THE LIMES, DOUBLE STREET, SPALDING

DESIGN AND ACCESS STATEMENT

HERITAGE STATEMENT



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DESIGN AND ACCESS STATEMENT

ASSESSMENT

1. Name and Address of Site

The Limes, Double Street Spalding

2. Proposed Development

New dormer window on front elevation, new glazed porch to side elevation, New glazed conservatory to rear elevation, new bathroom to top floor, secondary glazing to first floor front windows, minor internal alterations.

3. Assessment of Setting and Surroundings

Conservation Area and Grade II* listed building

INVOLVEMENT

4. Consultation

There has been pre application advice and discussion with Julie-Anne Middleditch, conservation officer of South Holland District Council who visited site and made helpful suggestions.

DESIGN

5. Proposed Use

The existing residential use remains.

6. Amount of Development

The development is limited to new dormer, new porch, new small rear addition.

7. Layout and Appearance

The two ground floor additions are glazed with flat lead roofs and rooflights. All joinery will be painted timber. The new dormer will match the two existing ones.

The internal alterations are minimal and involve refitting a kitchen and a new bathroom. Secondary glazing to first floor.

8. Landscaping

There will be minor changes to the rear terrace as a result of the conservatory. These will be carried out in a simple manner with planting and flagstones.

ACCESS

9. Accessibility

The changes internally will improve accessibility because at present the opening into the utility areas is very narrow. This will be blocked off and a new wider opening formed. .

The addition of a bathroom on the top floor will improve the general accessibility of the property allowing the top floor to be used for bedrooms rather than spare rooms.

Heritage Statement and Justification

The Limes, Double Street, Spalding

1.0 Introduction

The Limes is a residential property located in the centre of the historic town of Spalding. It is situated on the north west side of Double Street facing the River Welland. It is a grade II* listed building, and the site is also in the Spalding Conservation Area. The adjacent property the Sycamores is also listed grade II*.

2.0 Listed Building Description

DOUBLE STREET 1. 5313 (West Side) No 12 (The Limes) TF 2421 1/64 29.12.50. II* GV

2. Early C18. 2 storeys in local brick with rusticated quoins to main section. Good moulded stone cornice along whole building, the main part only having brick parapet and moulded stone capping with centre panel of balusters. 3 dormers with moulded segmental heads. 5 windows, moulded stone frames, hung sashes with glazing bars. Wide stone band between storeys. 3 good brick stacks. Central door of 6 panels in moulded case with semi-circular traceried fanlight, moulded open pediment with modillions, on console brackets. Slate roof. Left-hand section has a window of 3 lights to each storey, hung sashes with glazing bars, pilaster mullions. Moulded surrounds to windows. Modern garden wall.Nos 12, 13 and 13A form a group.

3.0 Building History

A search of the archives has provided a series of maps of Spalding which show the changes to the site from the early 18th century through to the present time. These are included at the rear of this statement.

The first map of 1732 by Leveritt and Elsden shows the building fronting Double Street with a long rear garden and a large plot to the side which appears to have been an orchard. The plan form of the house is a deep rectangle suggesting that is was a double pitched property. The plot to the side has some outbuildings and is clearly walled and there is a gateway on the front between two buildings.

The second is a conveyance plan from 1860 which shows a narrower property with an area at the front and what is probably a small bay window to the rear. No other buildings are indicated.

By the time of the third map which is dated 1887 and which is taken the first Ordnance Survey map of the town, the house has been named 'The Limes'. It is still the same form and size as the previous map, but has a few more small extensions showing, two to the rear and two to the side. On the side of Herring Lane the outbuildings/coach house, a pump and other small structures occupy a yard area. The large rear garden is landscaped. In 1904 the form of the house and plot is the same or very similar. By 1968 the additions to the rear have been made forming a projecting wing into the garden area. The maps demonstrate that apart from the rear wing of late 1920s early 1930 date, the building retains much of its original shape and form.

