

Heritage Impact Assessment (Amended)



Proposed replacement windows & door at 38
Spring Gardens, Spalding, Lincs, PE11 2XL for Mr
Tariq Mahmood.

Jonathan Biggadike

Historic Buildings Consultant

September 2025

Contents

1.0	Project Details	Page 3
2.0	Introduction	Page 3
3.0	Photographic Survey	Page 3
4.0	Scope of Works	Page 7
5.0	Significance of Heritage Assets	Page 8
6.0	Justification & Impact Assessment	Page 9
7.0	Conclusion	Page 10
References/Bibliography		Page 11
Appendices		Page 12

Front cover (figure 1)- Principal elevation of the former Fitness Company premises (2021).

1.0 Project Details

Proposal:	Replacement windows & front door.
Location:	38 Spring Gardens, Spalding, Lincs, PE11 2XL.
Client:	Mr Tariq Mahmood.
Local Planning Authority:	South Holland District Council.
Date:	8 th September 2025.

2.0 Introduction

2.1 This report was prepared to accompany the application for listed building consent. Both it and the proposed scope of works have subsequently been amended, following on-going dialogue with the Conservation Officer (see SHDC email dated 8/9/25). He advised that the replacement of windows on the principal elevation was not justified and would therefore not be supported. These revised proposals now exclude those windows (W5, W6, W11, W12, W13, W17, W18 and W19, as well as the two roundels) and seek to retain and refurbish each; complete with draft proofing and lightweight, demountable secondary glazing. The finished paint colour has also been revised to match the existing green (RAL 6005 *Moss Green*). A digital swatch is included in the appendices.

2.2 The building was designated as grade II listed in 2021 and is situated within the Spalding town centre conservation area. A Heritage impact Assessment is therefore required under the recently revised National Planning Policy Framework (NPPF) paragraphs 207 & 213.

2.3 The cultural and historic significance of the building and its context were considered at length in the comprehensive list description, as well as the Heritage Impact Assessment which accompanied the original applications for change of use and LBC. Subsequently, a Level 2 Building Recording was carried out by Steve Williams of Midlands Archaeological Services. As such, the scope of this report is limited to the windows and doors earmarked for replacement. However, for ease of reference, the full listed description and Historic Environment Record entry are included in the appendices.

2.4 This report should be read in conjunction with the detailed drawings and specifications supplied by the manufacturer, George Barnsdale. A Key Plan has been supplied to enable cross-referencing.

3.0 Photographic Survey

3.1 Please note the following photographs date from the original assessment, by the author, in October 2021.



Figure 2 - Principal elevation to Spring Gardens.



Figure 3 - South-west elevation.



Figure 4 - North-east elevation.



Figure 5 - Close-up detail of North elevation.



Figure 6 - As above.



Figure 7 - Northwest elevation.



Figure 8 - Entrance porch.

4.0 Scope of Works

4.1 It is proposed to replace the following windows with matching windows manufactured by George Barnsdale. All to be made using engineered softwood timber which is FSC certified. All casements will be fitted with 16 mm, argon filled, double glazed gaskets. All to be finished with 4 no. coats of microporous paint (colour: *Traffic White*, RAL 9016). Several of the sash windows will have swept heads to match the profile of the cambered arches. All of the sash windows will be fitted with discreet trickle vents.

<u>Window Ref.</u>	<u>Type</u>	<u>Size</u>
W1 W2, W3, W4, W7, W8, W9,W10.	Flush casement	1170mm x 2490mm
W14 & W15	Box sash	1325mm x 2260mm
W16	Flush casement	1225mm x 2458mm
W20	Box sash	1175mm x 2300mm
W21	Box sash	1230mm x 2135mm

4.2 It is also proposed to replace the existing doors at the main entrance with a single 6-panel door (D01) complete with a new frame. The door is Grandis hardwood,

and the frame will be made using engineered softwood. The door will have a microporous *Jet Black* paint finish (RAL 9005) with a *Traffic White* painted finish to the frame.

5.0 Significance of Heritage Assets

5.1 Significance can be defined as the sum of the cultural values which make a building or site important to society. When assessing significance numerous aspects are considered including age, rarity and intactness as well as architectural interest, historic interest, group value, social value, former uses and local distinctiveness. These aspects can be grouped under a series of 4 values outlined in Historic England's *Conservation Principles, Policies & Guidance* (2008). These are explained below:

Evidential – ‘the potential of a place to yield evidence about past human activity’.

