

**DESIGN & ACCESS STATEMENT
Incorporating Heritage Statement of Significance &
Impact Assessment**



For

Oglesby & Limb Ltd

Chartered Architect

Suites 4 & 5
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

PROPOSED CONVERSION OF OFFICES TO DWELLINGS

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At

**MARKET CHAMBERS
12 MARKET PLACE
SPALDING
LINCOLNSHIRE
PE11 1SL**

For

MR N.REVILL

Director
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Company Reg. No.
4419410

PLANNING APPLICATION ISSUE

Oglesby & Limb Ltd
A1051 – D, A and Heritage Statement
December 2016

Application Summary

- The planning proposal seeks Full Planning Approval for the change of use of the 2nd floor of 12 Market Place, Spalding from office accommodation to residential. The Listed Building Consent application seeks approval for the reconfiguration of the 2nd floor area and for fire improvements at 1st floor level that are necessary to improve safety within what will be a mixed-use environment.
- The application site is within the town centre and is believed to have originally provided residential accommodation in the form of a flat for the bank manager (the building having originally been constructed as a bank). In recent decades it has been used as office accommodation though it is now generally underused. The introduction of residential apartments and the retaining of a smaller suite of office accommodation would bring more of the building back in to use which in turn would encourage improved building maintenance.
- The applicant owns the property and runs a retail jewellery business from the ground floor level. The upper floor levels are not required by the business but do provide well-appointed and located office accommodation though there has been insufficient demand in recent years to fill the complete office suite. The 2nd floor can be separated off for alternative use and it is considered that reverting to its earlier residential use would be appropriate.
- From a use perspective the site is located within the town centre with a full range of amenities and public transport network in very close proximity. A section of the rear of the first floor level of the building already accommodates a residential flat which operates successfully. It is therefore considered that the proposal is sustainable and would provide an appropriate and indeed desirable location for residential units.
- The windows of some of the rooms proposed for conversion face directly in to the Market Place and therefore the new use would provide benefits in as much as it would bring a small improvement in natural surveillance of the Market Place and in addition would reintroduce life to what have become dead windows.
- The building enjoys private parking to the rear, accessed directly off Draper's Place and as such a space would be made available for each new dwelling.
- There is a waste and recycling storage point for the existing flat at the rear of the building which would also serve the proposed new dwellings.
- Should approval be granted for this scheme it is the applicant's intention to implement the approval immediately, indeed the existing office tenants have been relocated to 1st floor level to enable this.

Site observation

Location

The site address is Market Chambers, 12 Market Place, Spalding, Lincolnshire, PE11 1SL. The ground floor comprises a retail shop known as Revill's Jewellers. The 1st and 2nd floors are currently office suites though only 2 of the 6 are currently tenanted and this underuse has been consistent for over 6 years. The area proposed for change of use is the entire 2nd floor level for which the postal address is Suites 4, 5 & 6 Market Chambers. The location of the site is identified within the scheme drawings submitted as part of this application (Figs. 01 & 02).

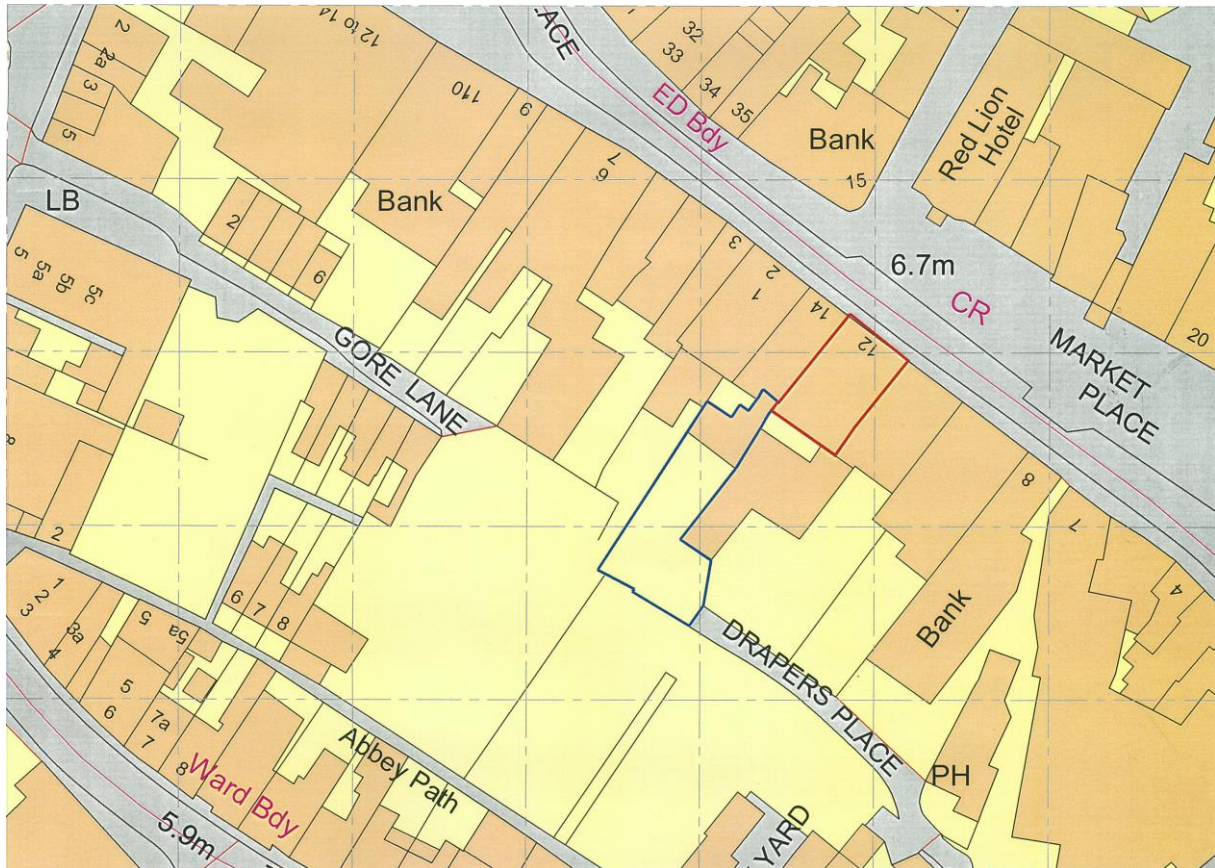


Fig. 01 – Site location plan – North to top of sheet. Site outlined in red.



Fig. 02 Aerial view of the site in context – North to top of sheet

Site History: General

The main element of the building is the frontage block that faces Market Place. Further details are provided within the Heritage Statement of Significance and Impact Assessment however in summary it was constructed as a bank in 1862 to a design by the Architect William Eaves. It is understood that the vault and ground floor were the main banking areas with the upper floors providing residential accommodation for the bank manager. It is not however known how much of the upper floors was residential or indeed whether any space was used for non-residential purposes. During the 20th Century the use of the ground floor changed from a bank to a retail outlet and it remains in this use to this day. The upper floors of the frontage block were in use as offices (partly by the local Council) during the latter part of the 20th Century. This use as an office suite has continued to this day albeit that the majority of the office accommodation has been vacant for some time. The frontage block is linked to a further block at the rear (west) corner of the site which may originally have been a separate dwelling. The ground floor of the rear element of the building provides a small office area associated with the jeweller's shop. Above this at first floor level (this section of the building being just two storey) there is a residential flat, this has been the case for a number of years although little information is available regarding the history of this specific block of the building. It is however known that this rear block existed at least as early as 1887.

