

JUSTIFICATION STATEMENT
AND
HISTORIC IMPACT ASSESSMENT
FOR
PROPOSED REMODELLING
AND EXTENSION
AT
24, MARKET PLACE,
SPALDING
LINCOLNSHIRE
PE11 1SS

FOR
Mr. A. Laxmidhar

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PROPOSED REMODELLING AND EXTENSION

AT

**24, MARKET PLACE
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LINCOLNSHIRE
LN11 1SS**

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The Building and The Site

- 1.1 24, Market Place is a listed, early Georgian property standing at the south east end of Spalding Market Place. The property was listed as Grade II on 20th November 1975 when it was given its individual I.D. number 197339.
- 1.2 The property has four floors, with a newsagent's shop occupying the ground floor, and three under used upper floors as well as the possible remains of a basement (now sealed off). The full use of the upper floors is basically sterilised because of the shape/size of both the building and the site, and the absence of a useable second exit.
- 1.3 In 1978 The South Holland Centre was erected to replace the old Spalding Corn Exchange to the north east of No.24. At that time, No. 24 was, as now, operating as a newsagent, the original Georgian house having by then been extended with a flat roofed, single storey extension to the ground floor, effectively building over the full extent of the original site. There is every reason to believe that the site had a secondary exit on its north eastern gable when the South Holland Centre was built (there is a blanked off door opening with locked door to the north east boundary) and it is thought that this exit led to a network of passages and yards connected to Double Street and the river frontage (from old O.S. plans of early C20). The ownership of the premises has changed twice since the South Holland Centre was constructed.
- 1.4 The existing building is only 4.25 metres wide, including the external, structural walls, but has a depth of 30 metres from Market Place to its south eastern boundary. It is believed that the original Georgian house occupied only 17 metres or so of this space with the remaining area being an open yard (possibly with outhouses).
- 1.5 As stated, the South Holland Centre is to the north east of the site, but it also wraps around the south east end, where there is a galvanised steel fire escape stair and yard which discharges to Double Street. To the south west of No. 24 is a pair of early shops, also facing into the Market Place, which lead round to further shops on Bridge Street and ultimately Double Street and the rear yards of all of these premises have now been completely built over.
- 1.6 The ground floor space of No 24, Market place is made up of four separate areas. The front shop, (i.e. the original Georgian shop), is 8 metres deep from the shop-front and leads, via a 1 metre wide x 3 metre long corridor to another area of some 4.5 metres depth, within the assessed footprint of the original house. To the rear of this has been added the later single storey section divided into another 9 metres of shop space and an area of storage with staff facilities (3m). Because of the "landlocked" nature of the site this extension is lit by way of rooflights only.
- 1.7 To the south west of the narrow passage (1.6 above) and adjacent to No.25, is a space to which there is no access from within No 24. The floor level of this space is below the ground level of No 24 and is only accessible from No 25, Market Place. This results in a

void under the first floor of No 24 which is unusable, but which is accessible via a trap in the floor. There is a sealed off cellar under the front shop of No. 24, with evidence of steps that may have led up to this space. It is believed that the space in question may be the remains of a much earlier building on the site with some of the walls being constructed in stone.

- 1.8 Above the shop, there are three floors of accommodation that are currently under used. This accommodation is accessed via a C20 stair which leads from the rear of the later extension of the shop, to a part brick, part timber cabin on the flat roof. This gives access to the flat roof as well as then leading into the rearmost room at first floor level and within the original building footprint. This latter room leads to a much larger room at the front of the property with a bay overlooking the Market Place and, off this room, a C20 stair leads up to the second floor. A chimney breast has been removed from this front room as well as some partitioning. The stair is not believed to be in the same position as any original stair because of the layout of the removed partitions and the evidence of bricked up doorways.
- 1.9 At the top of these stairs, there is a lobby space with an original Georgian stair then leading to the third floor. To the south east of the lobby a small room, with window facing the South Holland Centre, leads to an access into a roof void under an extensive “catslide” roof on the rear of the original premises. To the north west of the lobby is a large room with window looking out over the Market Place where the chimney breast is still insitu.
- 1.10 At the third floor level, the original Georgian stair leads to a small room on the south west boundary with window looking out over the back yard of No 25, which in turn leads to another roof void under the “catslide”. The stair also leads to another room looking out over the Market Place.
- 1.11 Whilst the roof ridge is only 3.6 metres or so from the Market Place elevation, the slope to the rear, the long “catslide” referred to, runs back for 13.5 metres over the upper three floors of the premises. The front roof slope is slated, whilst the “catslide” has been covered with concrete interlocking tiles and has a large glazed rooflight over the Georgian stair.
- 1.12 In 2010, the previous owner of the property was given Listed Building Consent to replace the shopfront with a more appropriate design, and to replace the casements within the windows overlooking the Market Place. The same permission allowed some structural repairs to the brickwork. The current owner gave instructions for this work to proceed in 2013. However, he also inherited a Full Planning Permission and a Listed Building Consent, both dated early 2010, that permitted the conversion of the three upper floors of the property to a two bedroom flat. This permission also allowed the construction of an extension at first floor level above flat roofed section of the shop and the removal of part of the flat roofed shop to provide a new set of stores and staff facilities as well as an external yard. This latter work ultimately allowed an exit from the shop and the proposed flat, via the South Holland Centre steel fire escape, to Double

