Grover Lewis Associates
Town Planning & Built Heritage

Historic Building Assessment of

Holland House, 17 High Street, Spalding, PE11 1TW



for

D&R Property Services Limited

GLA-118
April 2013

Contents

		Page
1.0	Introduction	2
2.0	Context	5
3.0	Description of the Buildings	9
4.0	Origins	26
5.0	Statement of significance	32
6.0	Conclusions	34
Sources		35
Appendix A:	Statutory list entry	36
Appendix B:	Spalding Conservation Area – boundary	38

1.0 Introduction

1.1 This document constitutes a historic building assessment of Holland House, 17 High Street, Spalding, PE11 1TW. It seeks to establish the architectural and historic origins, and the nature and significance of the site and standing structures.

1.2 The document has been researched and prepared on behalf of D&R Property Services Limited by Roy M Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC and edited by Philip Grover BA (Hons), BTP, Dip Arch. Cons., MRTPI, IHBC, of Grover Lewis Associates Limited.

1.3 All photographs were taken by Roy Lewis, with the exception of the aerial view (Plate 1) and the historic images (Plates 33-35).

The site

1.4 The site is located on the south-east bank of the River Welland, approximately 200 metres to the north east of High Bridge, which is the principal river crossing in the centre of Spalding. The site fronts High Street, which runs alongside the river, and occupies the corner plot at its junction with Holland Road. The site is a compact, approximately rectangular parcel of land with a frontage width of approximately 37 metres and a depth of around 78 metres. The plot narrows as it runs back from High Street.

1.5 The site contains two main structures: the two and a half storey red brick Holland House that occupies a little under half of the north-western frontage to High Street and a three-storey, elongated plan-form, former Government Offices building that is set back about ten metres from High Street with its principal facade addressing Holland Road to the north-east. The two structures are physically linked by a small flat-roofed, single storey link-block. Most of the residual part of the site is used for surface car-parking. The south-eastern end of the site was until recently lined by mature trees, all but one of which have been felled.

1.6 The extent of the site, the disposition of standing structures, and the immediate surroundings, are indicated on Plate 1.

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Plate 1: Aerial photograph of the site and its surroundings (source: Google Earth)

Statutory designations

1.7 Holland House is a grade II listed building, described as a house of circa 1768, probably by William Sands, Junior, that was altered circa 1845 (list entry number 1063982). Holland House has the current postal address of No.17 High Street. The attached wing to the south-west occupied by Brown and Co. (Estate Agents) constitutes part of the listed building but has the separate postal address of No.16 High Street.

1.8 Other nearby listed buildings to the immediate south-west include:

No.15 High Street (grade II)

Selby House, No.14 High Street (grade II)

Warehouse occupied by GW Plowman & Son, High Street (grade II)

No.12 High Street (grade II)

1.9 The list entry for Holland House notes that Nos. 12, 14, 15, the Warehouse occupied by GW Plowman & Son and Holland House form a group. All front High Street and address the River Welland.

1.10 Further along High Street, to the north west are the following listed buildings:

Star Relay Warehouse adjoining No 19A to the north east and by Abbey Printers to the south west (grade II)

Yew Lodge, No.21 High Street (grade II*)

Garden wall to No.21 High Street (grade II*)

Cley Hall, No.22 High Street (grade II*)

1.11 The following listed buildings stand on the opposite side of the River Welland:

The Crane Inn, No.11 Double Street (grade II)

The Limes, No.12 Double Street (grade II*)

The Sycamores, No.13 Double Street (grade II*)

No.13A Double Street (grade II) – former stable block to No.13 Double Street

Cromwell House, No.65 Double Street (grade II)

No.63 Double Street (grade II)

No.59 Double Street (grade II)

1.12 Copies of the statutory list description for Holland House is included at Appendix A.

1.13 The site is located within the Spalding Conservation Area. A plan showing the boundary of the conservation area is included at Appendix B.

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2.0 Context

2.1 As described above, High Street and the River Welland run in parallel to the immediate north-west of Holland House. The townscape of the far bank of the river is made up partly of the rear elevations of small-scale buildings fronting Double Street, which include the grade II listed No.65 and No 59, and buildings which address the river, including the imposing grade II* listed The Limes and The Sycamores on Double Street (see Plate 2). A modern footbridge, of no architectural quality, crosses the river a short distance to the north of Holland House.

2.2 To the immediate south-west is No.16 High Street, which was built as an addition to Holland House at some time in the mid nineteenth-century but is now separate (see Plate 3). This adjoining wing is a polite two-storey, four-bay red-brick, Georgian-style block with an imposing entrance door, reached by a short flight of steps.

2.3 Further south along the High Street frontage is a group of grade II listed former merchant's houses and warehouses, including No's.12, 14, and 15 High Street, and the warehouse occupied by GW Plowman & Son (see Plate 4).

2.4 To the immediate north-east is a large three-storey Government Offices building that was built within the original garden area of Holland House in 1960 (see Plate 5). This large and incongruous, framed building provides a highly inappropriate neighbour that degrades the setting of Holland House. The Government Offices building stands alongside Holland Road, which runs between High Street and Halmer Gate through what were the original grounds to Holland House (see section 4.0: Origins).

2.5 North-east of Holland Road is a public car-park, which is the site of a demolished Georgian merchant's house called Elmsford House. This space in the streetscene, adds to the degraded nature of the setting to the north-east of Holland House. However, the built up nature of the streetscene picks up again beyond the car park (see Plate 6). The buildings that address High Street include the grade II listed Star Relay Warehouse and the Grade II* listed Yew Lodge and Cley Hall former merchants' houses.

2.6 Holland Road extends to the south-east, after taking two ninety-degrees turns. Most of the houses that line it are Edwardian in date but some are of relatively recent origin and little architectural quality (see Plate 7).

2.7 A short distance to the south, on land behind the High Street frontage, is a cul-de-sac of modern houses on a site that had previously been occupied by the South Holland Steam Flour Mills and the South Holland Saw Mills.