Site use

The site of this proposal is currently set up for office use and it has been in this format for several decades. Some alterations have been implemented internally over the years though it is not known exactly when these works were implemented. It is known that 20th Century partitions were installed when in use by the local authority and that these were removed after the suite was vacated. At present less than 50% of the rooms are occupied with the remainder having been vacant for at least a year and in some cases considerably longer.

Site description

The main element of the building is rectangular in shape with its primary dimension running north-west to south-east parallel to Market Place (fig. 03). The frontage of the block measures approximately 10.70m with the depth being 13.01m. The total footprint of the frontage block of the building is 140m² per floor (therefore nominally 420m² for the 3 floors).



Fig. 03 Frontage elevation (north-east) to the Market Place

Site boundaries

The site is enclosed and defined on both the north-west and south-east boundaries by the abutting buildings known as nos. 11 & 14 Market Place (fig. 04). The north-east boundary is demarked by the rear (south-west) edge of the footpath of the Market Place. The south-west boundary of the frontage block is defined by an abutting building that is a rear annex to no. 11 Market Place (fig. 05).



Fig. 04 No. 12 abutted by no. 11 (left) & 14 (right).



Fig. 05 Abutting building to rear (south-west).

The site - Views in and out

At ground level views from 12 Market Place are only available out to the Market Place (north-east) since the site is entirely surrounded by development of considerable height. From first floor level there are again views to the Market Place on the north-east side but at this level there are also limited views to the south-west in to a partially enclosed lightwell (fig. 06). From second floor level there are views to the north-east in to the Market Place but since these windows are elevated considerably above pavement level there are in addition wider and more distant views across the town roovescape (fig. 07). These extend from the Red Lion Quarter to the South Holland Centre, though there are few buildings visible beyond as the development height decreases further away from the Market Place (fig. 08). Again views are also available to the south-west from this level; these generally extend across Draper's Place to the Crescent and beyond (fig. 09).



Fig. 06 View at FFL to south-west into enclosed lightwell.



Fig. 07 View at SFL over Market Place.



Fig. 08 Panoramic view across Market Place from SFL.



Fig. 09 View at SFL to south-west to the Crescent

The existence of abutting development prevents any views to 12 Market Place from all but the north-east, north and south-west directions (fig. 10, 11 & 12). The building presents an attractive frontage to the Market Place though this will not be impacted upon by the current proposals.

There are no views through this site at pedestrian level and few from higher level as it is one of the highest buildings within the town centre.



Fig. 10 View of site from north-east.



Fig. 11 Partial view of site from North.

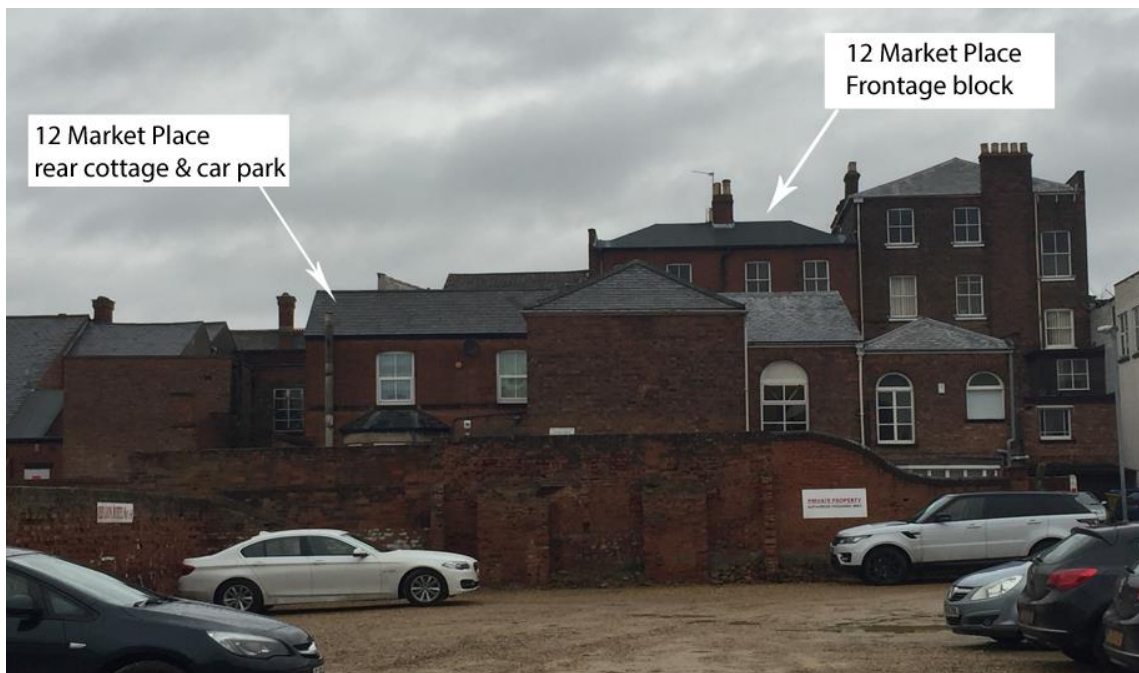


Fig. 12 View of site from south-west.

Access and infrastructure

Vehicular access to the site is available but only to the car park on the south side. This is where the car park is located and where space will be allocated for the occupants of the proposed flats. The car park is currently controlled by automatic gates. No changes are proposed to the existing access arrangements.

Pedestrian access to the site is either through the car park described previously or alternatively direct from Market Place through a personnel door on the north-east frontage. No changes are proposed to the existing arrangement.

Public bus services operate from the central bus station on Winfrey Avenue. This is located approximately 350m NNW of the site and is therefore within easy walking distance.

Train services operate from Spalding Station. This is located approximately 420m NW of the site and is therefore within easy walking distance.

Streetscape and planting

The site is set within the hard urban landscape of the town centre. The Market Place is defined and enclosed by those buildings that form its perimeter of which 12 Market Place is one. There is very limited soft landscaping in this space indeed it comprises only 4 relatively small trees. The proposals forming this application will have no impact upon streetscape or planting.

Amenities and sustainability

Spalding is a well-developed market town with a full range of facilities including shops, public houses, schools, medical services, sports facilities, religious centres, community services and transport links all within 1000m of this site. In this respect the site must be considered sustainable.

Architectural context

As previously stated, 12 Market Place dates from 1862 and in general the Market Place contains many of the oldest commercial buildings in the town. That said, again, the proposals that form this application will not impact upon the architectural context within which this building is set.

Materials of construction

The exposed elevation of 12 Market Place is constructed in ashlar but within the Market Place the more common wall facing materials are facing brick and painted render. The roof of 12 Market Place is pitched though the original coverings have since been replaced at least in part by felt. The predominant roof covering in the Market Place is slate. Again, the proposals that form this application will not impact upon the external materials.

Site analysis

Having undertaken the above observation exercise within the area of the site the following summary is prepared as an analysis of the findings:

Summary

The site is within the town centre and as a result is very close to all local amenities. As such the residents of the site would be able to benefit from and contribute to the town generally. Public transport connections are available within close proximity of the site and it is therefore considered to be a sustainable location.

Although it is acknowledge that Market Place is an urban centre and as such use at pedestrian level is commercial in nature, there are many examples within the town of residential accommodation being located above shops and offices. Overall therefore it is considered that mixed-use development containing an element of residential use is entirely appropriate for such a location. In addition it is highlighted that the building provided living accommodation for the bank manager earlier in its life.