Street, provided a legal agreement was signed up to by the Council and the shop owner. This agreement was formulated and signed in June 2014, by which time the Planning Permissions granted in 2010 had expired.

The Proposal

- 2.1 The basic proposal, covered by this application, is therefore the same as that submitted in 2009, i.e. the conversion of the top three floors of the building to a two bedroom flat. In order to facilitate this, an extension is proposed to the rear of the original building, over the later single storey shop extension. This extension is required so that the external travel distance from the new flat door to the final exit from the site can be minimised and to enhance the floor space of the flat, a large part of which is under the “catslide” roof and therefore unuseable for normal rooms. This final exit from the site necessitates a reduction of the existing flat roofed shop space to provide a new yard with steps linking the new flat and the rear of the shop to the first half landing of the South Holland centre fire escape. This work was all agreed in principle by the Planning permissions issued in 2010, but was not implemented because of the required negotiations over the shared use of the fire escape. Those negotiations having now been completed, it has been noted that the Planning Permissions have expired and therefore this document forms part of a new application seeking to renew those permissions.

Justification

- 3.1 The alterations proposed for the shop and new link to the South Holland Centre are broadly to non-historical parts of the building and are justified by the difficulties explained above. However, the alterations required by the conversion or remodelling of the upper floors above the shop, implicates the alterations to existing historic walls and details. These parts of the premises have not been altered since the flat roof extension was added to the shop and even then only the insertion of the new C20 stair from 1st to 2nd floor level seems to have been of any significance. This did, however, result in the removal of some partitions and a chimney breast. Apart from a handful of cross walls, which are solid masonry, most internal partition work is made up of studding clad with lath and plaster. The ceilings are also mainly lath and plaster and, apart from where doors have been sealed up or chimney breasts removed, a significant amount of original joinery work still exists, albeit often seriously damaged by structural movement or moisture ingress. The intention is that, where applicable, original joinery will be re-used and will be added to as appropriate with similarly profiled and suitably sourced materials. The property will, however require a degree of insulation being added and it is proposed that all external walls, that are original, will be dry lined with original skirtings being re- fitted. External walls that are abutting the adjacent properties, however, will only be repaired using contemporary (i.e.C18) materials. New partitions will be fitted with doors, architraves and skirtings that replicate the original details and the new staircase from first to second floors will copy the details of the existing second/third floor stair. Where structural movement has occurred this will be stabilized before making good

plasterwork, using traditional materials and removing modern cement based repairs. The basic original plan form of the second and third floors will, as a result, be maintained and, at first floor level, walls will be reinstated where removed to recreate the original plan form. The exception to this being of forming the kitchen, and stores at this level, within the new extension. In carrying out the proposed works, the roof will be carefully inspected and repaired as necessary with particular attention being paid to lead flashings and the stability of the old brick chimney.

Historic Impact

4.1 24, Market Place, Spalding is a Grade II Listed Building described thus:-

“C18 or early C19. 4 storeys in brick with Welsh slate roof. 1 window each to top 2 floors, in surrounds with cills on “tables”, modern glazing, band at cills. Canted bay on ground (first) floor. Modern shop front”.

