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HERITAGE IMPACT ASSESSMENT

Proposed conversion of offices to Apartments at 15 High Street, Spalding PE11 1TW
Minor works to allow for Change of Use

Prepared for: Mr I Razaq

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On Behalf of: South Holland District Council

By Nicola Chamberlain, March 2023

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1. Introduction

1.1 This Heritage Impact Assessment (HIA) has been prepared on behalf of South Holland District Council (SHDC) and written by Nicola Chamberlain of Austin John Ltd.

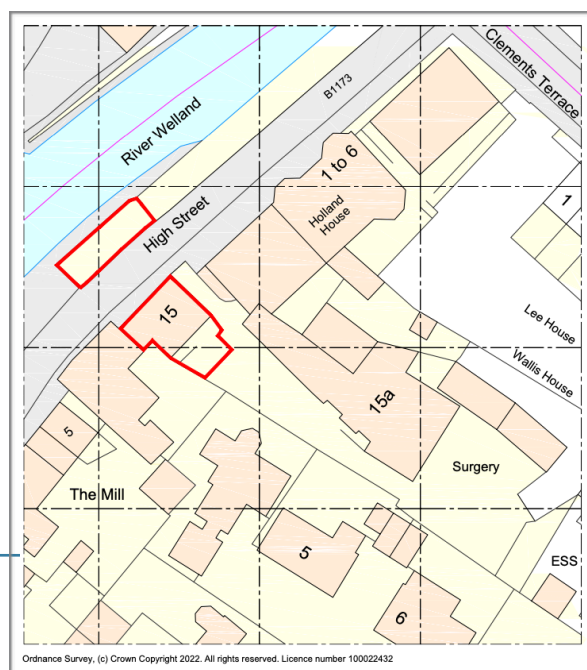
1.2 The Heritage Impact Assessment supports proposals for the Change of Use of 15 High Street, Spalding, PE11 1TW from E(c) to private, self contained residential apartments / dwellings. The proposals do not change any of the historic fabric externally and only minor works internally. All works will be formed around historic fabric and can be reversed.

1.3 The Heritage Impact Assessment has been produced to comply with the guidance set out in Section 16; paragraph 189 to 208 of the National Planning Policy Framework (NPPF) revised 20 July 2022

1.4 The Heritage Impact Assessment describes the setting and significance of the building and its contribution to the adjacent designated heritage assets. The report sets out relevant national and local heritage policies, statutory duties, and guidance material, against which the proposal should be judged. In the light of this background, the assessment draws conclusions on the impact of the proposed development on the significance of heritage assets, together with its compliance with heritage planning policy.

1.5 15 High Street, Spalding PE11 1TW is a Grade II Listed Building which is situated on the East of the River Welland.

*Pic 1.
Site Location from Ordnance Survey showing the
property and associated parking opposite.*



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2. Listing and Englands Historic Environment Records

2.1 Historic England listing

Heritage Category: Listed Building

Grade: II

List Entry Number: 1169025

Date first listed: 29-Dec-1950

Statutory Address 1: 15, HIGH STREET

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: TF 24986 22678

Details

HIGH STREET

1. 5313 (East Side) No 15 TF 2421 1/81 29.12.50. II GV

2. Early-mid C18 house with modern fenestration 5 storeys and basement in brick with Welsh slate roof. Small wood cornice. Band between basement and ground floors. 4 steps to inset door of 6 panels (2 glass in plain moulded stucco case with plain pilasters, frieze and cornice. Interior has C18 panelling in hall.

Nos 12, 14, 15, Warehouse occupied by G W Plowman and Son and Holland House form a group. Listing NGR: TF2498622678

Legacy

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

System number: 197305

Legacy System: LBS

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Legal

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

2.2 The Heritage Gateway List

The property is not mentioned in the list

3.0 Regulatory Framework

3.1. Legislation

Legislation relating to the historic environment is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Of Particular relevance are Sections 16 and 66 summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.2 Spalding Conservation Area

South Holland District Council has designated the historic centre of Spalding Conservation Area under section 69/70 of the Town and Country Listed Building and Conservation Area Act 1990 and as a conservation area of special architectural and historic interest has duties as a result.

These include:

National Policy Framework

As a conservation area, the District Council has a statutory duty to preserve and enhance the designated area under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Regional Policy Framework

Lincolnshire County has produced a new County Structure Plan. Within this are policies designed to protect and enhance conservation areas within the county

Local Plan Policy

The District Council adopted a new Local Plan in July 2006. The plan contains robust policies with regard to the preservation and enhancement of the conservation areas within the district.

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4.0 Context of the building

4.1 Location and Setting of the town

Spalding is the principal market town within the administrative district of South Holland, Lincolnshire. Spalding is located to the east of the district and is approximately fifteen miles north-east of Peterborough and fifty miles from the City of Lincoln.

The Spalding conservation area covers the commercial heart of the town centre and most of the historic settlement which straddles both sides of the River Welland.

4.2 General Character of the town

Spalding derives its main character from the River Welland which physically divides the town, with the parish church and Ayscoughfee Hall to its east and the historic commercial area to its west.

Fine Georgian terraces and detached houses line both sides of the river

Many of the original warehouses are now mainly converted to residential use.