Considering the impact of development when viewed from outside the site boundaries it is unlikely that there would be much if any perceptible change. Introducing use to vacant office windows would help with natural surveillance of the Market Place and would also enliven what is currently dead window space.

Considering the impact of the development on the building it would only be necessary to address matters internally. It is considered that the building could be sub-divided in a sensitive manner that would minimize impact upon the historic building fabric. The sub-division could be implemented using lightweight modern construction that could be removed in the future allowing the original layout to be reverted to should this be desired.

With regard to space available it would appear that the 2nd floor is adequate to accommodate 2 flats without any need to extend the building. Window numbers and layout are suitable to serve all of the principal rooms and most of the extant joinery and internal features could be retained.

In final summary it is therefore concluded that the site could reasonably accommodate 2 flats both of which would provide decent living environments. Minor alterations would be required at 1st floor level to ensure adequate fire safety in what would be a mixed-use building but these would not be extensive. The alterations would have no impact externally and managed impact internally.

Design Statement

The above text illustrates the investigation process that was undertaken and explains why it is considered that the site is suitable for residential conversion on a small scale. The following section relates this to the general headings given within government guidance for design and access statements.

Elements of a 'Design and Access Statement'

Government guidance requires the statement to cover 6 specific areas, these being:

Use:

The proposal seeks to convert the 2nd floor office accommodation into 2 residential flats. There are many examples of mixed use accommodation in the town with residential units being located above both commercial or retail space and this proposal would not therefore be out-of-step in the town centre context. Importantly, the retail element that exists at pavement level and which contributes significantly to the amenity and activity for the public would remain unaffected.

Amount:

The proposal seeks permission only to convert the 2nd floor of the building. Having considered the footprint of the building at that level it is concluded that the space available is sufficient for 2 flats, each with 1 bedroom. The design of the flats has been developed with reference to the Department for Communities and Local Government March 2015 publication 'Technical housing standards – nationally described space standard'. Unit 1 has a gross internal floor area of 59.52m² exceeding the recommended minimum of 51.5m² for a 1 bed, 2 person flat. Unit 2 has a gross internal floor area of 49.34m² greatly exceeding the recommended minimum requirement of 38m² for a 1 bed, 1 person flat and in reality it would be suitable as a 1 bed 2 person unit. All rooms meet or exceed the minimum dimensional standards also.

Therefore the amount of accommodation proposed is considered appropriate for the building in which it is located.

Layout:

The layout of the flats has been designed such that the principal residential rooms are located within what would originally have been the major spaces. This is achieved with minimal disruption with only 2 small lightweight partitions being required to achieve this. Smaller spaces have been used to accommodate shower and store areas which do not need to benefit from windows, indeed to have used the available windows for such accommodation may have been detrimental to the external appearance generally.

Scale:

The layout and design of the flats will have no significant impact on either the building or its context in terms of scale. The room sizing generally respects the existing structure and this is to be expected since it originally housed residential accommodation.

Landscaping:

This proposal does not impact upon landscaping in any way and no further consideration is therefore necessary.

Appearance:

The design proposals seek to reuse existing accommodation in a sensitive way. The works will have no visual impact upon the building exterior. Internally, sensitive detailing and the

use of construction that can be removed at a later date if necessary will ensure the conversion will have minimal impact on the building both architecturally and historically.

Access Statement:

Site Location

The site is located directly off Market Place and is accessible by private motor vehicle or on foot, the proposals have no significant impact upon the existing situation.

Access to the site and within the residential units.

Access to the site will be through the lower floor areas of 12 Market Place up a central staircase. It is acknowledge that this is not a suitable route for people with disabilities but this cannot be avoided given the limitations of space and the requirement to minimize impact upon the fabric of this listed building.

Sustainable Construction Statement:

The site location is considered sustainable for the reasons highlighted above. In addition the proposal seeks to reutilize under-used commercial space which is in line with the Government's ethos of prioritizing brownfield site development and extant structure conversion to address a recognized housing need.

Demolition Statement:

The conversion of the 2nd floor to flats will require the formation of just 2 door sized openings. All other walls / partitions scheduled for removal are believed to be of modern C20 stud construction and are not original to this building.

Planning Statement:

The application proposal is to change the use of the 2nd floor office accommodation to residential flats, making internal alterations to the building as required to form appropriate cellular room layouts and to improve fire safety. The upper floors of the building were originally occupied on a residential basis albeit in association with the bank.

Relating specifically to the change of use the author would draw attention to the publication produced in July 2012 by the Department for Communities and Local Government entitled 'Relaxation of planning rules for change of use from commercial to residential'. Whilst it is acknowledged that 12 Market Place is listed and therefore does not enjoy permitted development rights, the general issues raised by the report and its overriding ethos in respect of the reutilization of existing building stock remain entirely appropriate. We would specifically repeat here text from the report introduction which appears relevant for this site:

1. 'It is accepted that there is an urgent need to increase the rate of house-building in England and make housing supply more responsive to changes in demand. For decades house-building in England has failed to keep up with the needs and aspirations of our growing population.'
2. The Government believes that there is an opportunity to contribute to increasing the housing supply by recognizing the scope for allowing changes of use of buildings from commercial to residential to take place more easily.'

3. We recognise that there are buildings which no longer function as intended in their existing locations. There are offices built in locations where the demand for office space has moved on or the need is for buildings with higher specifications that are better able to deliver for modern businesses. Similarly, there are industrial buildings which are no longer suitable for manufacturing which have struggled to find new uses but which offer good opportunities for conversion.'
4. 'All such changes in use contribute to the Government's objective of redeveloping brownfield land and disused buildings first. This also reinforces existing communities and makes best use of the existing urban and rural amenities.'

All 4 of these statements appear entirely applicable for this site and as such it is considered that the application accords with the Government's current thinking on the conversion of existing buildings where they are not already being fully utilized.

Heritage Statement of Significance & Impact Assessment:

As has previously been stated 12 Market Place is a Listed Building. Although it is part of a group comprising 11, 12 & 14 forming the south-west frontage of the Market Place it does actually have its own individual listing. The details of the listing are as follows:

Listing Text

BARCLAYS BANK, SPALDING

GRADE: II

DATE LISTED: 2 July 1974

ENGLISH HERITAGE BUILDING ID: 197334

OS GRID REFERENCE: TF2474522640

OS GRID COORDINATES: 524745, 322640

LATITUDE / LONGITUDE: 52.7869, -0.1517

LOCATION: Market Place, Spalding, Lincolnshire, PE11 1SL

LOCALITY: Spalding (/England/Lincolnshire/spalding)

LOCAL AUTHORITY: South Holland District Council

COUNTY: Lincolnshire (/england/lincolnshire)

COUNTRY: England (/england)

POSTCODE: PE11 1SL

MARKET PLACE

1.

5313

((South Side)

No 12 (Barclays Bank)

TF 2421 1/198 2.7.74

II GV

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 to brackets. Keystones dated 1862. Double doors. Carved pilasters with foliated capitals. Panelled plinth.

Nos 11, 12 and 14 form a group.

Listing NGR: TF2474522640.

Ordnance Survey Map of 1887

The building is clearly identified on the map from 1887 and shows the main frontage block and its connection to the cottage on the south-west side (fig. 13). At that time the rear car park was a walled garden though aside from the wall and some steps, little remains to this day. The building is identified simply as 'Bank'.