Historic – ‘the ways in which past people, events and aspects of life can be connected through a place to the present’.

Aesthetic – ‘the ways in which people draw sensory and intellectual stimulation from a place’.

Communal – ‘the meaning of a place for the people who relate to it, or for whom it figures in their collective experience for memory’.

5.2 The values given to each fall into the following 5 categories:

high/medium/low/neutral/intrusive.

High - a theme, feature, building which is important at national or international level, with high cultural value and an important contribution towards the character and appearance of heritage asset and its setting.

Medium - themes, features, buildings or spaces which are important at regional level or sometimes higher, with some cultural importance and some contributions towards the character and appearance of the heritage asset and its setting.

Low - themes, features, buildings or spaces which are usually of local value only possibly of regional significance for group or their value. Minor cultural importance and contribution to the setting or appearance of the heritage asset and its setting.

Neutral - these themes, spaces, buildings or features have little or no cultural value but do not detract from the character or appearance of the heritage asset and its setting.

Intrusive - themes, features, buildings or spaces which detract from the values of the heritage asset, its setting, character and appearance. Efforts should be made to remove or enhance these features.

5.3 The former Christian Association & Literary Institute building is a prominent and important High Victorian Gothic building. By virtue of its height, massing, fine detail and former communal uses it possesses high levels of interest.

5.4 The Historic England list description for the former Christian Association & Literary Institute is very comprehensive and, for ease of reference, is included in full in the appendices. As well as describing the building, it also provides a good insight into the significance of the building. It describes the Institute as a 'visually arresting' composition which demonstrates a high level of craftsmanship and has a good level of surviving historic fabric. Its historic value is as an illustration of the continued cultural and educational provision by the church towards the end of the 19th century. It unquestionably has a high value in each of the significance categories which has merited its designation as a grade II listed building.

5.5 Unfortunately, the condition has deteriorated dramatically since the listing due to persistent anti-social behaviour and vandalism, including graffiti, destruction of floors, theft and the smashing of doors and windows. This has resulted in the lowering of the evidential value and particularly the aesthetic value of the interior.

6.0 Justification & Impact

6.1 This application follows a pre application meeting with the conservation officer on the 11th of November 2024 which the principle of partial replacement of windows with matching double glazed timber framed units was agreed. In addition to this, the replacement of the existing pair of doors at the main entrance, with a single matching panel door, was also agreed. Following an informal submission of construction details and specification, the window supplier was encouraged to submit a formal application for listed building consent.

6.2 As already alluded to, there has been a persistent and high level of vandalism throughout the building including windows and doors, some of which are not original. It is therefore proposed to replace the windows as scheduled with locally made windows of the highest production quality which will complement the period character of the host building.

6.3 The argon filled units will provide a significant upgrade in the thermal efficiency and performance of the converted building, reducing its carbon footprint. This is all in accord with the requirements of The Historic England Advice Note (HEAN) 18 **Adapting Buildings**

for Energy & Carbon Efficiency which has only recently been published. It complements the British Standard Institutions **PAS: 2035 2023 Standards & Guidance on retrofit in domestic buildings**. Both documents recognise the need for improved thermal performance in light of climate change, advocating a holistic approach which is sensitive to the historic fabric and significance of heritage assets.

6.4 In the consideration of retrofitting to improve the thermal performance of the building, both external and internal wall insulation were discounted due to the detrimental impact on the character and significance of the building. Period correct double glazed windows, however, will provide a significant benefit for future occupants whilst maintaining the original aesthetic of the building.

6.5 Similarly the replacement door will provide easier access, particularly for disabled or ambulant disabled. It again is a period correct treatment, with a traditional finish, and will also provide enhanced security. The loss of the existing doors could be mitigated elsewhere on site, either as an external door in the modern phase of building or internally, for a built in cupboard.

7.0 Conclusion

7.1 The proposals are in accordance with principles established with the conservation officer, prior to the submission of the formal application. The replacement windows and door are period correct in their detail and will serve to enhance the overall appearance of the building and its immediate setting within the conservation area. This is in accordance with both local and national policy.

7.2 The NPPF states that *'where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits including, where appropriate, securing its optimum viable use.'* The ongoing conversion, refurbishment and reuse of the building will help to ensure its long term future and remove it from the Building at Risk (BAR) category.

Jonathan Biggadike PG Dip LA CMLI

Historic Buildings Consultant & Chartered Landscape Architect

Affiliate member of the Institute of Historic Building Conservation

Dragonfly Building Conservation & Landscape Design Ltd

Registered Office: 6 Scoldhall Lane, Surfleet, Spalding, Lincolnshire, PE11 4BJ.

