

DESIGN AND ACCESS STATEMENT INCORPORATING HERITAGE IMPACT ASSESSMENT

For

PROPOSED CONVERSION OF FIRST, SECOND AND THIRD FLOORS TO FLATS, TOGETHER WITH ALTERATIONS TO SHOPFRONT AND REAR OF BUILDING

At

**SPALDING NEWS
24 MARKET PLACE
SPALDING
PE11 1SS**

For

MR ASGAR & MR ABBAS LAXMIDHAR



PLANNING APPLICATION ISSUE

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Application Summary

- This application concerns 24 Market Place, Spalding, the ground floor of which is occupied by Spalding News. The main element of the application seeks approval to convert the disused first, second and third floor areas into 3 residential flats. The secondary elements of the application seek approval to demolish part of the rear of the building and construct an extension in the same area. Finally, the application seeks approval for changes to the shopfront to allow separate access to the shop and flats to be achieved.
- The acceptability of the principal of conversion of the upper floors was established in 2015 when planning approval and listed building consent was granted for conversion to a single dwelling (H16-0102-15 and H16-0103-15). This conversion however relied upon access being gained from the rear through the South Holland Centre site. Ultimately SHDC have not allowed this to happen. This new application therefore achieves access from the building frontage only.
- The shop would continue to function as a business, there is no proposal to change this.
- The building is Grade II listed, though the listing gives little information about the building interior. The under-utilization of the upper floors has resulted in them deteriorating, and much repair work is now required. Allowing a new use that will generate income, will fund the required repairs and ensure the longevity of the listed building.
- The site is located in Spalding Town Centre and is therefore considered highly sustainable.

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Introduction

Approval to convert the upper floors of the property for residential use was first granted in 2015, but due to access difficulties the approval was never implemented. During 2024 Oglesby & Limb Limited produced and submitted two enquiries for pre-application advice. The first of these (PE-00288-24) sought general advice on the conversion, particularly the acceptability given the lack of external space for waste, recycling and cycle storage. The response was positive but further detail was suggested to be required in respect of the impact on the shopfront. The second (PE-00421-24) sought specific advice on the redesign of the shopfront to achieve the dual access required. Again, the response was positive but required that the HIA submitted at full application stage demonstrate, by the use of photos, that the existing shopfront is not original, and that the history of its development is incomplete.

The current application presents the conversion design as provided with the first pre-app enquiry, with the preferred shopfront option from the second. This report now contains a Heritage Impact Assessment that illustrates, as far as is possible, the evolution of the shopfront.

Site Analysis

Location

The site is located in the town of Spalding, it is in the Market Place in the town centre. It stands on the east side of the Market Place adjacent the South Holland Centre (formerly the Spalding Corn Exchange site). The building fills the entire site and sits tight to the back edge of the pavement. It can be located via the following means:

Nationally recognized references:

Grid reference:	TF 24826 22622
Easting / Northing:	524826, 322622
Latitude, Longitude (degs, mins, secs):	52°47'12"N, 000°09'02"W
What3Words:	fried.lock.trade

Refer to drawing A1727-01 for the location and extent.

Size and topography

The site is roughly rectangular in shape, though the freehold line is encroached upon at ground floor level by the staircase and toilets of the neighbouring bakery. There is a step up from the pavement at the front of the building (fig. 01). There are some further level changes within the building at ground floor level, though these are relatively minor and are generally ramped. The building is enclosed by abutting structures to both sides and the rear.



Fig 01. View of the Market Place frontage from the west.

Access to the site

Pedestrian access is available only from the Market Place frontage (fig. 02). Vehicular access for servicing is likewise only available via the front door. It is not known whether there was rear access historically. There was a further building to the rear fronting Double Street, but this was demolished historically and the rear entrance to the South Holland Centre now occupies this land.



Fig 02. Door access from the Market Place,

Access to the area proposed for conversion

At present the first floor is accessed by a staircase towards the back of the building that rises adjacent the boundary wall with the bakery. Access from first to second floor level is via a separate staircase that is in the central section of the building, again abutting the boundary wall to the bakery. The top floor is accessed via a third stair, again in the central section of the building, but this time abutting the boundary wall to the South Holland Centre.