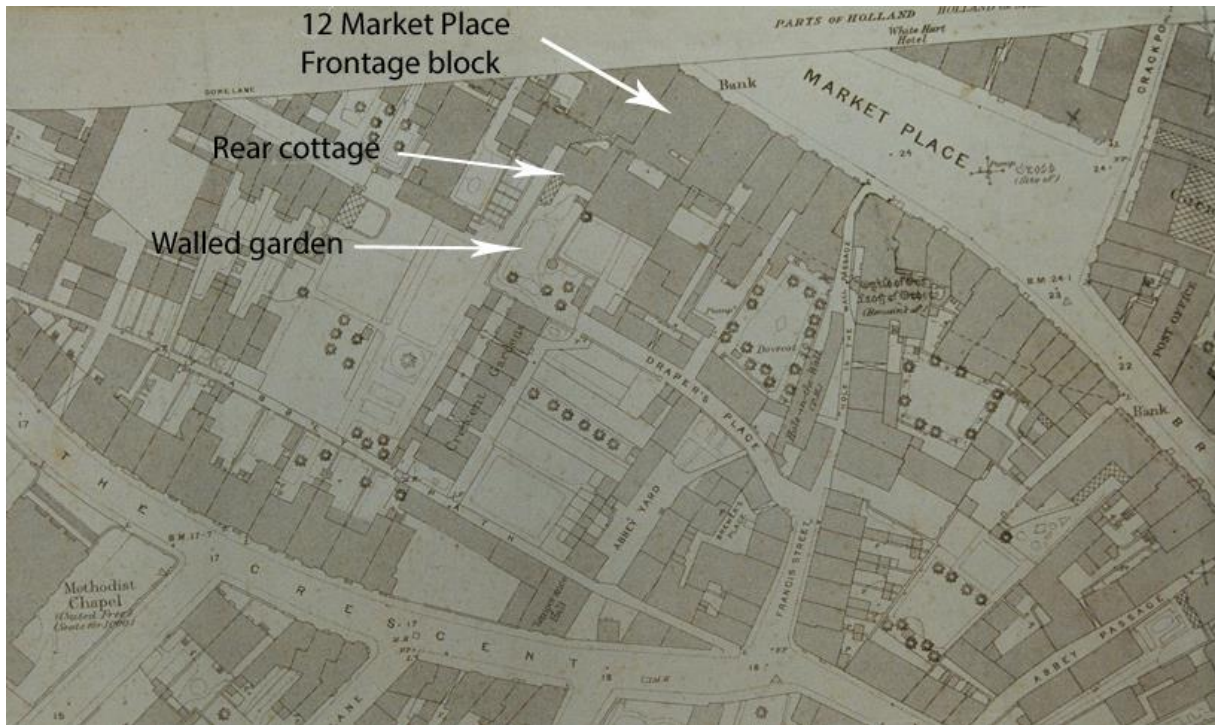


Fig. 13 Extract from O.S. map of 1887.

Photographic Evidence

Photograph taken in the 1860s.

A search of documentary evidence revealed an article in 'Aspects of Spalding 1790-1930' by Norman Leveritt & Michael J. Elsdon giving information regarding the early life of the building. The article provides details of the owners and business types for properties in the Market Place in the 1860s and specifically identifies 12 Market Place as the Stamford, Spalding and Boston Banking Co. with the manager then referenced as Mr. Welden. The photograph (fig.14) shows the building as it must have appeared soon after its construction in 1862. The upper floors are shown largely as they exist today although the picture shows the ground floor arches as they originally existed before these were altered in the 20th Century. Significantly the building to the left of the site, 11 Market Place was at that time a modest 3 storey building that was much lower than the abutting bank.



Fig. 14 Photograph taken in the 1860's (exact date not known).

Hobson's Fire of 1870.

Again the same source provides details of a significant event in the history of number 11 Market Place. The 1860's photograph (fig. 14) illustrated the appearance of the earlier 3 storey building at number 11 Market Place directly abutting the site of the current proposal. At that stage it is known that number 11 was occupied by Hobson and Sons who were 'linen and wool drapers, hatters and tailors'. It is recorded that 'On the night of 27th March, 1870, the premises of Hobson & Sons drapery establishment in the Market Place was destroyed by a severe fire. The report provides considerable detail and relative to the proposal site it states 'At one time it was a matter of the greatest doubt whether the whole line of the principal shops and premises on that side of the street would not become prey to the devouring element, but fortunately the night was calm and scarcely any wind blowing, so that the fire was kept confined principally to the premises of Hobson and Son. As it was, the roof of the Stamford Bank on one side, and the back of Mr. Appleby's premises on the other, had taken fire, and the Brigade therefore instantly directed their attention to these buildings, and by strenuous efforts kept the fire from doing greater destruction, but for which, in all probability both these buildings would have fallen an easy prey to the flames; of course, the Bank property was greatly injured, and Mr. Welden, the Manager, will be a considerable loser, both by fire and removal of his furniture.' The ruins of no. 11 Market Place were captured in a photograph taken shortly after 27th March 1870 (fig.15) and on the extreme right of this can be seen part of the proposed development site (No. 12). From this text it is confirmed that the roof of number 12 was fire damaged and it can reasonably be assumed that injury was also suffered at least within the 2nd floor rooms (those which are proposed for conversion).



Fig. 15 Photograph taken after 27th March 1870 following the fire at Hobsons – site on extreme right.

Photograph taken post 1870.

A further historic postcard is available (fig.16) which shows no. 11 Market Place rebuilt after the fire of 1870. It must be assumed that this photograph dates from no earlier than 1871 as presumably it would have taken at least 9 months to clear the site following the fire and then construct the replacement building. In reality this photograph could have been taken several years after the fire. Significantly the front façade of no. 12 still appears to be in its originally constructed format.



Fig. 16 Historic photograph of Market Place from the north-east taken after 1870 (site centre-left of photograph).

Miscellaneous information

Although the building has been the subject of various alterations throughout its life there is little documentary evidence to confirm what the extent of the changes were and when they were implemented. It is known that the property is now in the ownership of Revill's Jewellers and that they were established in Spalding in 1947, however it is believed that they occupied premises in Francis Street at least until 1960 with the proprietor then being Mr. Roy Revill. The building listing text indicates that at the time of listing on 2nd July 1974 the building was occupied by Barclays Bank and that it retained its original fenestration at ground floor level. It can therefore be assumed that the ground floor of the building changed from bank to retail use at some stage after 1974. It is likely that the changes to the ground floor entrance and fenestration that exist today (fig. 17) occurred at that point since a retailer would require greater transparency and interaction with pedestrians than would have been the case for a bank. No documentary evidence has been found in respect of the building interior.



Fig. 17 The north-east elevation at ground floor level as it exists in 2017.

Heritage evaluation – external

No comment is required generally in respect of the exterior since the changes here proposed will have no impact on any of the external elevations.

Heritage evaluation – internal

Since the proposals only impact upon the first and second floor levels it is only necessary to consider value and impact at these levels. Unfortunately no photographic or documentary evidence is available in respect of the building interior and therefore any evaluation can only be based on what can be seen within the interior as it exists today.