In Gooch's History of Spalding (published 1940) He describes the street and the house as follows:

'*Double Street has always been one of the most thickly populated thoroughfares in the town owing to its proximity to the river where there were many quays for loading and unloading the numerous vessels which crowded its banks.*

From the number of ancient houses still in existence in the street it seems to have changed very little this last century and one might say even the century previous, for most of the large houses and small cottages are at least two hundred years old.

The Limes, where Mr. R.H. Tointon now lives, is another very old house and belonged to the Massey family during the 18th century. In the year 1795 the only slabbing or pavement in the town was in front of Mr. W. Massey's house and Cley Hall in the High Street.'

The building externally has a polite frontage to the street, with handmade brickwork in Flemish bond. There is a later addition of an open porch with a canopy over the side entrance door. This is used as the main way into the house, as the front door opens onto a very busy and heavily trafficked one way street. (Plate 2)

External Photographs



Plate 1: Frontage and gates



Plate 2: Front Elevation, note two dormers



Plate 3: Flemish bond and quoins



Plate 4: Main entrance to side



Plate 5: Annexes by entrance



Plate 6: Lean to by entrance



Plate 7: Rear Elevation



Plate 8: Extended rear wing



Plate 9: Stair-well light



Plate 10: French doors in rear wing

Internal Photographs



Plate 11: Rear Added Sitting Room in late 1920s/early 1930.



Plate 12:Current view of this room

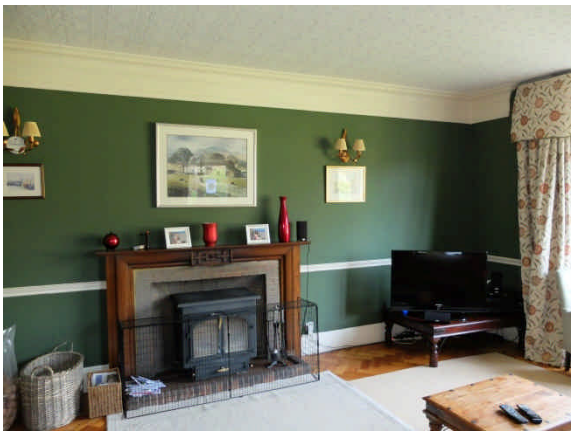


Plate 13: Fire surround showing loss of overmantle



Plate 14: Attic room to be converted to bathroom for top floor

4.0 Heritage Assets

This house had a fine frontage facing the road and the River Welland. Apart from the Welsh slate roof, which is likely to date from the 19th century, the frontage is largely original to the build of the early eighteenth century although it seems likely that the parapet is a rebuilding or later addition as there is a change in the brickwork at that level.

The rear elevation has been marred to a certain extent by the addition of the Sitting Room wing in the 20th century. The remainder of the elevation is of interest with varied window forms and treatments.

Internally many of the rooms retain fireplaces and panelled doors. There are also two staircases with balusters and other details such as fire surrounds but there are no outstanding internal features of particular note.

It was built as a family home and these alterations are to update it in a modest way to make it work as a family home for this era.

How the heritage assets will be affected by the proposed alterations

External Alterations

Front Elevation: New dormer

As can be seen on Plate 2, the tall parapet conceals much of the windows at roof level. The proposed addition of a central dormer will allow the use of the box room as a more useful bathroom, and the new dormer will be made to faithfully match those existing. The dormer will be central to the façade and will maintain the balance and rhythm of this Georgian frontage. It has not been possible to determine whether there was originally a dormer there that was perhaps removed when the roof was slated.

Justification**:** *this alteration will provide a bathroom for the top floor which will be a vital asset for this family house and allow that floor to be occupied by family members.*

Side Elevation: New Glazed Porch.

The fine front door faces a very busy and narrow street where cars drive along at some speed. The main entrance door which is used by family and visitors alike is therefore the side door. The ground floor passage, which this gives access to, is dark and gloomy. Following discussions with the conservation officer of South Holland District Council, the porch is shown to be flat roofed, with a small pyramid top light by the Rooflight Company.