Views into, across and out of the site

The front elevation of the building is visible from the Market Place and forms part of an important group of buildings that stretch from the South Holland Centre to the Bridge Street corner. There are no public views to the north side or rear of the building. There is a limited view of the south gable wall where the building projects above the roof of the adjacent bakery. There are no views available through the site. From within the building there are good views across and down into the Market Place (fig. 03). These are available through glazing at all levels. Views from the rear of the building are

generally of poor quality across adjacent roof areas or to the staircase of the South Holland Centre.



Fig 03. View across the Market Place from the upper floor.

Use and development of the site

The building is used as a newsagent at ground floor level selling newspapers and magazines, drinks and snacks etc. The front section is the main retail area, to the rear there is a second retail area that sells greetings cards etc. There is a small storage area at the rear of the building. The upper floors are believed to have been residential originally, though these are now used for storage (fig. 04 to 07). Most of the upper floor areas are disused.



Fig 04. Disused room at upper level.



Fig 05. Disused room at upper level.



Fig 06. Disused area at upper level.



Fig 07. Disused circulation area at upper level.

Use and development on land surrounding the site

The site sits within Spalding town centre where there is a full range of amenities.

Landscaping

The site is located within the urban centre of Spalding and is extensively hard landscaped and developed. There are a few trees in the Market Place. There is greenery around the River Welland to the east of the site.

Relevant Planning History

The relevant planning applications for the site are as follows:

SHDC ref: H16-0584-09
Full Planning Approval application.
Alterations to rear of shop and accommodation above to create self-contained flat.
Granted conditional approval 05.03.10.

SHDC ref: H16-0585-09
Listed Building Consent application.
Alterations to rear of shop and accommodation above to create self-contained flat.
Granted conditional approval 16.02.10.

SHDC ref: H11-0858-09
Listed Building Consent application.
Repairs to front elevation, refenestration of upper storey windows and new shop front.
Granted conditional approval 16.02.10.

SHDC ref: H16-1018-11
Condition Discharge application against H16-0858-09.
Various details for conditions.
Granted approval 13.07.12.

SHDC ref: H16-0102-15
Full Planning Approval application.
Convert existing accommodation above shop to flat with alterations to rear of shop.
Granted conditional approval 01.04.15.

SHDC ref: H16-0103-15

Listed Building Consent application.

Convert existing accommodation above shop to flat with alterations to rear of shop.

Granted conditional approval 01.04.15.

Of the above, the application numbers H16-0102-15 and H16-0103-15 are very relevant in that they grant consent to use the upper floors of the building for residential purposes, albeit in the form of a single residential unit. This consent also approved the subdivision of the internal spaces by numerous new partitions and doors. The one significant difference is that the design approved required the use of a rear access and egress route, which now appears unlikely to be achievable, hence this request for pre-app advice based solely on frontal access.

Site Appraisal

Details of the site and general context have been described above. From those findings the following statements relative to the site are believed true.

1. The site is in the town centre, close to all amenities and as such should be considered sustainable.
2. The site has no parking available, but public car parking is available very locally.
3. The building is grade II listed, but the upper floors are disused and have deteriorated as a result. This decline will continue if there is no intervention.
4. 24 Market Place is a partly disused building, and its conversion would represent a more sustainable, low-carbon solution to provide additional housing units, when compared to a new build on an undeveloped site.
5. The upper floors of the building are currently under-utilized, and the change of use would make it financially viable to convert them. This is a good way of ensuring that a building continues to be maintained.
6. The use of the upper floors would bring additional passive surveillance over the Market Place from the front windows.
7. The conversion of the upper floors would result in the refurbishment of the building, including the front elevation which itself has an impact within the Spalding Conservation Area.
8. Spalding News would continue to operate at ground floor level, albeit that some alterations to the shop front would be required.

Overall Summary

This summary accounts for both the site analysis and the Heritage Impact Assessment set out in Appendix A.