Considering Architectural and Historic Value at first floor level

Here the general room arrangement, staircase and circulation spaces appear to be in almost entirely their original format and configuration at least within the main frontage block of the building (fig. 18 – 21). The only exceptions to this are two door openings interconnecting room F3 to F4 and room F1 to F2 (fig. 22 & 23). These door openings are generally smaller than the earlier doors and the linings and architraves are much simpler in design. These doors are clearly simple MDF faced late 20th Century doors. All other doors appear original though all have been over-boarded on the room side to increase fire performance; it is suspected that this was done in the latter decades of the 20th Century. Internally the rooms and circulation spaces still generally retain skirtings, dado and picture rails though variance in timber profile would suggest that some may not be original. The same is true of covings to the ceiling perimeters, those within rooms F2, F3 & F4 are rectilinear (fig. 24) whereas those in the Upper First Floor Landing and in room F1 are of a more curve-linear design (fig. 25)(similar to some found at second floor landing level).



Fig. 18 Stair from first to second floor level



Fig. 19 Stair from first to second floor level



Fig. 20 Landing F1.



Fig. 21 Original doors of landing F1.



Fig. 22 Modern door between F1 & F2.



Fig. 23 Modern door between F3 & F4.

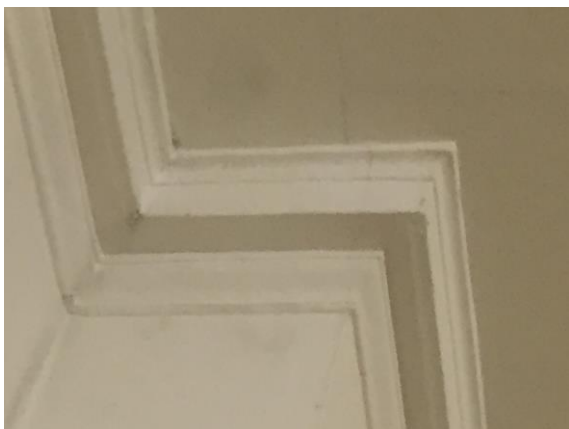


Fig. 24 Rectilinear coving.



Fig. 25 Curvilinear coving.

All window openings retain painted softwood windows in vertical sliding sash configuration though it is not known whether any of the sash components have been replaced. Shutter boxes exist on the windows to the north elevation and it is noted that these run to floor level in F1 (fig. 26) but have been infilled below cill level using modern panel infill in room F2 (fig. 27). Clearly all building services extant within the rooms and circulation spaces date from the 20th Century and are therefore not original. Overall therefore the greatest architectural and historic value is embodied within the building structure, windows, doors, joinery and finishes though there are a number of modern doors and service interventions that are of no value. A general guide in respect of the anticipated age of the components is provided below (fig. 28).



Fig. 26 Window recess in Room F1.



Fig. 27 Window infill in Room F2.

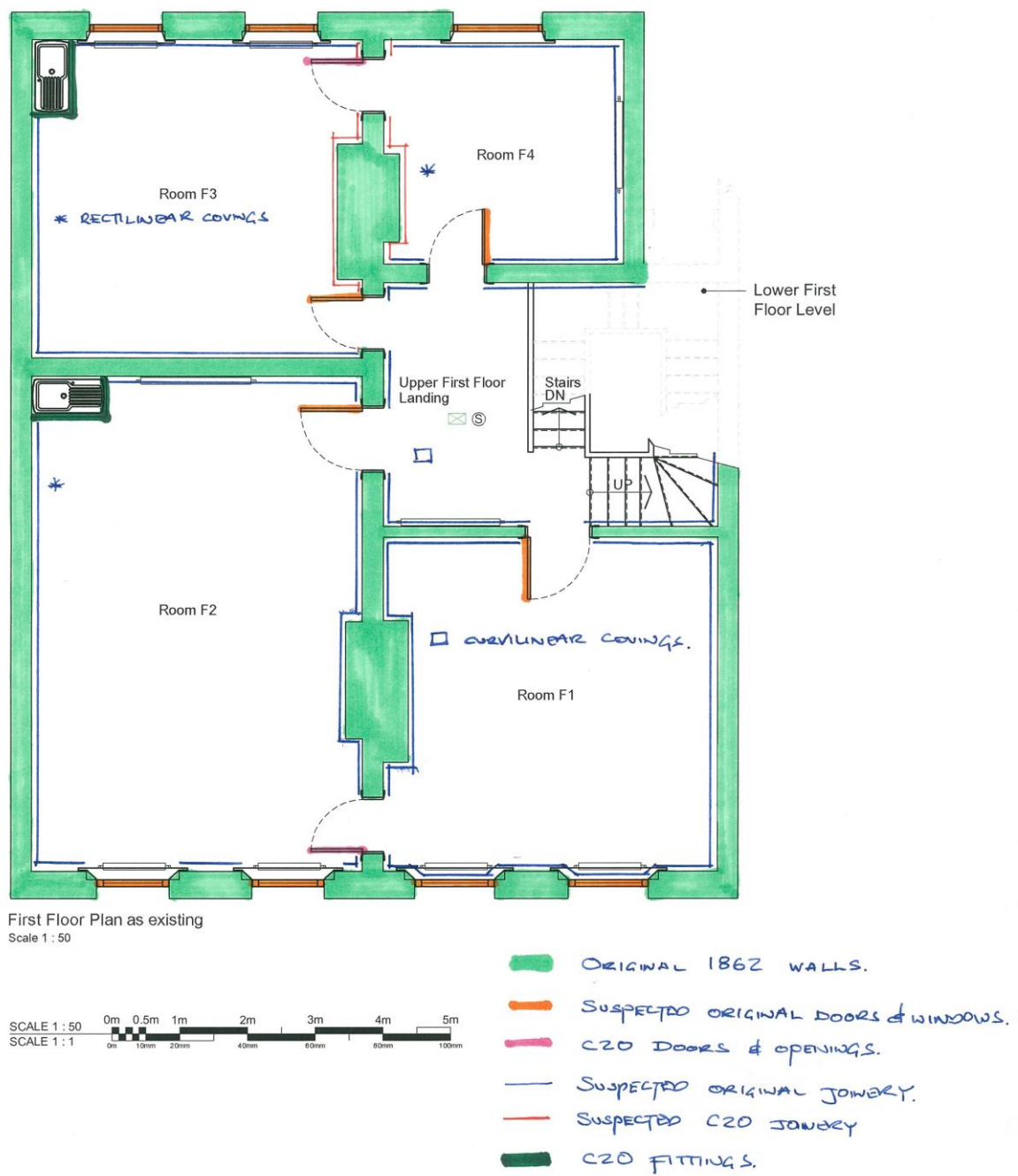


Fig. 28 Outline guide to building elements by age at first floor level.

Considering the impact of the works at first floor level

Works at this level are extremely limited in scope comprising only four elements as follows:

- i. The introduction of a fire and smoke resisting screen along the open edge of the Upper First Floor Landing.

This is required to ensure that occupants escaping from the second floor level in the event of a fire are afforded the best possible safe means of exit. In the event that the first floor offices caught fire, this screen would contain fire and smoke and would ensure that the stair from second to first floor level remains available for use as long as possible.

With regard to impact upon the architectural value it is acknowledged that this will sub-divide a space in a manner that was not originally intended within this building. It is proposed however that the door and screen be of modern construction, stud work with glazing at appropriate height. This will allow it to be clearly identified as a modern intervention and would also enable it to be removed in the future should it no longer be required. The screen would contact the floor, two walls and the ceiling on which there are skirtings, dado and picture rails, a simple frieze and coving (fig. 29 & 30). It is however proposed that the frame members of the screen and partition be cut around these joinery profiles such that the original joinery remains intact so that an unsightly gap would not result if the partition were removed in the future.