Plate 2: The grade II* listed The Limes and The Sycamores, seen from the first floor of Holland House



Plate 3: No.16 High Street, built as an extension to Holland House



Plate 4: No.16 High Street and a group of former merchant's houses and warehouses beyond



Plate 5: The Government Offices building built in 1960 and the car park to its north-east



Plate 6: The break in the enclosure of High Street to the north-east and the group of riverside buildings beyond, including the grade II listed Star Relay Warehouse



Plate 7: Edwardian and later twentieth-century buildings on Holland Road, to the south-east of the site

3.0. Description of the building

Exterior

3.1 Holland House is a two-and-a-half storey, double pile town house that rises to a full three storeys in the central bay of its front elevation. It is built in red load-bearing brickwork laid in Flemish bond, with stone dressings to openings, and a clay plain tile roof covering.

3.2 The building has a three-bay north-west facing principal façade, which addresses High Street and overlooks the River Welland (see Plates 8 and 9). The central bay has a panelled entrance door, reached by a flight of four steps, with an open-pediment canopy on scrolled brackets over, and a round-headed slender sash window to either side. Above, at first floor level, is a well-detailed Palladian window, and above that at second floor level is a square-headed sash window, with a similar round-headed window to either side. The central bay is surmounted by a pediment embellished with modillions.

3.3 The matching bays to either side of the central bay are dominated by two-storey, canted, projecting bays surmounted by heavy balustraded stone parapets above a modillion cornice. Each face of each projecting bay contains a square-headed six-over-six sash window, with a moulded stone surround. Attic dormers peep over the parapets.

3.4 All windows, with the exception of the Palladian window, incorporate keystones. A canted brick plinth marks the raised ground floor level and horizontal stone bands mark the first and second floor levels. Gable chimney stacks make the façade perfectly symmetrical.

3.5 The south-east facing rear elevation, which now overlooks a car-park, is more informal in character (see Plate 10). The central bay has a modern panelled entrance door with bolection mouldings and an unusual rendered surround, which masks an earlier arrangement. Above the rear door is a tall round-headed, small-paned window that lights the stair well. The right-hand bay is dominated by a projecting, canted, two-storey brick bay, similar to those on the front, although the windows do not have stone surrounds and the parapet is plain brickwork. The left-hand bay incorporates a pair of six-over-six sash windows at first floor level. A rather poor quality rendered brick single-storey extension, with a double-pitched roof has been added to the left-hand bay at ground floor level. A single sash window squeezes against this unsightly

projection. Three gabled dormer windows, one to each bay, light the attic rooms of the rear range.

3.6 Close inspection of the brickwork shows that all three projecting, canted two-storey bays are later additions (see Plates 11 and 12). The brickwork is not bonded in and the bricks used in the construction of the bays are slightly larger.

3.7 The appearance of the south-east facing rear or garden elevation is degraded by the presence of the Government office to the immediate east, the tarmaced car-park that was formerly a garden, and an unnecessarily heavy-looking disabled access ramp with angular solid brick side-walls immediately adjacent to the listed building (see Plate 10).

3.8 The north-east facing end of the building has been refaced in brickwork and a door and two sash windows have been inserted (see Plate 13). These are modern features, as a coach-house and an addition to this end of the house existed until c.1960, when they were demolished to make way for the construction of the nearby Government Building.



Plate 8: Holland House – the principal north-west-facing High Street facade



Plate 9: Oblique view of the principal High Street façade, together with the adjoining No.16 High Street, built as an addition to Holland House but now a separate property



Plate 10: The south-east facing elevation of Holland House, which overlooks a car-park that has replaced the original garden



Plate 11: Three phases of brickwork: the c1960 north-east end wall to the left, original 1760s brickwork in the centre, and the later Georgian/early Victorian brickwork of the left-hand front facade canted bay

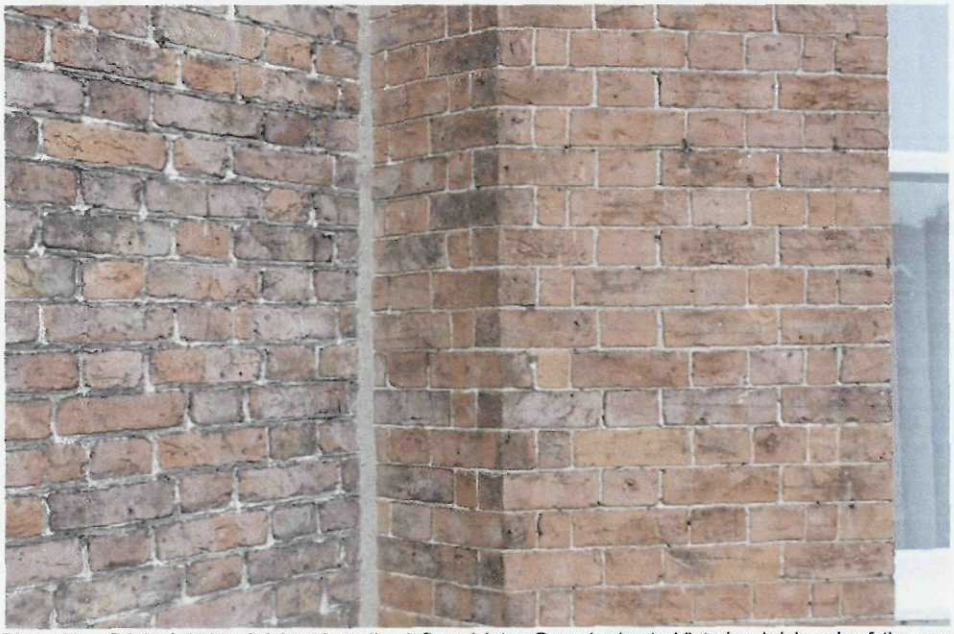


Plate 12: Original 1760s brickwork to the left and later Georgian/early Victorian brickwork of the rear facade canted bay to the right



Plate 13: The north-west facing end, showing the double-pile form with central valley. The end wall, door and windows are modern, having been built since the removal of the adjoining coach-house and an addition to this end of the house c.1960, when the Government Offices building in the foreground was built.