In terms of the potential impact of the conversion works, it is acknowledged that this would dictate internal alterations to a listed building. The impact of those changes would however be limited, and most could be undertaken in a way that could be reversed. Given that almost all original internal detail has been lost, the benefit offered by conversion is considered to outweigh the loss.

To create access, alterations are required to the shopfront and will therefore have an impact on the Market Place, which is within the Spalding Conservation Area. Considering however that the existing shopfront isn't original, and the exact design of the original is currently unknown, it is believed that the proposal would be acceptable, weighing the impact of the changes against the benefit to the whole building offered by the conversion. The design for the revised shopfront remains sympathetic and retains much of the current design.

In planning terms, the site is in a sustainable location where both housing and the reuse of redundant buildings is encouraged. Furthermore this is a prominent location where

further deterioration internally could become evident externally in time, so the investment that a conversion would bring would be of positive benefit to the Market Place frontage generally.

On balance it is believed that the proposed conversion is appropriate for this building and location, and furthermore it can be achieved without significant detriment to the listed building.

APPENDIX A

HERITAGE IMPACT ASSESSMENT

Statement of Significance

History of the site

The history of development of the wider site is here assessed by reference to historic maps of the town and photographs available.

Historic Maps

The earliest map consulted during this study was the Grundy map which was produced in 1732. At that time all sides of what was then called 'Market Stead' (now known as Market Place) were extensively developed. Broad Street was at that time called Crackpool Lane. The site now occupied by 24 Market Place is clearly developed, though it is very hard to determine how the extant footprint in 2025 relates to what is shown on the map.

From this map it can be determined that the site was already developed by 1732, but no details of the building are shown, nor can the relationship between development in 1732 and 2025 be compared or assessed.

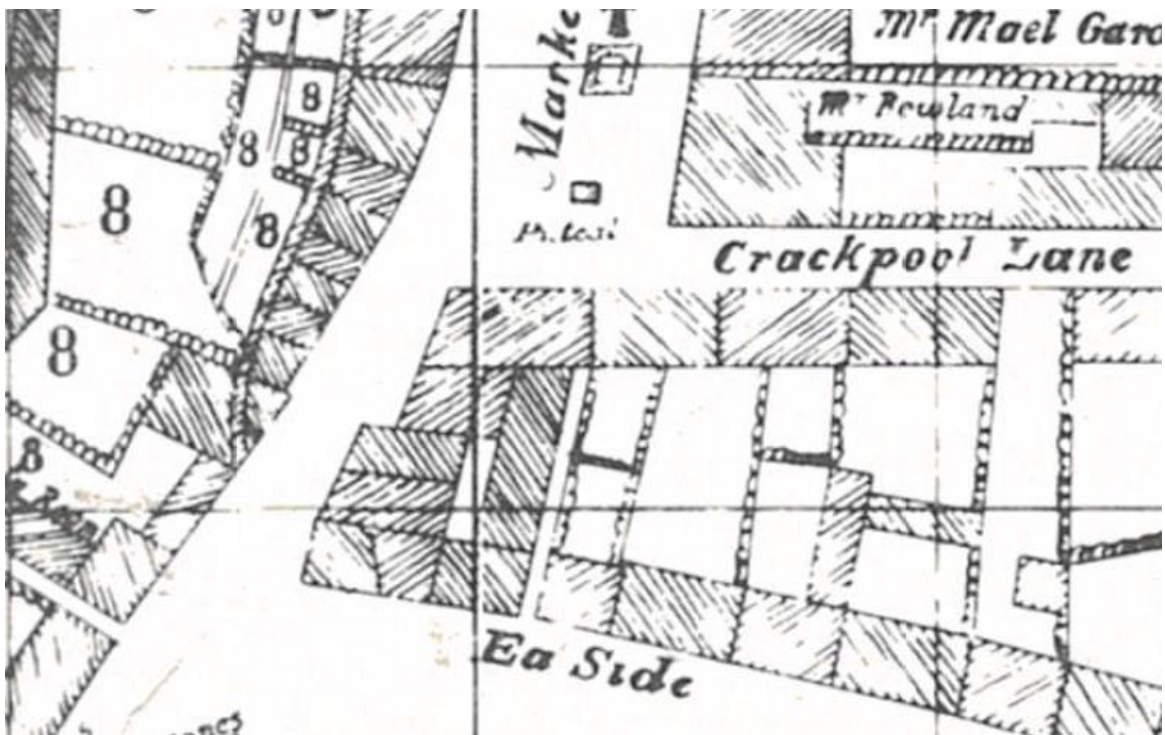


Fig 08. Extract from the Grundy Map of 1732 (exact outline of 24 Market Place cannot be determined).