It is therefore considered that the screen would not be of significant detriment to the building and the layout could be reverted back to its original state without undue damage to the fabric should this be required in the future.

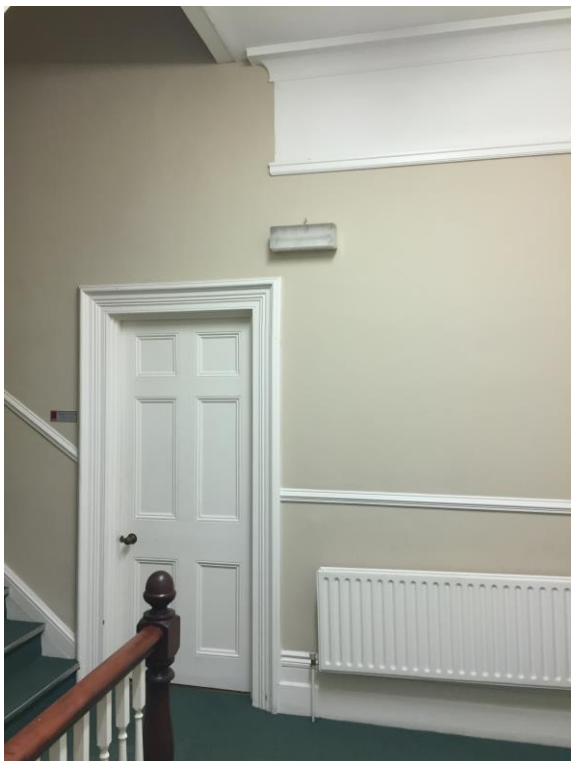


Fig. 29 Location for glazed screen (in line with e. light)



Fig. 30 Location for glazed screen (in line with dist board.)

- ii. The upgrading of the fire and smoke resisting performance of the principle doors to rooms F1, F2, F3 and F4.

Again this work is required to ensure that occupants escaping from the second floor level in the event of a fire are afforded the best possible safe means of exit. In the event that the first floor offices caught fire, these upgrades would contain fire and smoke within the rooms and would ensure that the stair from second to first floor level remains available for use as

long as possible. This is particularly relevant to the door to Room F1 which will not be protected by the proposed screen described above.

The existing doors have previously been over-boarded on the rear side and it is proposed that this be removed to allow a more sensitive solution to be implemented. The proposal for doors 1st D02, D03 & D04 would be to install intumescent strips to either the doors or frames and then reface the doors using Envirograf intumescent paper prior to redecoration. This is a tried and tested solution that has been utilized in many listed buildings throughout the UK. For door 1st D01 it is not possible to upgrade this to achieve 60 minutes fire resistance and therefore the proposal is to fix the door shut and overboard the room side using fire resisting plasterboard as detailed on drawing A1051-11. Therefore in terms of the impact of the fire upgrades on architectural and historic value these solutions are seen to be almost insignificant given that the doors have previously been over-boarded and that no original material will be lost.

iii. The introduction of a new opening and door between rooms F2 and F3.

It is anticipated and hoped that that all 4 rooms will operate as a single office suite in the future. In business terms it is not practical to operate whilst communication between certain rooms can only be achieved by exiting in to a shared space and then back in to a private space. A simple opening is therefore proposed with lining, architraves and door as already installed between rooms F1 and F2 and between F3 and F4.

In terms of impact it is seen that this could again be reversed if required without significant loss to the architectural value. Although small amounts of skirting and dado would be lost these are again not particularly significant in value.

iv. The introduction of a fire detection and alarm system.

This is required throughout the building to ensure the safety of people sleeping at second floor level. It will require the installation of detector heads, sounders, an alarm panel and cabling. Much of this can however be surface mounted if required.

In terms of impact it is acknowledged that fabric will be impacted upon but given that the permanent use of the building will be for the greater good of the site this is considered an acceptable compromise.

Considering Architectural and Historic Value at second floor level

Regarding the general room configuration it is believed that rooms S1 and S2 are as originally constructed albeit that both have had cupboards constructed of softwood installed within recesses adjacent the chimney breasts. This is clear from the fact that the covings describe the room perimeter and are visible inside the cupboards. Unfortunately the skirtings, dado and picture rails have been lost and the walls are now blank within the cupboards. Room S3 also appears to be original and although the intercommunicating door between S3 and S4 is slightly less elaborate than those to the principal rooms, it nonetheless appears to be of considerable age. The configuration of room S4 is known to have been altered over the years but no documents are available documenting this. Assumptions could be made based upon extant joinery and coving but these may ultimately prove incorrect as there may well have been some reuse of materials in new locations. Certainly the general layout of Lobby S1 has been altered at the very least by the introduction of the cupboard, tea point and WC2. The coving in Lobby S1 may perhaps suggest that WC1 has existed for some time but again this is not proven by documentation. The door to WC1 matches that between S3 and S4 and is therefore of considerable age and could be original though perhaps not to this location. The skirting within WC1 is continuous though the same skirting exists to the outer perimeter of WC2; indicating that this could have been reused following building operations. The ceilings in both WC1 and WC2 have been covered / replaced and so offer little historic evidence to assist in understanding the evolution of the building. The ceilings in all of the first floor rooms are painted and smooth with no ceiling roses or detailing,

that in S2 has been lined with textured paper prior to being decorated. It is known that the roof of the building was damaged in the fire of March 1870 and it could well be that this damage resulted in repair or replacement works being required to the ceilings, though the extent is not known. The roof covering has been replaced in the past (now C20 felt) and there are minor signs of damp staining to the ceilings along the north-east perimeter of the ceilings. It is therefore likely that further repair works may well have been carried out to the ceilings at the time of the replacement of the roof finishes.

With regard to Landing S1 it is clear that the upper landing and stair flight originally had open balustrading. This has since been part infilled using lightweight construction; suspected ply or hardboard with a paint finish. The cupboard on the landing is clearly a later addition as again the skirtings can be seen inside the cupboard. It is difficult to date accurately the store at the end of the landing. Certainly the landing's skirtings, dado, picture rail and coving would suggest that the wall layout is of age if not original, however again these could have been altered and reused. Within the store only a skirting is present and indentations on the south wall indicate building alterations and possibly the removal of a further partition. The fact that a roof hatch exists within the store and awkwardly abuts the east wall of the store may suggest that the wall between the store and the landing is either a later addition or has been moved.

In reality it is now known whether the first and second floor windows are original or not. However an historic analysis of the development of the sash window follows which would suggest that the detailing remains contemporary with the construction date of 1862.

Considering the positioning of the window frames within the walls consideration needs to be given to two significant London Building Acts:

The London Building Act of 1709

After the Great Fire of London in September 1666 the reasons for rapid fire spread between buildings were considered and it was concluded that the positioning of timber window frames flush with the outer face of masonry outer walls was a significant contributing factor. The Act of 1709 therefore sought to address this by requiring that timber window frames be set back 4 inches from the outer wall face. Originally this Act applied only within the cities of London and Westminster however over the succeeding decades its influence spread widely within England.

The London Building Act of 1774

In 1774 another Act was introduced and this sought to reduce the risk of fire spread further by requiring the timber sash boxes to be recessed behind masonry. Again this Act applied only within the cities of London and Westminster though as with the 1709 Act its influence gradually spread throughout the country.