Plan form

3.9 The building is double-pile in nature, which is reflected in the room layout, with corridors below the central valley at each floor level. The building footprint is rectangular, plus the three canted bay appendages described above. A small, narrow extension has been added at the rear alongside the boundary with No.16 Street, causing it to be aligned at an awkward angle. The internal room arrangement responds to the three bays that are presented externally and the two ranges of the double pile, making the building highly legible.

Ground floor interior

3.10 At ground floor level, the front entrance leads into a spacious hall in the front range, which connects to a cantilevered dog-leg, cut-string, timber staircase in the rear range (see Plates 14 and 16). The staircase is a fine feature of the house although it is heavily restored. Almost all the balusters are modern replacements. The stair is degraded by inappropriate nosings to the treads. The entrance hall retains a dentillated cornice with egg and dart enrichment (see Plate 15). The door separating the entrance hall from the staircase compartment, with an infill panel to the arch above, is an inappropriate modern insertion that disturbs the original panelled lining.

3.11 Well-proportioned principal rooms occupy the side bays, with the exception of the rear-range of the south-western bay, which has been sub-divided to provide toilets and a kitchen. This space may always have been sub-divided originally, as the service stair above presumably originally commenced at ground floor level, which would suggest that the adjoining room was the original kitchen. The original door to the staircase (which currently gives access to a disabled w.c.) has been inappropriately refitted on the outer face of its lining.

3.12 The two well-proportioned reception rooms on the north-east side, which have good quality matching marble historic fire surrounds (see Plate 19), are linked by an opening in the dividing wall. The timber linings to the opening are modern. It is unlikely that the opening is an original feature. The front room is cluttered with modern partitions to create interview spaces (see Plate 17). Both rooms are degraded by a modern ceiling with highly inappropriate light fittings. The original ceiling and possibly its cornice may survive above.

3.13 The well-proportioned reception room on the south-west side, which is also cluttered with modern interview partitions, retains a modillion cornice that is more delicate than the dentillated cornices found elsewhere in the house (see Plate 20). Modern glazed partitions have been needlessly cut into the cornice (see Plate 21). The room has a heavy-looking, plain black marble fire surround that is out of character with the delicate cornice and other fire surrounds in the house. The panelling to the canted bay, which has been painted in an inappropriate blue colour, appears to be original.

3.14 In summary, the ground floor layout is largely as original, save for the partitions introduced to create interview spaces and toilets. Some historic joinery survives in the form of panelling and doors. All window joinery at ground floor level is modern restoration work. All internal walls at ground floor level have been lined, presumably as part of the 1990's restoration scheme, resulting in skirtings being replaced or re-set. Some original cornice survives and there may be more concealed by modern ceilings.



Plate 14: The entrance hall and arched opening with inappropriate infill

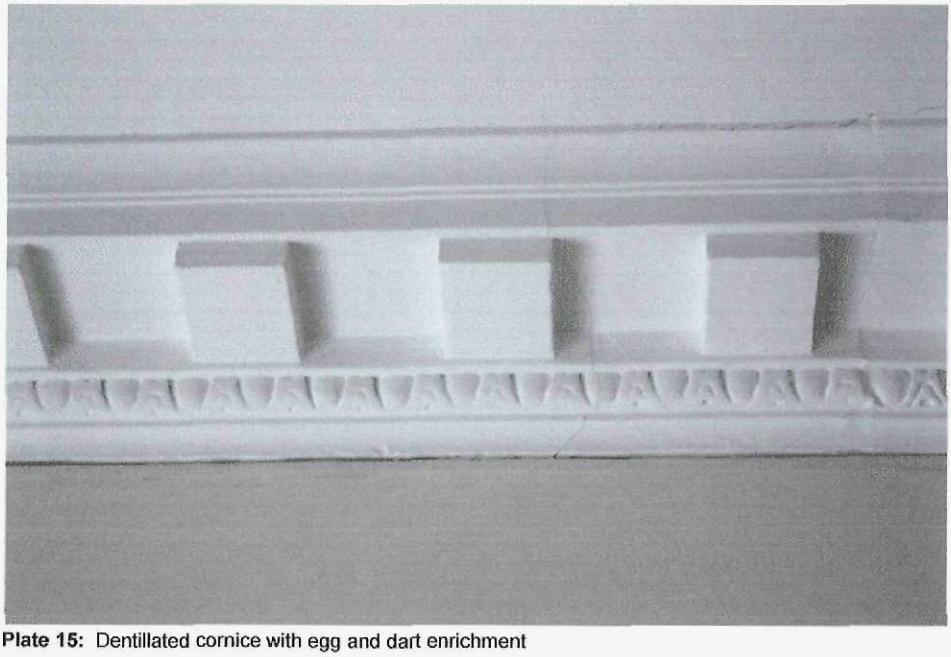


Plate 15: Dentillated cornice with egg and dart enrichment



Plate 16: The restored cantilevered cut-string timber staircase



Plate 17: Modern partitions cluttering the front north-east ground-floor room



Plate 18: Rear north-east ground-floor room



Plate 19: Marble fire-surround, front north-east ground-floor room



Plate 20: Front south-west room, with original panelling to the canted bay



Plate 21: Front south-west room: modern partition needlessly cut into the cornice.

First floor interior

3.15 The main staircase leads onto a landing that has been bisected by a modern screen of no architectural quality, presumably for fire safety (see Plate 22). The landing/stairwell space retains its dentillated cornice, which matches that in the entrance hall. The door to the left at the top of the stairs has been re-fitted on the outer side of the lining, to open outwards, which degrades the architectural arrangement. The opposing door is in its correct inner position but has been fixed-up.

3.16 The central front room appears to be designed as an ante-room giving access to principal bedrooms to either side. An inserted modern ceiling has an unfortunate relationship with the Palladian window (see Plate 23).