4.3 Positional Context

4.3.1 The listing says that No 15 forms a group with:

[No 12 High Street](#) – Two storey house built in 1746 of local brick with slate roof, designed by the architect William Sands and now used as a day nursery

[No 14 High Street](#) – Selby House, Three storey house built in 1807, built of local brick Warehouse occupied by G W Plowman and Son - built circa 1800. 4 storeys. 2 adjoining sections in brick, now rendered and carved as stone. 7 windows and 4 windows. Main section has 5 windows and flat-arched doorway. Left-hand section has high round-arched carriage entry and the archway repeated, forming recess over adjoining window. Only 2 top storeys of this section and ground floor have windows.

[Holland House](#) - Three storey, brick-built house of c.1768, and altered c.1845. Thought to have probably been designed by architect William Sands Jr.

4.3.2 Pevsner in his perambulation of Spalding stated that:

No 15 has stone surrounds to the windows and may have been built for John Richards by George Sharpe and George Andrews in 1768

The buildings of England – Lincolnshire second edition Nikolaus Pevsner and John Harris
Page 677 ISBN 0 300 09620 84.2

NOTE: Pevsner links No 15 directly to Holland House by its date and owner

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5.0 The Proposed Works

This proposal is for the conversion of the existing commercial office building to private residential apartments.

The building, 15 high Street, Spalding, is currently vacant and considered redundant for present use. The building was originally designed and purposed as a single dwelling house and has recently been granted planning permission H16-0925-22 with South Holland District Council.

The proposal is to create four individual apartments within the existing building envelope and has been carefully arranged to avoid any alterations to the front facade and principal elevations.

This statement should be read in conjunction with drawings;

P-AJ-1264-23-01

P-AJ-1264-23-02

P-AJ-1264-23-03

P-AJ-1264-23-04

5.1 Internal Works

5.1.1 Basement

Accessed from the rear lobby, the basement would be divided into secured storage areas allocated to each apartment, communal cycle storage and a communal laundry room, subject to practical restrictions.

5.1.2 Ground floor

The ground floor proposal is to form 2 bijou, one bedroom apartments, accessed by the original front door and to form a new lobby in keeping with the original character.

5.1.2.1 Using the original doorway from the lobby to apartment 1, will create an entrance into an open plan space forming a studio style accommodation. Due to the compromised floor levels in the proposed kitchen and shower room, the existing floor would be replaced with new joists and floor to align with the overall levels of the ground floor.

Where practical to do so, all significant original features will be retained, to include decorative timber panels and frames to the windows and door frame.

5.1.2.2 The entrance to apartment 2 will be through the new lobby which will have replica cornice and wall panelling to new walls to match existing original details.

No significant structural alterations are proposed in apartment 2, and the new partition walls to form the shower room and bedroom could be removed at a later date to reinstate the building back to its original state.

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5.1.2.3 The only significant alteration on the ground floor will be to replace the existing staircase with a new design. The existing stairs do not form part of the original house and have been altered to accommodate the modern additions which the building has undergone over the years.

The rear lobby provides the access to the first and second floor apartments, and the proposed replacement staircase offers a protected fire escape route for the first and second floor apartments.



p1. Window frames to remain



p2. Door frames to remain



p3. Window frames to remain



p4. Staircase to be reconfigured



p5. partition wall to be removed



p6. partition wall to be removed

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5.1.3 First Floor

Apartment three will be accessed from the newly formed landing area and comprises two bedrooms to the front, bathroom to the rear with open plan kitchen living / dining space.

The existing landing has timber panelled partition walls which are a modern addition to the original property and have no structural significance but for the division of space to create separate WCs for the current office layout.

The proposal addresses the variation in floor levels and proposes the floor to be replaced with new joists and floor to align with the existing first floor level throughout.

All proposed partition walls can be removed in the future to reinstate the building back to its original state. No original structural walls will be removed and where possible, all original features will remain.

5.1.4 Second Floor

Apartment four will be accessed from the newly formed stair and landing area. This apartment comprises two bedrooms to the front, living room to the front, bathroom and separate kitchen to the rear.

All proposed partition walls can be removed in the future to reinstate the building back to its original state. No original structural walls will be removed and where possible, all original features will remain.

5.2 External Works

All exterior general arrangements and finishes will be retained and refurbished to match existing with the exception of a proposed new window opening to the rear side elevation which facilitates the kitchen in apartment one.

5.2.1 Fenestration

By recommendation from South Holland District Council Planning Conservation Officer, Gregory Watkinson, if deemed a practical necessity through refurbishment works, new Georgian style 6/6 Sash windows should replace the existing Victorian 1/1 sash frames, making this more in keeping with the original design of the buildings facade.

5.2.2 Amenity Space

Proposal to install close board fencing and gate to the boundary, offering a communal patio area, also providing storage area for bins.

5.2.3 Parking

There is facility for 6 private, off road parking spaces opposite 15 High Street, Spalding, which will be allocated to each apartment appropriately.

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6 Conclusion

This proposal has considered the Historical and Architectural significance of 15 High Street, Spalding and has assessed the impact that the works proposed, which are subject to the application for Listed Building Consent, would have.

The original C18 house and architectural features to the front elevation would not change in any way.

The proposed alterations set out in this application seek permission to allow the building to be reused as an arrangement of carefully considered apartments.

It is presented that this proposal constitutes a practical solution for the continued use and relevancy of a Grade II listed building, to fulfil a marketable need for a mixed range of accommodation within the settlement boundary of the market town of Spalding, therefore we respectfully request this application is granted.
