planning Policy Framework paragraph 194.