T: 01775 680595

M: 07772 509351

E: jbiggadike@outlook.com

References/Bibliography

Consultants' Reports

Heritage Impact Assessment. October 2021. Jonathan Biggadike.

Level 2 Building Recording for 38 Spring Street, Spalding. Midland Archaeological Services. May 2024. Author Steve Williams.

National Policy & Guidance

Historic England. ***Conservation Principles, Policy & Guidance for the Sustainable Management of the Historic Environment.*** Pub. 23 April 2008.

Historic England. ***Statements of Heritage Significance: Analysing Significance in Heritage Assets.*** Published 21 October 2019.

Historic England. ***Historic Environment Good Practice Advice (GPA) in Planning 2: Managing Significance in Decision - Taking in the Historic Environment.*** 27 March 2015.

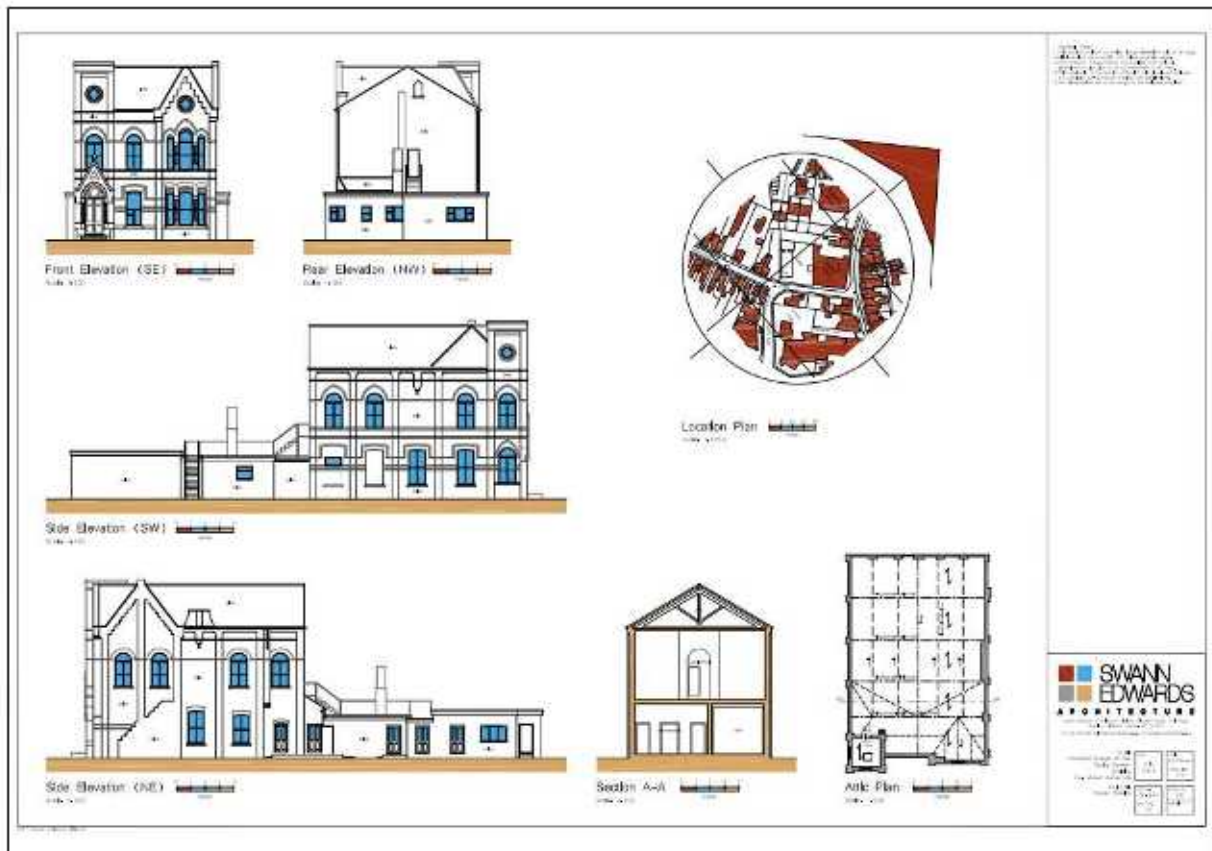
Historic England. ***Adapting Buildings for Energy & Carbon Efficiency*** (23 July 2024).

BSI - ***BS 7913 Guide to the Principles of the Conservation of Historic Buildings*** (Dec 2013).