3.17 The front bedroom on the north-east side is linked to the rear bedroom by an opening in the dividing wall, in the same manner as the rooms below. As in the rooms below, the timber lining to the opening is modern and the opening is almost certainly not original. As in the rooms below, the two rooms have good quality, matching, historic, marble fire-surrounds, although the design of those at first floor level is plainer (see Plate 25).

3.18 The front bedroom on the south-west side has a good historic marble fire surround, which matches those in the bedrooms on the north-east side.

3.19 The original service stair appears to have been completely re-figured and the adjoining spaces sub-divided to provide a kitchen and toilets (see Plate 26). This is the only part of the first floor that has been substantially altered. Nevertheless, a fully panelled window (with modern sashes) survives in the recently created kitchen.

3.20 All rooms at first floor level are lined and, with the exception of the stairwell and landing, all have plain modern ceilings with inappropriate modern light fittings. The modern ceilings may conceal historic ceilings with cornices above. The four main rooms have modern electrical trunking instead of skirtings. The combined effect degrades the internal quality of the spaces.

3.21 Nevertheless, some historic fabric survives. The Palladian window joinery is original, and two of the original sash windows in the front canted bays survive (see Plates 28 and 29). All have matching lamb's tongue profile glazing bars (see Plate 27). The right-hand door at the top of the stairs looks to be original, as does the historic panelling to the south-west front and the rear canted bays.

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3.22 In summary, the first floor layout largely survives intact, with the exception of the service stair and adjoining space. The three main bedrooms retain their original matching fireplaces. The former bedrooms have fine spatial qualities but the rooms have been degraded by the insertion of modern ceilings, inappropriate lighting, wall lining, and electrical trunking in lieu of skirting boards.



Plate 22: First floor landing with inserted modern screen



Plate 23: First floor central front room



Plate 24: First floor front bedroom, north-east side

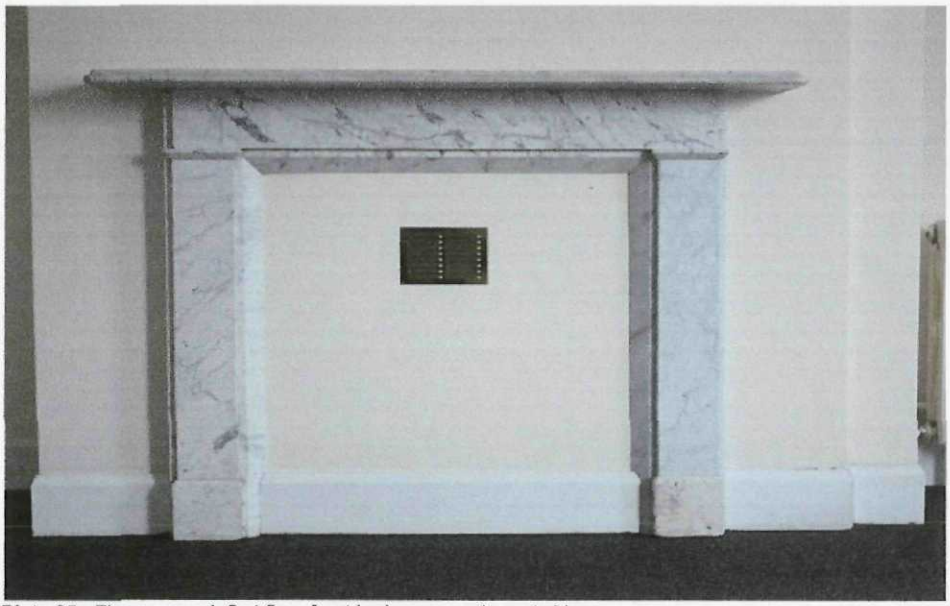


Plate 25: Fire-surround, first floor front bedroom, north-east side



Plate 26: New secondary staircase from first to second floor



Plate 27: Original window joinery, with lamb's tongue glazing bar profile



Plate 28: Original panelling to front, south-west first floor canted bay

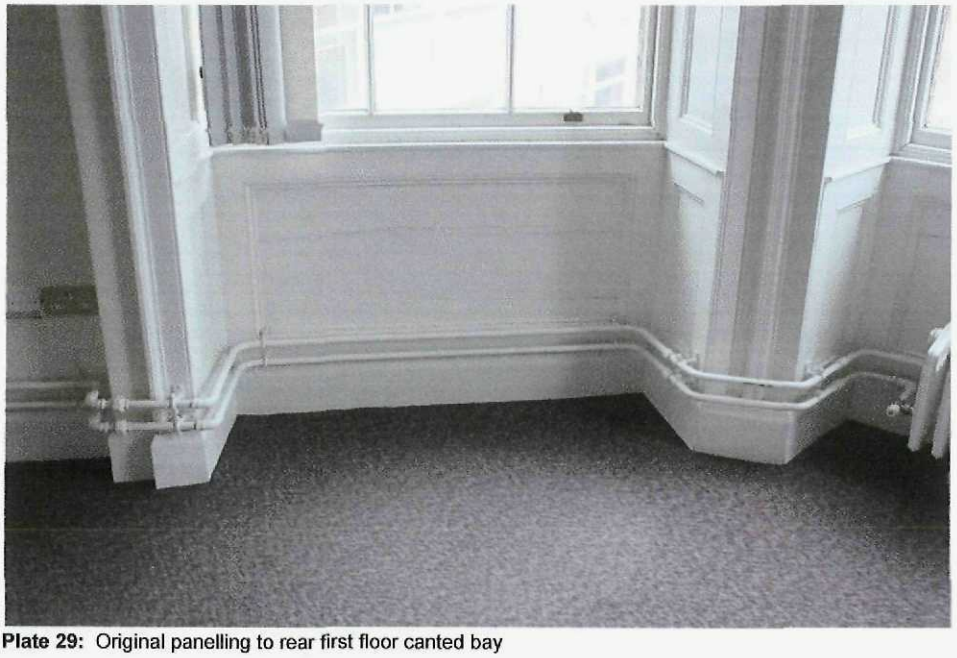


Plate 29: Original panelling to rear first floor canted bay

Second floor: interior

3.23 The third or attic floor layout appears to survive in its original form, with six main spaces, but largely made up of modern fabric. Particularly noticeable are the modern laminated truss roof structure, which are partly exposed as a feature (see Plate 30). The laminated trusses are installed over the whole double-roof, with the exception of the central bay of the front-range, which is a modern softwood roof structure (see Plate 31). The new roof structure was constructed as part of the repair works following the 1993 fire.