The London Building Act of 1894

A further Act was published in 1894 which repealed many of the preceding requirements. An extract from the Act states that:

"The frames of doors and windows could now be fixed flush with the face of the external wall. "This is a very important concession to the taste for flush window frames which the Queen Anne Revival has brought in' said 'The Builder' (63), but Professor T. Roger Smith had reservations and considered that the flush window would be unlikely to be used (64)".

Although it is recognized that the various acts were rarely policed outside of the cities of London and Westminster and further that to an extent fashion and developing technology also impacted upon window design it is fair to assume that a prominent town centre building constructed between 1774 and 1894 could well have the sash boxes set at least 4 inches

back from the outer wall face and that the boxes be recessed behind masonry. In the case of 12 Market Place the frames are set back nominally 6" and are recessed behind ashlar such that only 1" of the side frames remain visible from the exterior (fig. 31). The positioning of the frames is therefore correct for a construction date of 1862.



Fig. 31 Window boxes set 6" in reveal and behind outer ashlar skin.

Development of sash windows was heavily influenced by the development of glass technology with early windows usually featuring small panes set in timber glazing bars. Earlier windows used crown glass but over time cylinder glass and eventually sheet glass were developed and so by the early C19 it became fashionable to use increasing large sheets of glass with glazing bars being omitted. The omitting of glazing bars and installation of heavier glass sheets to both upper and lower sashes from around 1830 onward however introduced increasing strain on the sash framing members with the result that horns were then introduced to increase the strength of the meeting rail / stile connection. This format of larger pane sashes without glazing bars (and incorporating horns) continued until the late 19th Century when stylistic revivals led to glazing bars being reintroduced and glass sheet sizes reducing. Considering the front (north-east) elevation of 12 Market Place all windows have single glazed sheets to both upper and lower sashes and in all cases the sash stiles have horns at the meeting rails (fig. 32). The windows to the rear (south-west) elevation follow the same format except that each glass pane is divided by a single central vertical glazing bar (fig. 33). The glazing bar is nominally 15mm x 35mm in Lamb's Tongue profile which is typical of the Victorian Era (running approx. 1840-1900). Again therefore the details of the window joinery would appear largely correct for a construction date of 1862 though of course it is not known whether any of the components have been subsequently replaced to the original design. The lower sash of the east window in S3 has however obviously been removed and replaced by a 20th Century sash.

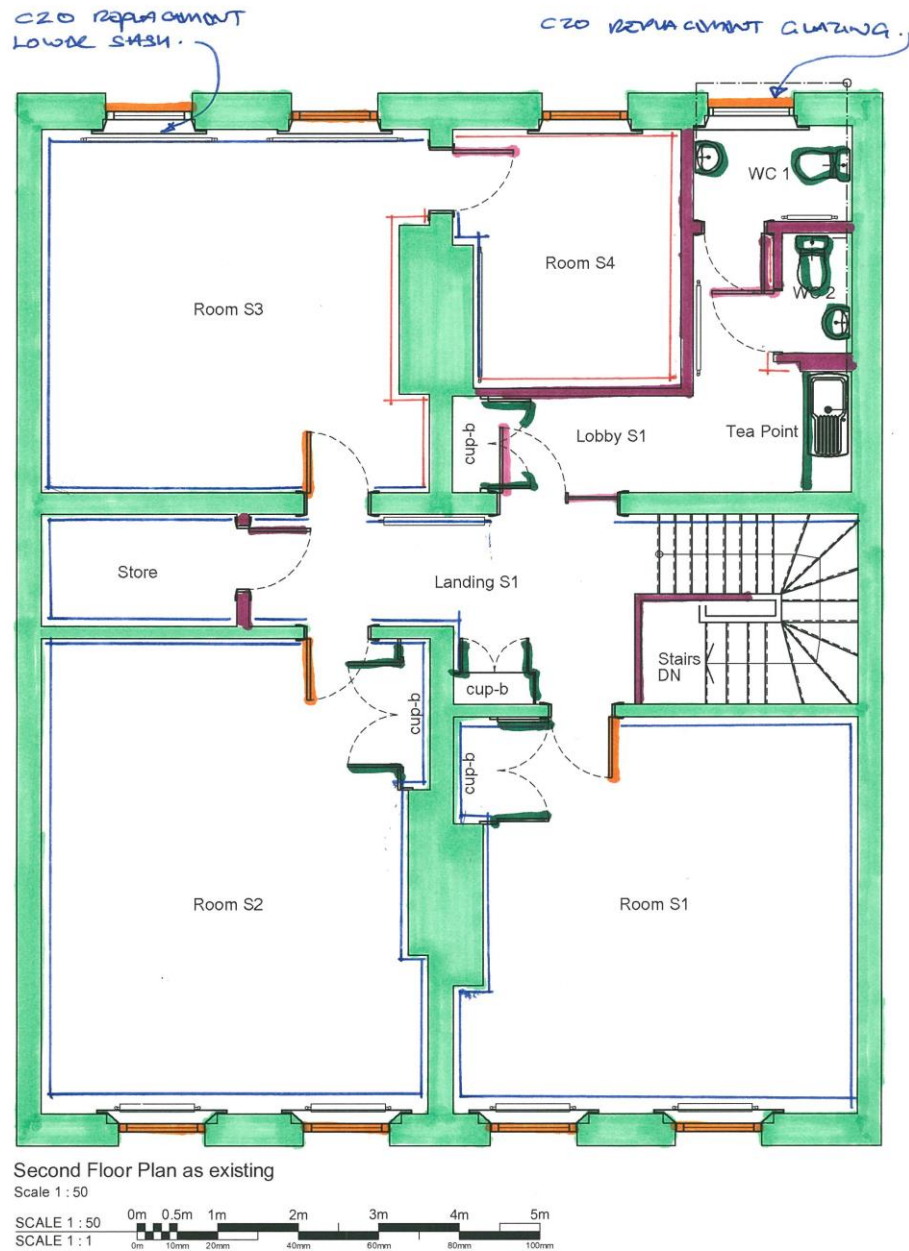


Fig. 32 North window with horns visible



Fig. 33 South window with lamb's tongue glazing bars

In summary therefore the greatest architectural and historic value at second floor level is again embodied within the building structure and layout of rooms S1, S2, S3 and the central staircase. Whilst the other areas may reflect what was originally built there are signs of alteration and as such it is impossible to say for certain what is original and what is not. There is architectural value in the windows and it is believed that much of the original timber may be original though again it has not been possible to provide this beyond doubt within the scope of this report. The doors, linings and architraves to most of the principal rooms appear original though again they have been over-boarded and most of the original ironmongery has been lost at this level. It is suspected that most of the ceilings have been replaced or repaired both after the fire of 1870 and perhaps subsequently when the roof coverings were changed. Again a general guide in respect of the anticipated age of the components is provided below (fig. 34).



- 12 Market Place Floor Plans
- █ ORIGINAL 1862 WALLS (SUSPECTED).
 - █ SUSPECTED ORIGINAL DOORS & WINDOWS.
 - █ C20 DOORS & OPENINGS.
 - █ SUSPECTED LATER / REUSED CONSTRUCTION
 - █ SUSPECTED ORIGINAL JOINERY.
 - █ SUSPECTED C20 JOINERY.
 - █ C20 FITTINGS.

Fig. 34 Outline guide to building elements by age at second floor level.