Historic England Advice Note (HEAN) 2 ***Making Changes to Heritage Assets.***

British Standard Institution ***PAS: 2035 2023 Standards & Guidance on retrofit in domestic buildings.***

Appendices





List description

1 Location

Statutory Address:

38 Spring Gardens, Spalding, Lincolnshire, PE11 2XL

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

County:

Lincolnshire

District:

South Holland (District Authority)

Parish:

Non-Civil Parish

National Grid Reference:

TF2459622548

2 Summary

Former Christian Association and Literary Institute built in 1871.

3 Reasons for Designation

The former Christian Association and Literary Institute, built in 1871, is listed at Grade II for the following principal reasons:

Architectural interest:

* it has a visually arresting composition with the entrance bay assuming the appearance of a square tower which is beautifully balanced by the gabled end bay lit by two sets of tripartite windows in different styles; * it is unified by finely detailed ornamentation carried out in stone, moulded red brick and vitrified brick, creating a textural richness and demonstrating a high level of craftsmanship; * internally, the first-floor lecture hall remains as an impressive open space, and overall the original configuration is legible with a good proportion of the historic fittings surviving, including the staircase, moulded window surrounds, panelled doors and ceiling roses.

Historic interest:

* it is illustrative of the cultural provision that was made for communities as well as the dominance of the church during this period. Its impressive elevations were clearly intended to make a statement about the importance of literary and religious activities, and to attract new patrons.

Group value:

* it has group value with the Sessions House (1843) and the Police Station (1857) which are both Grade II listed and visible from the rear of the Institute to the north.

4 History

Spalding is an old established market town situated on the River Welland some ten miles from its outfall in the Wash. The town was once a thriving port and a former seat of a powerful monastic order. The former Christian Association and Literary Institute (the Institute) bears a date stone of 1871. It was described in Kelly's Lincolnshire Directory as 'a building of red brick, in the French Gothic style, and contains lecture hall, reading and class rooms, with a library of 1,351 volumes, and a residence for the caretaker'. The architect is not known. Institutes were often modest buildings but they could sometimes acquire architectural pretension and reflect confident working communities. They

frequently served various functions, and it is possible that the Institute was associated with the nearby Methodist Church to the north-east (since demolished). During this period many parish churches acquired a suite of ancillary buildings to accommodate a range of non-liturgical activities for which the main church was deemed unsuitable.

The Institute is depicted on the first edition Ordnance Survey (OS) map of 1889 as a long rectangular building with a narrow rear projection which may have been the caretaker's residence. The footprint of the building does not change on the second and third editions of 1904 and 1931 but by the 1968 edition the rear projection has been rebuilt and enlarged. By the 1974 map it has again been extended to the rear. At some point around the 1930s the Institute was used as the Geest Social Club for the next fifty years and was then acquired by the Spalding Fitness Company in the late 1980s. It has been vacant for the past few years.

5 Details

Former Christian Association and Literary Institute built in 1871.

MATERIALS: rich red brick laid in English bond with dressings in red brick, vitrified brick and limestone.

PLAN: the building has a narrow frontage facing south-east onto Spring Gardens and a long rectangular plan with rear extensions added in the second half of the C20.

EXTERIOR: the former Institute is in a flamboyant Venetian Gothic style with two storeys and an irregular three-bay facade. The floors are demarcated by a mixture of stone bands, brick cogging, and rows of sunken brick panels or square panels of vitrified brick which give the impression of coffering. The building has a pitched roof across the frontage with fleur-de-lis ridge tiles and a parapet at the north-east gable. The roof running at right angles along the rear is plain, although the eaves on the side and front elevations are embellished with brick machicolations.

The first bay is in the form of a three-stage square tower with an elaborate entrance on the ground floor. The double-leaf six-panel door has chamfered edges to the panels and is positioned under a kneelered stone gable with stone coping and a fleur-de-lis finial. The gable has a carved floral design in the gable head and waterleaf enrichment along the bottom. Set within the gable is a pointed arch resting on stone columns with Corinthian capitals and annulets. The recessed tympanum of the arch contains a circular date stone with the date 1871 surrounded by foliate carving; and the bottom edge is carved in a delicate chevron. The second and third stages of the tower have a recessed central panel. The second stage is lit by a four-pane window with wooden glazing bars set under a semi-circular brick arch of rubbed red brick with a pointed arch of vitrified brick above. The third stage of the tower contains a blind oculus with a double circular surround of brick headers. The second bay is lit on the ground floor by a tall window (not original) with a

cambered top and gauged brick arch, under a band of vitrified brick which continues across the third bay. The first floor is lit by a semi-circular arch window under a pointed arch of vitrified brick which also continues across the third bay to form the window arches. The third gabled bay has tripartite windows on both floors in a slightly different design. Both have two mullions in the shape of stone columns (like those flanking the front door) but the ground floor windows have cambered upper sections whilst those on the first floor have pointed arches. The kneelered gable head is pierced by a blind oculus. It appears to have been originally surmounted by a finial but this has been removed.