3.24 Internal partition walls appear to be largely made up of replacement masonry and all doors, which are half-glazed, are modern. The reconstruction work at second floor level includes window sashes that are actually outward opening (see Plate 32).

3.25 Interior spaces are plain, with no architectural enrichment, which may well mirror the original arrangement. A small original fireplace with cast iron insert, survives in each of the two rooms at the north-east end.



Plate 30: modern replacement laminated truss roof structure



Plate 31: modern softwood roof structure over front, central bay



Plate 32: modern outward opening sash to second floor dormer

4.0 Origins

4.1 Spalding has Saxon origins. In the Medieval period, the town developed following the foundation of a Benedictine priory c.1087. However, Spalding was still a small place by the time of John Grundy's Map of 1732. The town grew in prosperity between 1750 and 1850 following the drainage of Deeping Fen. Corn and agricultural produce was exported, and coal and timber was imported, primarily by water. Georgian and Victorian properties along both sides of the River Welland were built in this time of prosperity. Locations closer to High Bridge were regarded as having higher status. Spalding's role as a river port began to decline following the arrival of the railway in the 1850s.

4.2 Holland House was built relatively early in the Georgian riverside building phase, approximately 200 metres to the north east of High Bridge. According to Leveritt, N (1986), who references Harmstone (1846, pp 46-7), the house was constructed in the 1760s for John Richards; the architect was William Sands junior and the builders were George Andrew and John Sharpe. John Richards is described as a *Gentleman of Spalding* in his will, which survives in the Lincolnshire Archives. William Sands junior was a Spalding architect who was active locally in the later part of the eighteenth-century. According to Pevsner et al (1989), No.12 High Street, which is dated 1746, is by William Sands (died 1751).

4.3 Following the death of John Richards in 1773, Holland House was owned and occupied by Thomas Pulvercroft, who was active in the public life of the town and district from the 1790s to the late 1820's and became the deputy-lieutenant of Lincolnshire (Leveritt *ibid*, cites the Hawkes Papers compiled in 1792, in the possession of the Spalding Gentlemen's Society for this information).

4.4 An important owner and occupier of the building was Theophilus Fairfax Johnson (1790-1853) who was a member of the Johnson family, which had amassed a fortune through the enclosure and drainage of the Fens. The Johnson family's principal house in Spalding was Ayscoughfee House. Theophilus Fairfax Johnson was the second son of the Reverend Maurice Johnson DD (1756-1834). He married Millicent Ann Moore in 1821 and the couple subsequently made Holland House their family home.

4.5 According to Leveritt *ibid*, Theophilus Fairfax Johnson made considerable alterations to the house, including the addition of stables with a carriage entrance on High Street (see Plates 34 and 35) and construction of a lodge

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on Halmer Gate at the eastern end of the enormous garden associated with the property. Theophilus Fairfax Johnson constructed a mausoleum in the garden, which was consecrated by the Bishop of Lincoln on the 26 August 1843.

4.6 Theophilus Fairfax Johnson became High Sheriff of Lincolnshire in 1847. Following his death in 1853, his wife Millicent continued to live at Holland House with her son Theophilus Maurice Stephen Johnson (1826-92) and his wife. Contemporary accounts indicate the wealth of the family. Leveritt *ibid* quotes Joseph Wilson, editor of the Spalding Free Press, who wrote that in 1881, thirteen servants were 'living in' and that Mrs Johnson senior had a string band at Holland House nightly to play her to sleep.

4.7 Following the death of Millicent Johnson in August 1881, TMS Johnson left Spalding to reside at Tunbridge Wells. Holland House was sold following his death in 1892. With his death, the male line of the Johnson family of Ayscoughfee Hall, Spalding became extinct. TMS Johnson was fondly remembered for his generosity and charitable works.

4.8 The first large scale edition of the Ordnance Survey shows the extent of the landscaped garden in the period prior to the sale, which extended south-eastwards from the house for a depth of 250 metres, as far as Halmer Gate (see Figure 1). The grounds contained winding paths, trees, beds, and a substantial group of glasshouses, as well as Theophilus Fairfax Johnson's mausoleum. Plate 33 is a historic photograph showing the view over the garden from Holland House and illustrates the parkland nature of the garden.

4.9 The property was offered for sale by auction, which took place on 3 October 1893. The house was described in the sale particulars as containing large and handsome dining, drawing, breakfast and reception rooms, a fine hall and staircase, servants'-hall, waiting room, kitchens and the usual domestic offices, extensive cellarage, 16 bedrooms and dressing rooms, bath-room and w.c.'s. The grounds were described as containing Stabling, Coach-houses, Conservatories, an Aviary and a Lodge. The auctioneers, Messrs. S&G Kingston, offered the garden as suitable for speculation as *a road could be cut through it and an estate built upon.*

4.10 The mausoleum, which was not included in the sale, was dismantled and re-erected in Spalding Cemetery as a mortuary *for the use of the poor and in memory of TMS Johnson esquire.*

4.11 The house and the majority of the grounds through to Halmer Gate were bought by Mr Edward William Gooch, who was a local fellmonger, brickmaker

and businessman. EW Gooch was active in public life, being an original member of Holland County Council and for some years a member of Spalding Urban District Council.

4.12 In 1909, EW Gooch sold the greater part of the grounds for building purposes. Figure 2 is a copy of the plan showing the land offered for sale and the proposed new street, which necessitated the demolition of the stable block fronting High Street. Holland Road was subsequently formed in accordance with this plan, running from Halmer Gate to High Street, although the arrangement of building plots was modified. Much of the street was developed before the First World War but it was not fully developed until the later twentieth-century.