The second earliest map consulted was the Ordnance Survey map of the town produced in 1887. Clearly this is over 150 years later, and it is accepted that between 1732 and 1887 there are likely to have been changes in development as well as improvements in the accuracy of cartography. By 1887 the Corn Exchange has been constructed (and is labelled) and the buildings to the south of it are shown individually with projecting bay windows indicated. This is a very significant improvement in detail. The central section of the building, including a step in the line of the north wall appears broadly to reflect what exists in 2025. This rear section of the site however appears to be a less developed arrangement with smaller blocks set around two small, enclosed courtyards. Though it is difficult to determine the exact location of these on site in 2025, it does indicate that development on the rear of the site in 1887 differs from what exists in 2025 and therefore the current rear section of the building post-dates 1887.

From this map it can be determined that the front and central sections of the site were already developed at ground level to the same footprint as exists in 2025, though the height and mass of the building cannot be determined. It can be seen that there was a projection on the front elevation (albeit less pronounced than on the neighbouring properties to the south), which is assumed to be a projecting window of some sort. It can be seen that development of the rear of the site was ad hoc and appears to have undeveloped 'yard' areas.



Fig 09. Extract from the Ordnance Survey Plan of 1887.

Several Ordnance Survey maps were analysed after the 1887 date, but between 1887 and 2025 none were found that were in sufficient detail to indicate when the rear sections of the site became fully developed.

The historic map study has therefore indicated:

1. The site was developed before 1732 but no details are known regarding the building's appearance in that era.
2. There appears to have been a building on the Market Place frontage by 1887 and this appears to have had a projecting bay window.

3. By 1887 the front and central section of the footprint at ground level appears to broadly reflect what now exists. The rear section of the site is less developed and contains undeveloped courtyards.
4. By 2025 the site area is fully filled with development.

Photographic evidence

Numerous historic photographs of the building exist, though the subject of the photographs is generally the wider Market Place of the Corn Exchange. Therefore, within these photographs 24 Market Place is either distant, or off centre, captured by chance rather than by design. The following photographs of the building generally give evidence of its existence (note that there are no photographs from the rear or sides).

Early photo prior to construction of the Corn Exchange

This undated photograph shows buildings to the right of what is now the South Holland Centre site. These are not the same as 24 Market Place now. This confirms that there was a building on the site before 1855/56 (the date of construction of The Corn Exchange), but it does not confirm the exact date. The photograph is grainy and lacks detail, however the building in the place of the current number 24 appears to be two-storey with the upper section possibly offset from the bay.



Fig 10. Photo of the Market Place taken before 1855.

Photo 1905

This photograph largely reflects the height and massing of the building as it exists in 2025. The roofline and fenestration pattern is established. Unfortunately, the detail is poor at ground floor level where the shopfront is.



Fig 11. Photo of 24 Market Place in 1905.

Photo from the May Hirings of 1907

This photograph is dated 1907 and clearly shows 24 Market Place adjacent the Spalding Corn Exchange. At this date the building appears to be largely as it is in 2025 albeit that much of the shop front is not visible.



Fig 12. Photograph of the Market Place taken in 1907 showing 24 Market Place as it now exists.

1908

Again, this photograph shows mass of the building the same as it appears in 2025. Unfortunately, the detail of the shopfront at pedestrian level is obscured by a projecting awning.



Fig 13. Photo of 24 Market Place from 1908 showing the shopfront obscured by an awning.

Photo from Hall Place in the 1930's.

This photograph appears to show 24 Market Place as it now exists, albeit that again much of the shop front is again not visible.