Justification: *The modest addition of a glazed porch will allow the retention of the solid main door, which during the day will be left open, allowing daylight into the current gloomy passage.*

Glazed Rear Extension

The current plan arrangement at ground floor level has the kitchen located in the front of the house. This room is quite dark, and noisy due to the traffic. It is the room which is most used by all family members. The rear sitting room, which is a 20th century addition, has a garden aspect and would make a larger kitchen/living room away from the noise and fumes of the current front location. The modern fire surround would be removed and the room laid out as a family kitchen room. To give more light and a positive relationship with the garden, it is proposed to remove a section of the common brick walling to form a relatively wide opening to allow the rom to be lit by a flat roofed conservatory to fill the angle between the extension and the stair projection. The conservatory is to have a lantern rooflight and lead roof.

Justification: *Moving the family kitchen to the rear of the house provides a quieter location and allows enjoyment of the rear garden space. The modest addition of a flat roofed conservatory gives additional sitting space related to this room and allow enjoyment and relationship with the garden area. The garden is a haven away from the noise and fumes of the traffic at the front.*

Internal Alterations

Ground Floor:

The principle change here is the relocation of the kitchen to the rear room. The fire opening requires to be enlarged to accommodate an Aga stove. A new opening is formed to give access to the proposed conservatory.

The former kitchen is to become a sitting room and a wood burning stove installed.

Justification: *The removal of the cooking stove and its replacement with a wood burning stove is to allow it to change its function from kitchen to sitting room.*

The house had numerous small service rooms added in the mid 20th century on the end elevation. The existing way into these is via a very narrow opening. That is shown to be blocked up and a new wider opening created in the wall of the 20th century ground floor addition.

Justification: *The removal of a small section of twentieth century brickwork to form a new doorway, will improve the circulation of the space and will not have a major effect on any items of great significance.*

First Floor

The main changes here are the introduction of secondary glazing to the first floor windows. This will be done using a specialist supplier such as Selectaglaze or Storm Windows. The secondary glazing will be made to measure and should not have an adverse effect on the character of the building either internally or externally. It is required as much for noise reduction as for thermal comfort.

Justification: *This alteration will improve the living conditions within the house with minimal impact on historic fabric.*

The bathroom will need a small amendment to allow a new soil and vent pipe to travel down from the attic floor. It is envisaged that this will connect internally to the main pipe in the first floor bathroom and thence to the existing connection to the soil stack.

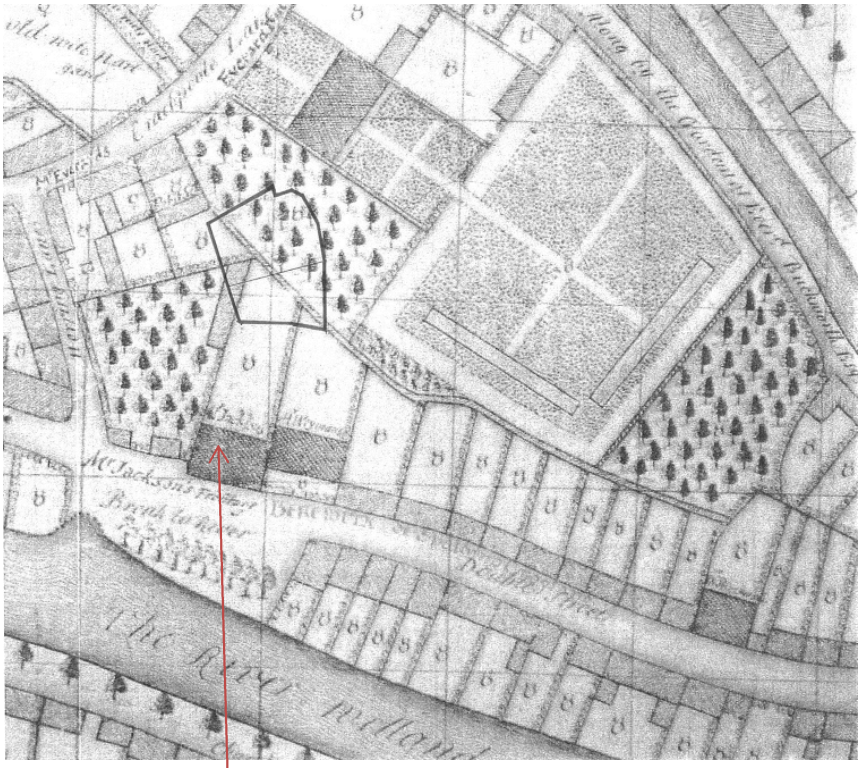
Justification: *This minor change is required to allow the bathroom addition above.*