4.13 Following the death of EW Gooch in 1920, Holland House was subdivided. The main part was purchased by Mr Herbert George Frost (1869-1941), a Spalding draper. The south-west wing was sold to Holland County Council and was converted into offices for the Holland Education Committee. In addition to his drapers and clothier's business, HG Frost served as a county and urban district councilor, a magistrate, and as a governor of the Johnson Hospital and the Spalding Grammar School.

4.14 Following HG Frost's death in 1941, Holland House was purchased by Spalding Urban District Council. Soon afterwards, in 1942, the Holland War Agricultural Executive Committee took possession of the house and retained it until 1950. The building was used for accommodation for the Women's Land Army during the war.

4.15 In 1960, a large, free-standing Government Office building was built on part of the remaining garden land, facing Holland Road. Pevsner *et al* (1989) record that the Government Offices building was designed by E. Farrow. This development required the demolition of the carriage entrance to Holland House and the adjoining coach-house fronting High Street. From this period, Holland House was used, partly as the Social Services Department of Lincolnshire County Council and partly as an Unemployment Benefit office, until January 1993, when the building was extensively damaged by fire. The building was subsequently restored under the direction of Clews Architects.

4.16 In summary, it seems well established that Holland House was built in the 1760s to the design of William Sands junior and that considerable alterations were carried out by Theophilus Fairfax Johnson between c1830-53. The latter included the construction of the stables and carriage entrance to High Street, to the north of the house, and the mausoleum, and the lodge on Halmer Gate, within the grounds. However, it is not clear whether the

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alterations included the addition of the canted bays or the south-west wing fronting High Street, which are clearly later additions. The south-west wing may have been built to accommodate Theophilus Fairfax Johnson's son, Theophilus Maurice Stephen Johnson, who married twice and lived at Holland House from c1850.

4.17 Historic photographs (see Plates 34 and 35) indicate the appearance of the stable, coach-house and arched entrance added during the period 1830-53. They also show a rather incongruous portico, which must have been added in the nineteenth-century, and has since been removed. The historic photographs also show most of the windows with plate glass sashes with minimal glazing bars. Windows have now been restored to their assumed Georgian appearance, with small-paned sashes. Much of the restoration work was carried out after the 1993 fire.

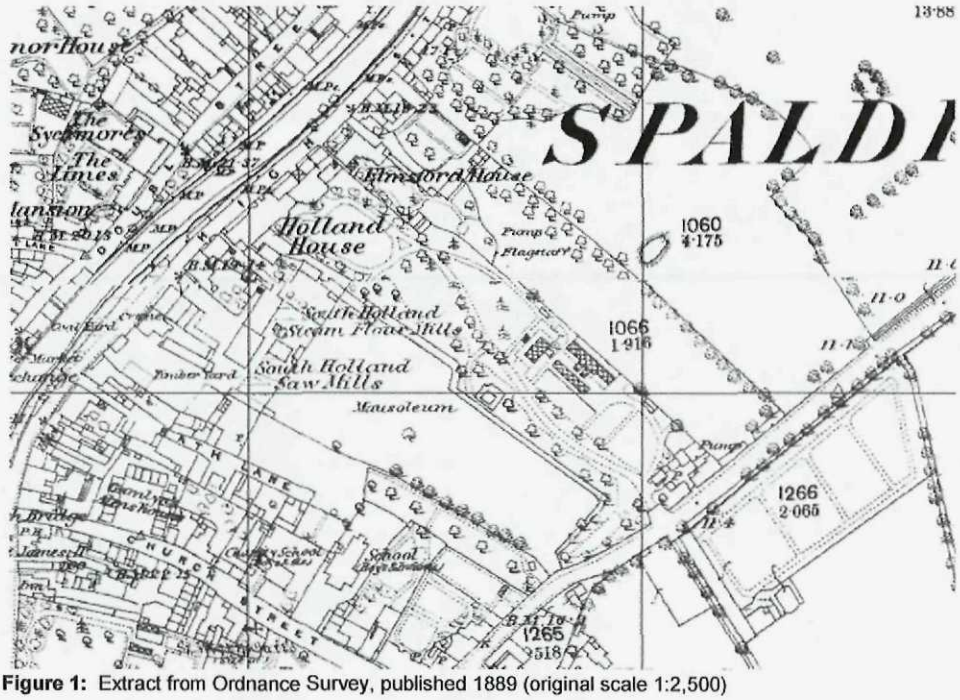


Figure 1: Extract from Ordnance Survey, published 1889 (original scale 1:2,500)



Plate 33: An undated first floor view from Holland House over the gardens (source Leveritt, 1986)

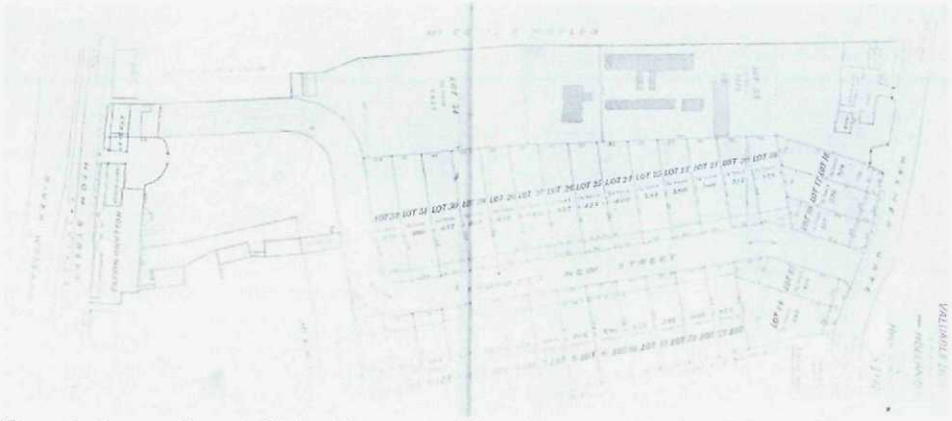


Figure 2: Proposed layout of Holland Road and building plots prepared for the 1909 sale of the greater part of the grounds of Holland House (source Leveritt, 1986)