Fig 14. Photo of Hall Place looking towards the Market Place in the 1930s.

1957

This photograph again shows 24 Market Place largely as it now exists. There is an intervention at the head of the first-floor window, albeit that this could be temporary in nature. The shopfront is in full view, but again the image is dark.



Fig 15. Photo of 24 Market Place in 1957.

1970s

This photograph was taken after the opening of the South Holland Centre, which occurred in 1974. The shopfront appears to have been radically changed, including the main sign. The window frames to all upper floors have also been changed to a more modern configuration.



Fig 16. Photo from after 1974 showing radical change to the shopfront and windows.

1999

This photograph was taken after the remodelling of the South Holland Centre, which occurred in 1998. The shopfront and windows are believed to be the same as shown on the previous image, albeit that the sign appears different.



Fig 17. Photo take in 1999 with the shopfront partially obscured.

2011

This photograph was taken prior to the remodelling of the shopfront which was approved in 2010. This shows the modern shopfront and signage.



Fig 18. Image from 2011 prior to the most recent remodelling.

2024

This photograph was taken recently and records the changes made during the post 2010 remodelling. Here the upper floor window frames have all been replaced in a style intended to reflect the original design. All parts of the shopfront have also been replaced, to better reflect what would have existed historically.



Fig 19. Image as the building exists in 2025.

Building Listing

The building is listed Grade II and the listing details are as follows:

MARKET PLACE

1.

5313

(East Side)

No 24

TF 2421 1/201

II GV

2.

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

Nos 24 to 26 (consec) form group.

Listing NGR: TF2482622617

Unfortunately, the listing gives no information at all concerning the building interior.

Heritage Assessment

Analysis of historic maps and photographs would suggest the following in terms of historic and architectural value:

Frontage block:

The Grundy map confirms that there has been a building on the site frontage since before 1732.

The pre-1856 photograph indicates that there was frontage development on the site at that date and that there appears to be some form of projecting bay facing the Market Place. This photograph indicates that the first floor of the building may have been different at that date. This photograph also confirms that the second and third floor did not exist in 1856.

The 1887 map records a ground floor level footprint of the frontage block and suggests that it had a projecting bay by this date.

The photograph from 1905 confirms that the building had all floor levels by this date. The shopfront, first floor projecting bay, and second and third floor windows are all visible at this time.

Subsequent photographs until 1957 appear to indicate little change during that period.

The 1970's (post 1974) photograph indicates changes to the shopfront design the signage and window frame pattern at all upper levels.

The 1999 image appears to show the same features as existed in the 1970s.

The 2011 is a clearer image that provides greater detail in respect of the shopfront, signage (which has changed again) and the upper floor window frame design.

The 2025 photograph records the frontage block as it exists today. This captures the replacement shop front changes and upper floor window remodelling that were implemented following the granting of approval in 2010.

This chronology confirms that the design of the overall front elevation first took its now extant form before 1905 and changed little until amendments were made to the shopfront and window frames in the 1970s. The 1970s elements then survived until after 2010 when approval was granted to replace the shopfront and reconfigure the window frames. In general, therefore there is historic value in the overall design and appearance of the exterior of the frontage block, but there is no historic value in either the shopfront nor the windows because they are post 2010 replacements. Regarding architectural value, this is again held by the exterior of the frontage block. The design of the replacement window at first floor level (projecting bay) appears to be based upon the earlier photographs, although the 1905 image does suggest a dominant transom, which does not appear in the extant design. The second and third floor window frames do however appear to be accurately modelled on the historic information captured in the 1905 image. So in terms of architectural value we would suggest that the second and third floor windows relatively accurately reflect the original building and are of high quality. The first floor window is still of high quality, but it is not clear how well this reflects the original design. The value of the shopfront is dealt with in a separate section.

Interior

Internally, this listing provides no information about the building, and much of what would have existed appears to have been lost. The interior is in a poor state of repair and consequently the historic and architectural value is much more limited.

Shopfront

Below are presented images of the shopfront between 1905 and 2025. No useful images have been found that date from earlier than 1905. The images from 1905, 1908 and 1957 (figs. 20 to 22) are all relatively consistent in the detail that they show which illustrates the overall configuration of the shopfront. In all cases however the images are dark and grainy and are of insufficient clarity to see architectural details.