Top Floor

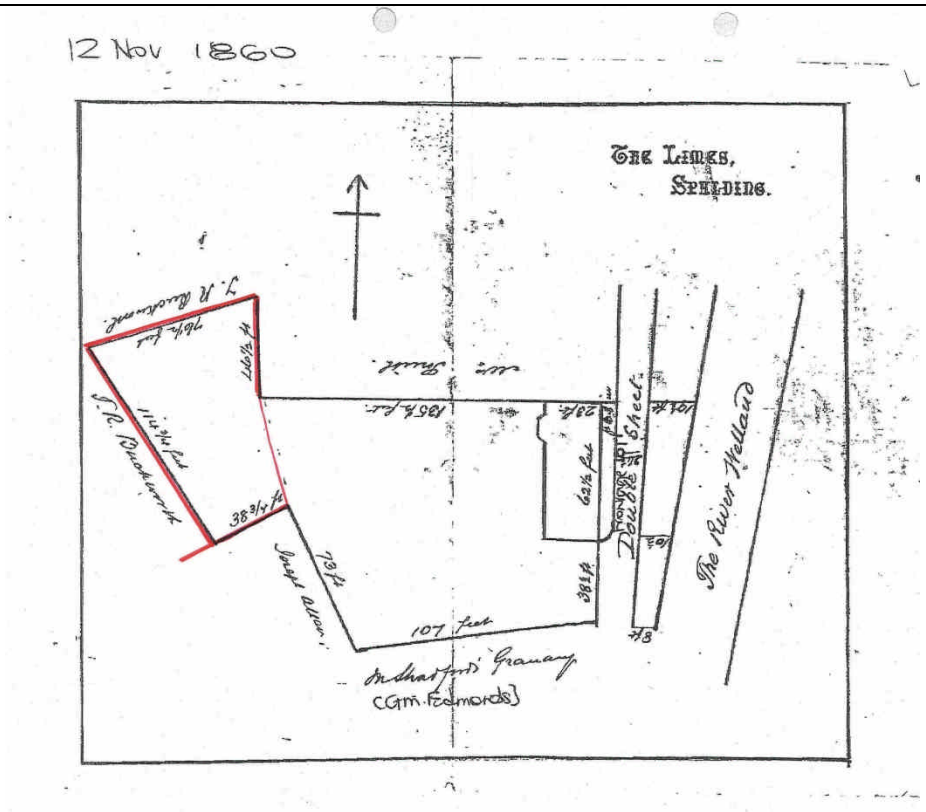
A small box room it being converted to a bathroom so that the top floor can provide three bedrooms for family use without the necessity for all to use the first floor bathrooms.