No 24 is further described as forming part of a group with Nos 25 and 26 Market Place that are described thus:-

“C18 shops with modern ground floors. Painted brick. 4 storeys to No 25, with modern asbestos pantile roof. 3 storeys to No 26, with Welsh slate roof. 1 window to each of upper storeys, to both properties, hung sashes with glazing bars to No. 25. Each has window with rounded 3-light bow with reeded wood mullions, plain frieze and ball ornamented cornice, glazing bars, on 1st floor”.

Nos 25 & 26 are also Grade II Listed, being listed on the same date as No 24, with site I.D. 197340.

4.2 Elsewhere in Spalding Market Place, which takes the typical form of a typical Georgian market place, there are only four other buildings identified with listings:-

- i) Barclays Bank (C19) is listed Grade II and is sited on the south side of the Market Place, 45 metres from No 24,
- ii) No 11 Market Place (C19), also listed Grade II, is shop premises, again on the south side of the Market Place, and 65 metres from No 24,
- iii) Lloyd’s Bank is at the opposite end of the Market Place from No 24 (90 metres away) and is addresses, 1, Red Lion Street, Red Lion Street entering the Market Place at that end. Again this property is shown as Grade II, and
- iv) The White Hart Hotel. With parts of this building going back to the early C16, the frontage to the Market Place, which occupies 50% of the Market Place’s northern side, is largely of C18 origin. Being built as a hotel, it has a large central coaching arch giving access to sundry accommodation to the rear and eventually to Broad Street (B1165) which bends to run between Market Place and No 24.

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- 4.3 The listing information which goes with i) to iv) is given at APPENDIX A below.
- 4.4 The Spalding Conservation Area covers a large area from the River Welland to Westlode Street and therefore, the whole of the area of the Market Place, including No 24, is within this Conservation Area
- 4.5 PPS5 requires that any Planning Application made, that is likely to affect or impact upon any known historic assets, should have an assessment made of the likely impact of the new proposal upon those historic assets.
In this case, as well as No 24, Market Place itself, there are 6 other listed buildings to be considered, plus any possible impact upon character of the historic Market Place.
- 4.6 As noted above, the works proposed to No 24, Market Place are actually mainly internal and do not affect the appearance of the front of the property in any way. There will be some minor alteration work to the rear of the premises in an area which is totally hidden from the public by buildings on Double Street, Bridge Street and Market Place as well as the bulk of the South Holland Centre. It is therefore suggested that the proposals included in the application, to which this document relates, do no impact in any negative way upon the character of the Market Place or upon the Listed Buildings located therein. Equally because of the fact that the site is surrounded by other buildings and is in an area that, although within the Conservation Area, is not visible from the public regime, there will be no negative impact upon the Conservation Area.
- 4.7 As a result of the proposed work, a hitherto substantial volume of empty historic building, will be put to use and, in reforming the rear access to the South Holland Centre, as suggested, a dark, narrow alleyway off Double Street will be removed.

Conclusion

- 5.1 The original exercise to identify a useful purpose to which the upper floors of 24, Market Place could be put, has been thwarted by the narrowness of the site (shop) and the fact that the shop has no actual secondary exit. All access to the site is currently via the original Georgian shop, off Market Place, a shop which is barely 4.25 metres wide, but nearly 30 metres deep.
To place a staircase within the building that would be capable of giving an independent, and therefore safe, exit to the street for any use placed on the upper floors, would, in fact, sterilise the shopfloor and would not provide any secondary exit from the shop, a facility which is realistically required because of the distance from the back of the shop to the final exit.
- 5.2 It is clear from the evidence of an external door sited to the rear of the shop, that the premises did originally have a means of accessing the building from the rear via this door, which appears to have led through a series of lanes and yards to Double Street, but which is now blocked up by the siting of The South Holland Centre.