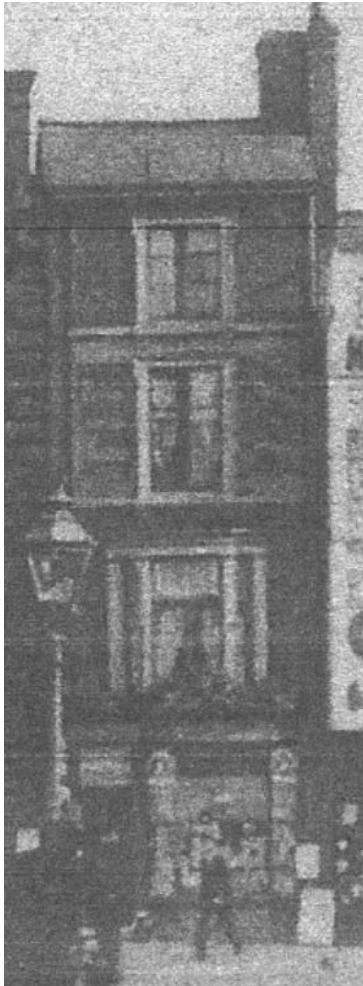


Fig 20. Image from 1905.



Fig 21. Image from 1908.

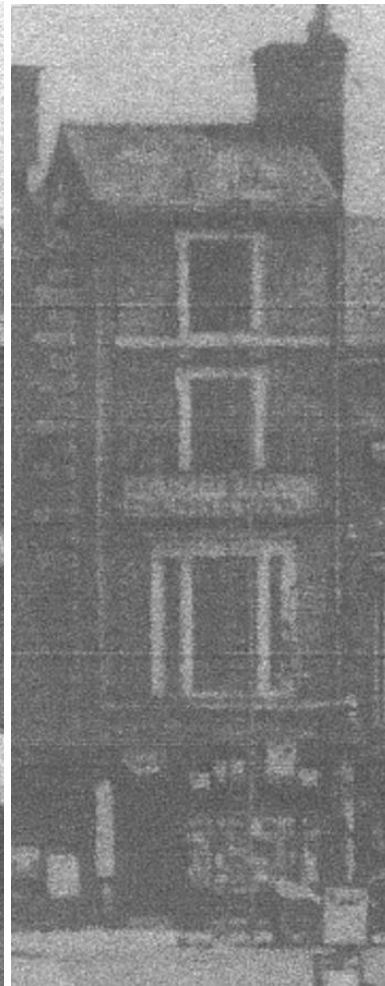


Fig. 22 Image from 1957

Further images taken between 1974 and 2025 (figs. 23 to 25) document the changes that occurred in the early 1970s which record the loss of the original shopfront and bay, together with the upper floor windows. The post 1970 design is more modern in nature and reflects contemporary thinking without any particular regard for historic importance of traditional form. The 2025 image shows the frontage 'reinstated' to what is believed to have existed historically. Whilst this appears to be a reasonable attempt, the historic information available in the preceding photographs is very limited, so the accuracy of detailing cannot be verified. Nonetheless the overall appearance is greatly improved.

Below are presented images of the shopfront between 1905 and 2025. No useful images have been found that date from earlier than 1905. The images from 1905, 1908 and 1957 are all relatively consistent in the detail that they show which illustrates the

overall configuration of the shopfront. In all cases however the images are dark and grainy and are of insufficient clarity to see architectural details.