The left return (south-west elevation) is divided into five bays by brick piers. On the ground floor the window in the first bay has been bricked up and a small horizontal window inserted in the C20. The second bay was originally bricked up and the next two bays are lit by one-over-one pane horned sashes with cambered upper sections. The first floor is lit by four-light windows with semi-circular upper sections, except for the third bay which is blind. Above all the windows are vitrified brick arches which continue across the elevation. The fifth bay consists of the tower which has the same treatment as on the front elevation, except the ground floor is lit by a semi-circular arch window.

On the right (north-east) return the gable end forms the first two bays which are divided by brick piers and lit by four-pane windows with semi-circular overlights under gauged brick arches. The position of the internal staircase is articulated by a diagonal line of stepped brick. Following this the elevation becomes plain in detail and is faced in inferior brick probably because it would not have been visible when first built due to the close position of an adjacent building (since demolished). It is divided into three bays by brick piers and lit by a combination of sash windows with cambered upper sections and fixed light, semi-circular arch windows. The rear C20 single-storey brick extensions are of standard construction and have flat roofs and are not included in the listing. INTERIOR: this retains numerous historic features including skirting boards, dado rails, picture rails, cornices and four-panel doors with chamfered edges to the panels. The small entrance lobby has a geometric tiled floor and leads into the entrance hall which provides access to the ground floor rooms and the staircase to the first floor. The closed well, quarter turn stair has a balustrade on the lower end with two balusters per tread that extend below the tread ends. The handrail twists at the end and is supported by a circular newel post with numerous annulets.

The first floor is one open space which presumably was the lecture hall. The high ceiling has a coved cornice and three intricately patterned ceiling roses where gas lights would previously have hung. The moulded window frames have recessed panels. The ground floor presumably contained the reading room, classroom and library but there are no surviving fixtures to indicate their former usage. The room in the south-east corner has been partitioned to create WCs but retains its cornice and two ceiling beams supported by pairs of shaped brackets.

If you have any comments or new information about this record, please [email us](#).

Name: Former Christian Association and Literary Institute, Spalding
HER Number: MLI125570
Type of record: Building

Summary

Former Christian Association and Literary Institute at 38 Spring Gardens, Spalding.

Grid Reference: TF 246 225
Map Sheet: TF22SW
Parish: SPALDING, SOUTH HOLLAND, LINCOLNSHIRE

Full description

Former Christian Association and Literary Institute, built in 1871. It is of red brick laid in an English bond, with dressings of red brick, vitrified brick and limestone, and roofs of pitched slate. The building has a narrow frontage facing onto Spring Gardens, and a long rectangular plan with rear extensions added in the second half of the 20th century. The Institute was acquired for use as the Geest Social Club at some point around the 1930s. It operated as this for the next fifty years and was then acquired by the Spalding Fitness Company in the late 1980s. For the full description and the legal address of this listed building please refer to the appropriate List of Buildings of Special Architectural or Historic Interest. {1}

<1> **Historic England (formerly English Heritage), 2011->**, *The National Heritage List for England*, 1464585 (Website). SLI13386.

Monument Types

CHURCH INSTITUTE (Post Medieval to Early 20th Century - 1871 AD to 1930 AD?)
 LITERARY INSTITUTE (Post Medieval to Early 20th Century - 1871 AD to 1930 AD?)
 SOCIAL CLUB (Early 20th Century to Late 20th Century - 1930 AD? to 1985 AD?)
 GYMNASIUM (SPORTS) (Late 20th Century to 21st Century - 1985 AD? to 2050 AD)

Associated Events

Site Visit to the Former Christian Association and Literary Institute, Spalding

Protected Status

Listed Building
 Conservation Area

Sources and further reading

<1> Website: Historic England (formerly English Heritage), 2011->. The National Heritage List for England. <http://historicengland.org.uk/listing/the-list/>, 1464585.



[RAL 6005 Moss Green.](#)