Justification: *The room is currently underused and not vey useable. The proposed change will allow it to function as a bathroom with the added benefit of making the top floor much more accessible.*

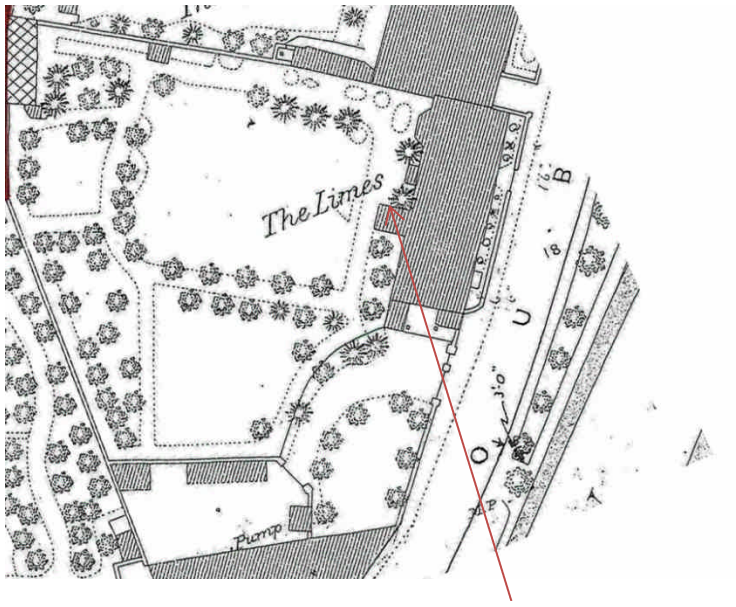
The Limes Spalding, Historical Maps



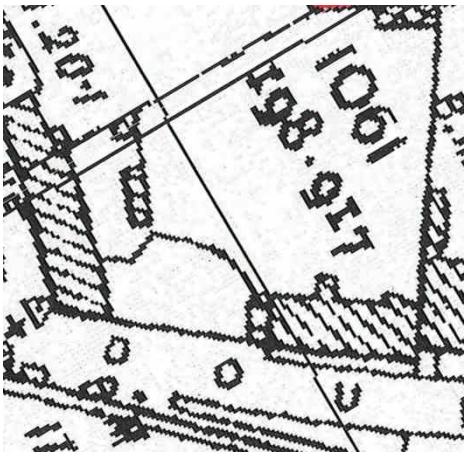
The Limes on1732 Map of Spalding



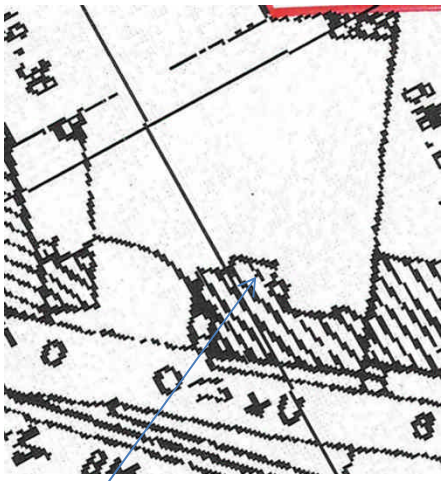
1860 (conveyance plan)



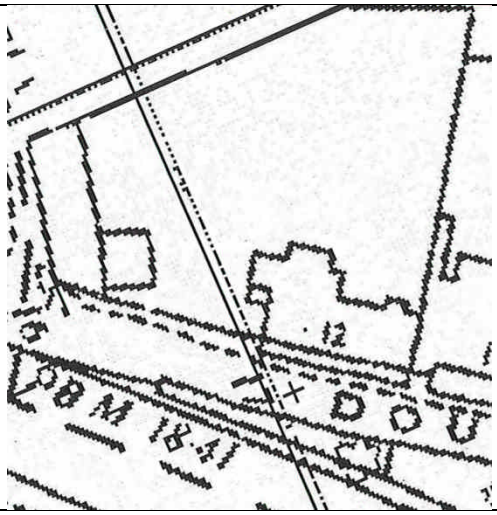
1887 first OS map : Note addition of rear stairwell



1904 OS map



1931 Note addition of new rooms



1968 : No significant changes from the 1931 map above