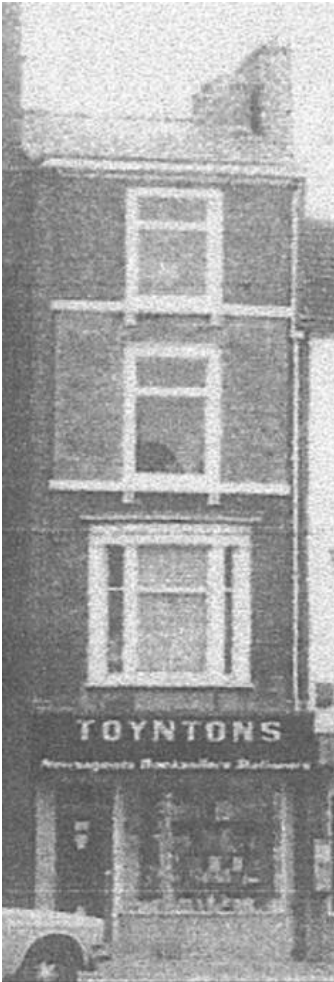


Fig 23. Image from after 1974.



Fig 24. Image from 2011.



Fig. 25 Image from 2025.

Figures 26 to 29 illustrate in drawn and photographic manner, the changes made after 2011. The most recent changes were a considerable improvement however the documented history is incomplete and the design of the new shopfront relies upon little detailed information and cannot be relied on to be 100% accurate. The architectural value is therefore reasonable, but not outstanding. For example, the extent shopfront does not appear to have any provision for the concealment and use of an awning, yet the 1908 image clearly shows one in use.



Fig 26. Detailed image from 2011



Fig. 27 Detailed image from 2025.

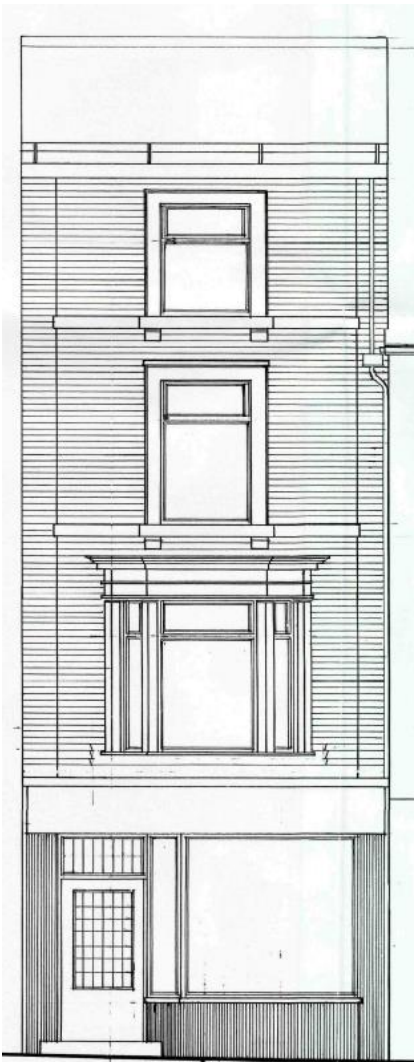


Fig 28. Drawing pre-2010.

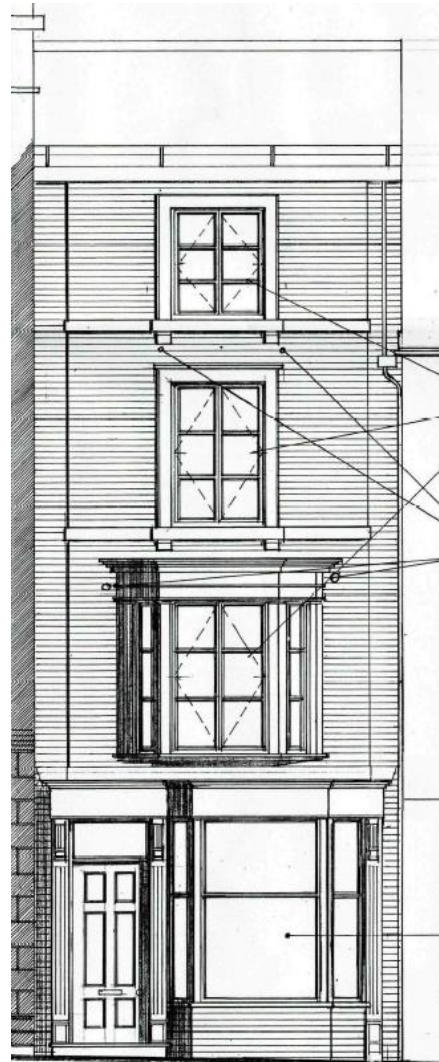


Fig. 29 Drawing post 2011.