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- N.B.** By making the above point, we do not seek to indicate that the previous shop keeper actually had any right of exit/entrance by this door, merely that the door was there and that, therefore, before various building works were carried out in the form of overbuilding behind Bridge and Double Street and the construction of The South Holland Centre, the shopkeeper would have had a secondary means of accessing his premises which no longer exists.
- 5.3 Under the requirements of Approved Document B of the Building Regulations and contemporary Fire Legislation, the current upper floor accommodation cannot be used for any other purpose than storage for the shop, unless a new exit can be found. The idea of sharing the existing fire escape to the South Holland Centre had to, therefore, be explored. After much deliberation, the principle of sharing the escape stair appears to have now been accepted and agreed to, and whilst the conversion or adaption of this staircase is not *prima facie* within the remit of the Local Planning Authority in agreeing the change of use of the redundant upper storey accommodation, it is, in fact essential in facilitating this conversion and the same need would become evident should the shop be taken by any other type of retailer. The District Council has, in the past, recognised that this accommodation is not being effectively used and that it is, as a result, falling into disrepair. They have expressed their concern over the lack of use to which this floorspace has been put, fully accepting that the area, spread over three floors, is perhaps much too big for storage space required in association with the operations of a small newsagent.
- 5.4 With this latter argument in mind, it is requested that the Planning Authority give this application urgent consideration and that the application be approved in order that the owner can facilitate the work required. The applications (Full and Listed) have already been approved once (in 2010) and implementation has only been curtailed because of the time taken to finalise an agreement about what alterations need to be made to the fire escape stair and what measures should be taken to ensure the safety and security of the occupants of the Centre, as well as of the shop and proposed flat, whilst ensuring the continued operation of the Centre.

APPENDIX A

LISTED BUILDINGS INSIDE SPALDING MARKET PLACE

1/ **Barclays Bank**

This was Listed Grade II on 02/07/1974 and is described thus:-

“1862, by William Eaves. Elaborate building in ashlar of 3 storeys with carved parapet with piers with lozenge panel supporting ball finials. 4 windows to top floor, in surrounds, divided by panels with brackets supporting cornice. Cornice between storeys. 4 windows to 1st floor with segmental pediments with carved foliated ornament, on brackets. Panels between bays have roundels. Ground floor has 4 round-headed windows, longer, with small glazing bars and carved spandrels. 2 round-arched doorways with fanlights and hoods on brackets. Keystones dated 1862. Double doors. Carved pilasters with foliated capitals. Panelled plinth”.

2/ **11, Market Place**

This was listed Grade II on 02/07/1974 also and is described as:-

“Mid C19. 4 storeys in brick with stone dressings. 3 windows, cornices on carved brackets, round-arched heads, bands at cills. 2nd floor has 2 windows with triangular and 1 with segmental pediment, segmental-headed windows with keystones. 1st floor windows similar, but with segmental pediments. Modern shop front. In similar style to No 12”.

3/ **Lloyd's Bank**

This was listed Grade II on 20/11/1975 and is described as:-

“Mid-late C19. 2 storeys in red brick with ashlar dressings and slate roof, rounded to corner, with red ridge tile and ornamental chimney stacks. Carved ashlar cornice of modified anthemion pattern. Windows are 3-2 and 1 to corner and 4 to Red Lion Street elevation. All with rectangular drip moulds, with flat arches and mask terminals to ground floor and segmental arches and foliated terminals to 1st floor. Doorway to west on ground floor has similar drip mould. 1st floor windows have ashlar aprons and string between storeys. Ground floor has band at cills and ashlar plinth. Main doorway to corner has elaborately carved pointed ashlar gable, terminating in a carved poppy-head finial. Carved spandrels and round-arched doorway”.

4/ White Hart Hotel

This was listed Grade II* On 29/12/1950 and is extensively described.

“Hotel. C1500 core with façade of 2 builds. Mid C18 and late C18. Timber framed core; stuccoed façade; Welsh slate roofs. Façade of 3 storeys and 7 bays plus 2 bays to right of 2 storeys and attic but of similar overall height. Complex range of various builds set around courtyard to rear. 7 bay part is late C18, raised quoins, floor bands, architraved windows with projecting cills. Ground floor windows boarded up at time of survey, carriage entrance to bays 4 & 5 with basket arch covered by Doric porch having incomplete entablature. 1st floor has 12 pane sashes (some boarded up). Blind windows to false 2nd floor windows set beneath a corniced parapet which conceals a steeply pitched roof. 2-bay part to right, mid C18; ground floor has tall windows with architraves, pulvinated friezes and cornices; floor band beneath 1st floor windows having 12 pane sashes in architraves with double keystones; band beneath coped parapet. Gabled dormer with 4 pane sash; large brick stack at junction with lower 7 bay part.....”

N.B. The remainder of the listing information describes the Interior of the building