Figure 34: A historic view of the Holland House High Street façade, showing the now demolished single-storey coach-house, stables and arched entrance to the north, and Elmsford House beyond (source Leveritt, 1986)

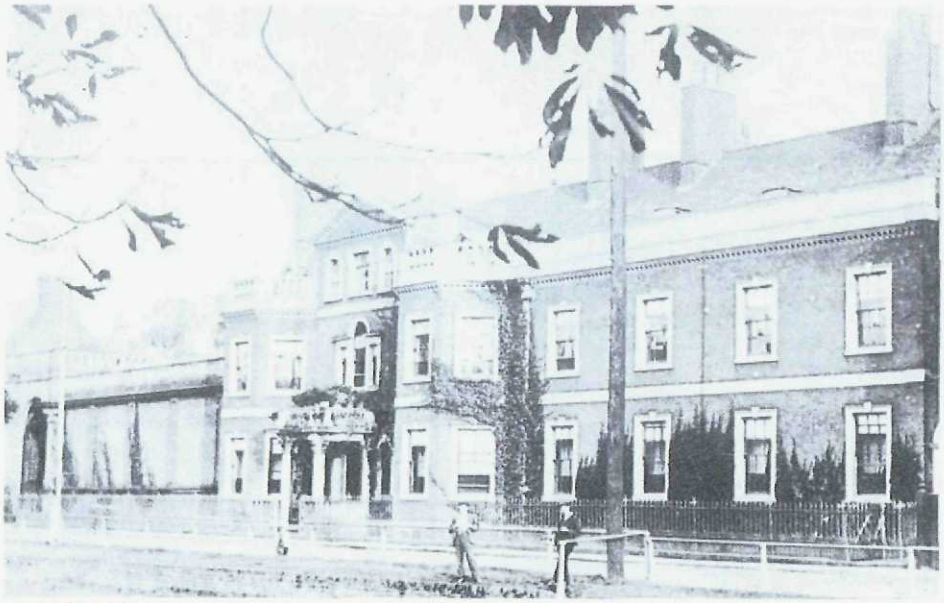


Figure 35: A historic view of the Holland House High Street façade, showing the now demolished single-storey coach-house, stables and arched entrance to the north, and Elmsford House beyond (source Leveritt, 1986)

5.0 Statement of significance

Architectural and artistic significance

5.1 The planning and detailed design of Holland House is of a very high order. The architectural relationship between the arrangement of the floor plans and the principal façade is extremely well resolved, resulting in a Classical building that meets the fundamental requirements of symmetry and order.

5.2 The principal façade to High Street is extremely well resolved, notwithstanding that the canted bays are an additive feature. The façade has clearly been conceived as a composition. Pevsner, et al (1989) describe Holland House as *the best architecturally in the town* and it was, no doubt, the satisfying rich yet polite Georgian façade that led to that conclusion. The architectural and artistic quality of Holland House is the work of a local architect, William Sands junior, who was active in Spalding in the later eighteenth-century but was not known nationally.

5.3 The quality of the interior has been debased in some respects. However, much of the harm such as the introduction of partitions, electrical trunking, and inappropriate lighting, can be easily reversed. The key internal qualities of the room arrangement and the spatial qualities of the principal rooms survive remarkably intact. The survival of marble fireplaces, all but one of which form a set, adds to the internal architectural and artistic quality of the building, as does the survival of cornices in some of the rooms, panelling to most of the bays, and other elements of historic joinery.

5.4 The cantilevered staircase, albeit heavily restored, is a fine architectural feature of the building.

5.5 The modern replacement roof structure reduces some of the building's significance in architectural terms, as does the extensive amount of modern replica window joinery. They have, however, enabled the historic external appearance of Holland House to be restored following severe fire damage.

5.6 The historic urban form of Spalding provides a relatively rare example of a town with many of its most important buildings addressing the river. Holland House is one of the most important of these buildings. It groups closely with The Limes and The Sycamores on the opposite bank of the River Welland

and more loosely with Yew Lodge and Cley Hall further to the north on the same bank, these being some of the most important merchants' houses in the town. Consequently, Holland House is highly significant in townscape terms and makes an important contribution to the character and appearance of the Spalding Conservation Area.

5.7 Conversely, the once fine setting of the house provided by the formal grounds that extended eastwards, has been severely degraded. It now has an extremely poor setting on its eastern and north-eastern sides, due to the presence of the inappropriate Government Offices building, the cumbersome disabled access ramp at the rear of the building, and the hard-surfaced car-parking areas, which seriously detract from the buildings architectural and artistic significance.

Historic and archaeological significance

5.8 Holland House is important historically as a merchant's house built in the period when use of the river as a port, following drainage of the Fens, brought great prosperity to Spalding. It is a fine physical survival of this golden period in Spalding's history and its architectural quality reflects the wealth that the trading of the crops grown on the Fens and transported on the River Welland brought to the town.

5.9 The occupants of the house have included some of Spalding's most notable civic dignitaries and benefactors, including Thomas Pulvercroft, Theophilus Fairfax Johnson, Theophilus Maurice Stephen Johnson, Edward William Gooch, and Herbert George Frost. The building also played an important role in the Second World War, when it was used by the Holland War Agricultural Executive Committee.

6.0 Conclusions

6.1 This historic building assessment has sought to establish the architectural and historic origins, and the nature and significance of Holland House and its grounds.

6.2 The overall conclusion is that, notwithstanding considerable restoration of fabric following severe fire damage in the 1990s, the building remains highly significant in architectural and historic terms.

6.3 It is equally clear that the once fine setting of Holland House provided by its extensive landscaped gardens on the east side, has been severely degraded by the introduction of the large and incongruous neighbouring Government Offices building, the cumbersome disabled access ramp, and the conversion of the residual part of the garden to a tarmac-surfaced car park.