Central and rear blocks:

The majority of the maps referred to in this study (including the Grundy map of 1732) are insufficient in detail to provide any clear indication of when the central and rear elements of the building were constructed. The only maps with detail were those produced by the Ordnance Survey in 1887 and 2025. The 1887 map clearly indicates that the rear of the site comprised a cluster of blocks around two enclosed yards. Full development of the space was clearly not extant at that time. It can therefore reasonably be concluded that the rear of the site was infilled, likely during the 20th Century. Evidence of building materials on site (Critall window) would suggest some construction may have occurred between 1930 and 1960. The mineral felt roof coverings would suggest that building work also took place possibly in the 1970s or later. It would not therefore be unreasonable to consider that the rear section of the site is of less or no historic value. Additionally, the poor standard of design and construction encountered at the rear would provide little or no architectural value.

In summary, the greatest historic and architectural value is seen as being within the front external elevation of the frontage block. Within this, the walls and roof are the highest level, the second and third floor windows (replacement) are the next level, then the first floor bay window and the shopfront are the lowest level. This is because documentary evidence of the original design of these latter elements is limited to grainy photographs, often partially obscured. The authenticity of the detailing cannot be fully verified, even though it may be a good attempt at reproduction of a generic shopfront.

The central and rear block are very poorly documented and the standard of construction on site is equally poor. Therefore, in terms of historic and architectural value these are low.

Internally within all blocks, extensive areas of wall and ceiling finishes have been removed historically, as have coverings to internal partitions. Fittings such as fireplace surrounds etc are also absent. Therefore, little historic or architectural value remains.

Assessment of the impact of the conversion proposals

Internal reconfiguration

The proposal will require the sub-division of spaces at first, second and third floor levels in order to achieve suitable residential accommodation. It is acknowledged that this will present an intervention and that from an historical perspective this may not be ideal. Additionally, to gain access from the front will dictate changes to the ground floor entrance and the introduction of a new staircase from ground to first floor level. All of these changes can however be implemented in a manner that avoids the significant loss of historic fabric. The changes can also be done in a manner that is reversible. The impact is therefore considered to be justifiable (in the same way as it was for the earlier conversion approvals).

Reconfiguration of the rear

As stated previously, the rear of the building has little or no historic or architectural value, so partial demolition and rebuild will not be of significant detriment and is considered acceptable given the benefit that this will offer to the regeneration of the site.

Shopfront

The foregoing report indicated that the existing shopfront is not original and has no historic value. The shopfront redesign in 2010 is assumed to have been guided and influenced by the various historic photographs that were available, these being the same as have been consulted in this report. Clearly the design changed radically in the 1970s following a trend that impacted many shops and public buildings in England. This major intervention was reversed in 2010, but the original shopfronts had been lost at least 37 years prior, and as has been seen, the historic photographs available for reference are small scale, grainy, and in some cases partially obscured. None of the photographs is sufficiently clear to demonstrate similarities or differences between this and the adjacent shopfront which has survived, although there are clear level differences between the two. Therefore, it can reasonably be concluded that the extant shopfront is a 'best guess' rather than a faithful, accurate replica of what originally existed. We would conclude therefore that the shopfront has no historic value, but it does have some value architecturally because it is a reasonable reflection of a traditional shopfront and is executed well. The proposal seeks to retain the general outline and framework of the shopfront, including retaining the door to the left as the new entrance to the flats. The works required would involve the removal of the central panel in the bay and its replacement with a large, single door. It is acknowledged that there is unlikely to have been a door in this location originally, however this is an intervention that we believe can be balanced given the wider benefit that will allow reuse of all of the upper floors. Several sketch options were submitted at pre-app stage and of those the proposed option was indicated to be the preferred one by SHDC. The presented design is of high quality and is sympathetic to the building and the bay structure. Overall, the wider benefit to the building is believed to outweigh this intervention, particularly because the bay has no historic value and only limited architectural value in terms of the authenticity of the design.