Considering the impact of the works at second floor level

Works at this level are slightly more extensive than at first floor level but again they have been minimized wherever possible to change only what is necessary to provide appropriate accommodation. The proposed changes can be summarized as follows:

i. The introduction of stud partitions and doors to form lobbied entrances to Units 1 & 2. These are required to improve fire safety at the head of the shared staircase and also to provide a hall from which all principal rooms can enjoy direct access. The works would involve the installation of stud partitions comprising either timber or metal studs lined on both faces with Gypsum Wallboard. The studs would be attached to the walls using spacing timbers between skirting and dado rail, between dado and picture rail and from picture rail to coving enabling the first stud to be spaced off the wall. This will ensure that the historic joinery profiles can be left untouched and the lining boards can then simply be scribed around the joinery before being sealed with a flexible fire-resisting sealant. The same principal would be utilized to form two new stores directly off Landing S1.

With regard to impact upon the architectural value it is acknowledged that these partitions and doors will divide primary rooms in a manner that was not originally intended within this building. That said the construction proposed is modern and so in the future it would mean that these partitions and doors would be easily identifiable as a modern intervention. It is therefore considered that the partitions and doors would not be of significant detriment to the building and the layout could be reverted back to its original state without undue damage to the fabric should this be required in the future.

ii. The removal of internal partitions that currently form WC1, WC2 and part Room S4. It is proposed that these partitions be removed to form a kitchen / living / dining room for unit 2. An open plan arrangement is proposed as this will best respect the location of the perimeter walls of this area, these being the original parts of the structure.

With regard to impact upon the architectural value it is believed that most if not all of what is proposed for removal is of C20 construction and as such its removal would not be of detriment to the overall design, indeed it may be of benefit. Care would need to be taken in retaining for reuse any sections of skirting and coving as these could be used to infill where the existing has been damaged as a result of 20th Century partitions being cut through. The removal of the partitions would re-open both windows to this main room and as a result the C20 patterned glass in WC1 would need to be changed to clear. With regard to impact upon historic value it is suspected that these partitions are not original to the building and as a result their removal would not result in the loss of original fabric.

iii. The infilling of doors and the lining of walls in part of the store and in Landing S1. It is proposed that two existing doors be infilled and that the store walls be lined to form a shower room for unit 1. It is proposed that the doors, linings and architraves be retained, the reveal infilled with stud and then the wall be lined to divide the spaces and improve fire and acoustic performance between the two dwelling units. Leaving the doors in place and infilling using timber stud and acoustic gypsum board would mean that it would be easy in the future to identify which construction is new and which is old. In addition an intervention in this manner would ensure that it could be reversed in the future if desired.

With regard to impact upon the architectural value it is acknowledge that the infill will effectively divide space in a manner that is not original but the methods used will allow later reversal and will not therefore be of permanent significant detriment to the building. No fabric would be lost and therefore there would be no loss of historic material.

iv. The infilling of a door between rooms S3 & S4.

It is proposed that an existing door, linings and architraves be removed and the opening be infilled between rooms S3 & S4 to allow the rooms to be separated off from each other. The construction of this door is certainly of age though it does not match those found elsewhere within the principal rooms of this building. It is noted that the lining width exceeds the wall width such that the architraves on one side have had to be packed out. It is also noted that the skirting profile with room S4 changes where this door occurs. Overall therefore it is strongly suspected that this door opening is not original though there is a possibility that the door leaf, lining and architrave may have been reused from elsewhere.

With regard to impact upon the architectural value it is believed that the opening is not original and therefore its infilling would not be of significant detriment to the room configuration and layout. With regard to the historic value, it is suggested that this door, lining and architraves be reused in a new opening allowing access to the shower room within proposed unit 2 (2nd D10) and as such no historic material would be lost.

v. The formation of new openings for doors 2nd D04, 2nd D09 & 2nd D10.

It is proposed that new openings be formed for single doors in the locations indicated by 2nd D04, 2nd D09 & 2nd D10 on plan. With regard to the latter there is evidence in the form of visible undulation on the wall finishes within the store that suggests that this wall has been altered in the past and that perhaps an inner wall has been removed. The proposal is that the door removed from between Rooms S3 & S4 be reused here after it has been fire upgraded. A further new opening is proposed at 2nd D09 which is within an existing cupboard (the cupboard being a later addition). This will result in the loss of a small amount of original building fabric, though limited in volume. The same is true for 2nd D04.

With regard to impact upon the architectural value it is considered that new door 2nd D10 would be of no particular significance. It is acknowledged that 2nd D04 & 2nd D10 will be more significant though not to such an extent that it would be unacceptable. It is believed that the benefits in allowing the space to be occupied in the future for residential purposes (with the added maintenance improvements that permanent occupation brings) outweigh the detriment of the intervention. In any event, should it be desired this could be reinstated in the future.

vi. The upgrading of the fire and smoke resisting performance of the principle doors to rooms S1, S2 and Lobby S1.

Again this work is required to ensure that occupants at second floor level are protected appropriately in the event of a fire.

The existing doors have previously been over-boarded on the rear side and it is proposed that this be removed to allow a more sensitive solution to be implemented. The proposal would be to install intumescent strips to either the doors or frames and then reface the doors using Envirograf intumescent paper prior to redecoration. This is a tried and tested solution that has been utilized in many listed buildings throughout the UK. The door and screen to Lobby S1 are of C20 construction and would be removed in favour of a modern fire-resisting door and frame. Therefore in terms of its impact on architectural and historic value this solution is seen to be almost insignificant given that the doors have previously been over-boarded.

vii. The installation of new sanitaryware and kitchen fittings.

These are required such that a suitable standard of living can be achieved within these apartments. The kitchen within Unit 2 has been located where the existing tea bar is and as such existing services can be reused. Unfortunately no other drains are readily available within this part of the building and as such the location and design of the Unit 1 Kitchen and the shower rooms to both units has been designed to fit the secondary spaces available rather than with services specifically in mind. As a result drains will need to be ducted

through and across the rear elevation. That said, the rear elevation is not visible from outside of the site boundaries and in any event lacks the proportion and detailing enjoyed by the front (north-east) façade. Again all of these works could be reversed in the future if required.

With regard to architectural value it is acknowledged therefore that these interventions move away from the original configuration of the building but overall the benefit that they bring and the fact that they are reversible are considered overriding considerations. These proposals would not result in significant historic fabric loss.

viii. The installation of new fire detection and alarm systems and building services. These are required again such that a suitable safe standard of living can be achieved within these apartments. The building already has a fire alarm system but this is a manual installation with no detection. The reintroduction of sleeping accommodation on the site will require an uplift in safety provision meaning that detection will be essential. In this respect it is envisaged that the number of detectors required will be relatively low and that an amount of the wiring can be concealed within the roof void or within new partitions. Additional sockets and switches will be required though again these will, where possible, be concealed within or mounted on the new partitions.

With regard to architectural and historic value it is therefore acknowledged that these works will result in intervention but it is believed that this can be achieved in a sensitive manner.

Conclusion

In conclusion it is therefore considered that the conversion of the 2nd floor of this building for residential use is appropriate for the site and would bring use to an under-utilized building. The conversion can be implemented in a sensitive manner which will respect both the building's architectural and historic value. Alterations required at first floor level to allow this conversion are limited in scope and impact and it is considered that these can be integrated in a manner that is sensitive and also allows for later reversal should this be required.

END