6.4 It is hoped that any future alterations to Holland House or its setting will seek to preserve those features that contribute to the significance of the historic building and enhance those aspects that degrade it.

Sources

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National Heritage List: http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/

Government 'Magic' website: http://magic.defra.gov.uk/

Historic Ordnance Survey maps: http://www.old-maps.co.uk/

The Wartime Memories Project - The Women's Land Army: http://www.wartimememoriesproject.com/ww2/homefront/womenslandarmy.php?pagenum=6

Appendix A: Statutory list entry

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: HOLLAND HOUSE

List entry Number: 1063982

Location

HOLLAND HOUSE, HIGH STREET

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Lincolnshire	South Holland	District Authority	

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Dec-1950

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 197306

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

HIGH STREET 1. 5313 (East Side) Holland House TF 2421 1/82 29.12.50. II GV

2. House of circa 1768, probably by William Sands, Junior, altered circa 1845. Brick. Centre, with 3 storeys and modillion pediment, is between 2 2-storey canted bays with balustraded parapets and modillion cornice, 3 windows with keystones and moulded surround, no glazing bars, to each. Stone bands between storeys and capping to plinth. Centre has modillion pediment over 2 round-headed windows with triple keystones and centre window in rectangular moulded surround with keystone. Venetian window to 1st floor. Ground floor has 2 round-headed windows with pilasters and triple keystones. Open pediment on brackets to doorway, plain pilasters and panelled reveals and door. 4 steps. Interior has some good C19 marble mantelpieces. Later wing to right of 2 storeys in brick with panelled parapet and modillion cornice. 4 windows, moulded surrounds with keystones, hung sashes with glazing bars, on 2 storeys. Band between storeys. Capped plinth. Round-headed doorway to right with keystone.

Nos 12, I4, 15, Warehouse occupied by G W Plowman and Son and Holland House form a group.

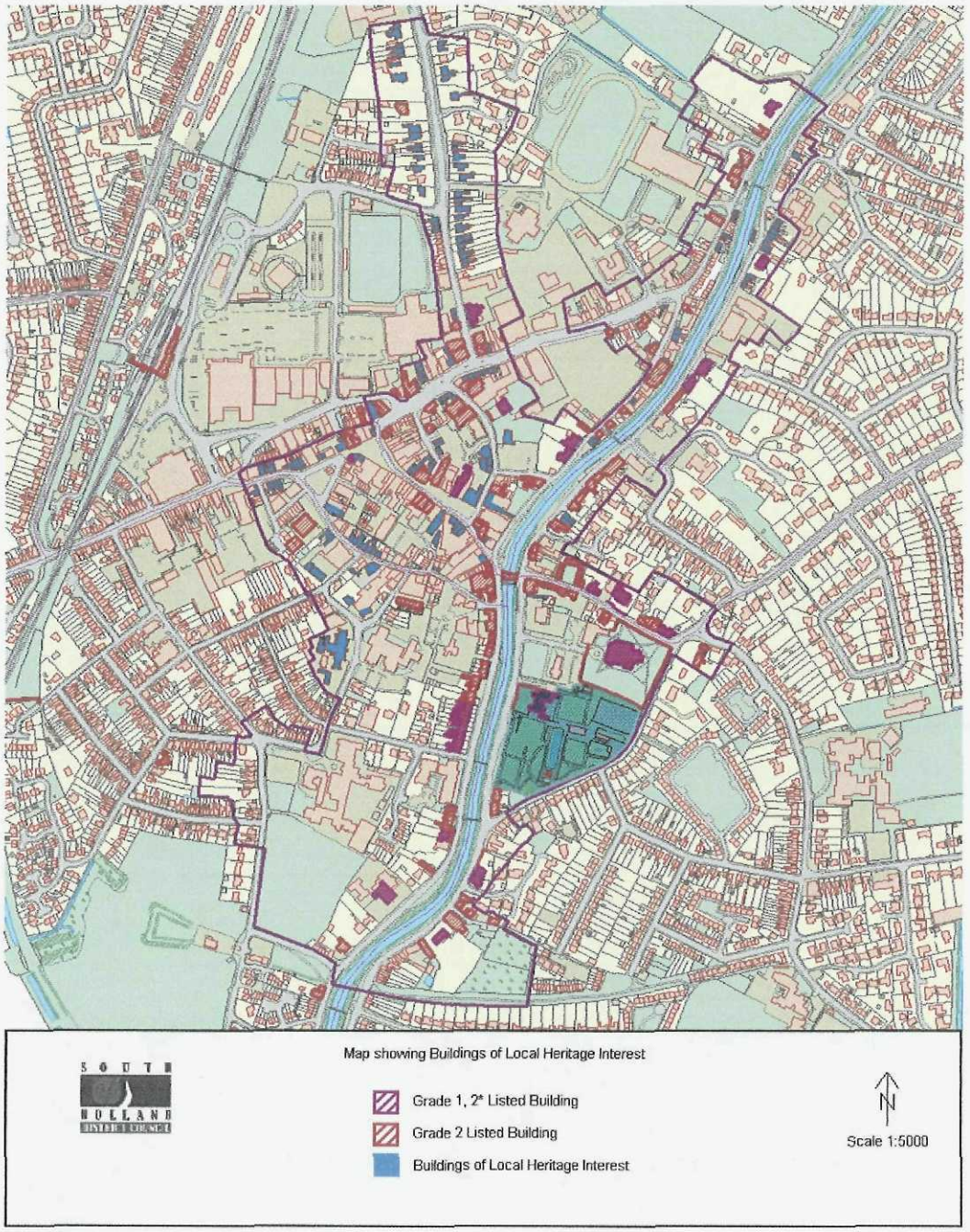
Listing NGR: TF2500822696

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TF 25008 22696

Appendix B: Spalding Conservation Area



Source: Spalding District Council website (www.sholland.gov.uk)