DESIGN AND ACCESS STATEMENT
INCORPORATING
HERITAGE IMPACT ASSESSMENT

For

REPLACEMENT OF WINDOWS

At

CHANDLER'S REACH
HIGH STREET
SPALDING
LINCOLNSHIRE
PE11 1TP

For

BELVOIR BLOCK MANAGEMENT



PLANNING APPLICATION ISSUE

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Application Summary

- This application seeks Full Planning Approval in respect of the replacement of windows to the Chandler's Reach building on the corner of High Street and Church Street in Spalding.

- The windows are now performing badly in terms of air loss / ingress, and the sealed glazing units have poor U-values by modern standards. Consequently, the flats are proving inefficient to operate in energy use terms. The applicant does not consider that the introduction of a secondary glazing system is appropriate for this building.

- The applicant seeks specifically to significantly improve the thermal performance of the flats to reduce energy use and carbon footprint. The replacement of the windows with new that can achieve far higher energy performance standards is an appropriate method of achieving this goal.

- The buildings is not listed but it is located within the Spalding Conservation Area and has several listed buildings within 100m of it.

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Introduction

In January 2024 Oglesby & Limb Ltd were commissioned to undertake a feasibility study to assess the potential to replace all windows throughout the Chandler's Reach building. The applicant's aims are as follows:

1. Remove the existing painted timber windows which offer poor thermal performance.

2. Install replacement windows of a much higher thermal performance standard than those removed.

An enquiry for pre-application advice was submitted to SHDC on 22nd January 2024 and a response was received on 8th March 2024. The relevant SHDC reference is PE-00029-24 and the Planning Case Officer was Greg Watkinson. This application has considered the advice received and the proposal is based upon the response.

The submission comprises this report together with drawings indicating the location and extent of the site and identifying the window locations, details as existing and as proposed.

Site Observation and Analysis

Location

Chandler's Reach stands north-east of the junction of High Street and Church Street approximately 125m south-east of Market Place in Spalding. The site is broadly rectangular and has frontage blocks to High Street and Church Street in an L-shaped plan configuration with a car park to the rear. It can also be located via the following means:

Nationally recognized references:

Grid reference:	TF 24911 22522
Easting / Northing:	524911, 322552
Latitude, Longitude (degs, mins, secs):	52°47'105''N, 000°08'57''W
What3Words:	glass.life.bleat
Postcode (nearest):	PE11 1TP

Refer to drawing A1700-01 latest revision for the location and extent.

Size and topography

The site is relatively flat and level and extends to approximately 690m^2 in area (0.069 hectares). The High Street frontage dimension is approximately 12m and the Church Street frontage dimension is approximately 38m.

Access to the site

Vehicular access to the site is via the archway from Church Street. Access to the building is via doors on both the street and car park frontages.

Site Boundaries

The site boundaries are all clearly defined. The building sits tight to the rear edge of the footpath on the road frontages. The car park is enclosed by high boundary walls constructed of brick on the north and east boundaries.

Views into and across the site

The frontage blocks terminate all views into the site from the south and west directions. There is a limited view in from Church Street through the vehicle access archway. There are partial views into the site from the north along Bath Lane, but these are heavily obscured by buildings in the foreground. Views from the east are limited by the presence of 'The Square' which stands very close to the site boundary.

Views out from the site

The view south from the site is directly towards the White Horse Public House, which stands between 10 and 15m away.
The view south-west of the site is towards High Bridge, located approximately 25m away.
The view west is directly across the River Welland towards the buildings on Bridge Street; these are 50 to 75m away.
The view north from the site is obscured by existing buildings along High Street.

The view east from the site is closed by the sides of the residential block known as 'The Square'.

Use and development of the site

The site was extensively redeveloped in 1995 and has been in use as residential flats since.

Use and development on land surrounding the site

The site sits very close to Spalding town centre and as such has a mix of uses around it that include residential, commercial, retail and community etc.

Landscaping

The general wider context is urban, and there is no soft surfacing or landscaping on this site.

Amenities

All town amenities are located within walking distance of the site.

Architectural Context - general development

Chandler's Reach dates from 1995 and as such has no historic value and limited architectural value. The building was designed to have a traditional appearance and draws inspiration for many of its features from older buildings in close proximity. These features include red brick walls (in Flemish Bond), pitched roof with slate covering, vertically proportioned windows (frontage elevations), mock chimney stacks and pots, parapet walls etc. The building contributes to the general street scene, but in itself is a pastiche.

The context in which the building is located is more significant historically than the building itself. The surrounding buildings including the White Horse Pub, Gamlyn's Almshouses (The Square), High Bridge, K6 Telephone Kiosk, 4 High Street, The White Lion Public House (frontage block of River Court) and all between 2 and 10 Bridge Street are listed buildings.

Window design

The design and construction of the windows on Chandler's Reach is specific to each elevation.

Considering first the elevation to High Street
Here there are 14 windows across 3 floors. Of these, 9 located at ground and first floor level are of a single type and size. These are vertical sliding sash windows with 6 over 6 configuration. Each structural opening is nominally 1135mm wide x 24 courses deep (nom. 1810mm).
Above these at second floor level are a further 5 windows, all of a single design. These are again vertical sliding sash windows, but in 3 over 6 configuration. These appear to be of common width to those at lower level, but are of reduced depth (19 courses).
All windows are of painted timber construction. From internal inspection of a window within the communal hall area (WF03) these windows appear to have exposed spring balance mechanisms rather than traditional boxes with weights and pulleys. The

detailing on these windows is the finest to be found on Chandler's Reach, though it is noted that the glazing bars are applied for aesthetic reasons, they are not true glazing bars. Unfortunately some of these have become displaced.

Considering the elevation to Church Street
The south elevation of the High Street frontage block features a total of 9 windows across 3 floors. The design and sizes of these are identical to those on the High Street elevation discussed previously. Immediately east of this elevation is a cut back that features 3 slim windows within the return wall. These are again vertical sliding sash, with the ground and first floor windows being 4 over 4 configuration, and the second floor being 2 over 4 configuration with a reduced structural opening depth.
The main block facing Church Street features 4 vertical sliding sash windows, 2 personnel doors and a vehicle archway. These 4 windows are again to the same design as those found on the High Street block at lower levels. At first floor level this elevation features a further 6 similar vertical sliding sash windows along with 2 blind openings. At second floor level there are 8no. 3 over 6 vertical sliding sash units, of which 6 are of the same width of those beneath them, and two are narrower. In general, all windows to this elevation are of the same design and construction standard as those to the High Street frontage. Together, these are the highest quality windows within the development.

Considering the north elevation, facing into the rear car park.
At ground floor level there are 4 vertical sliding sash windows in 8 over 8 configuration, and 2no. in 4 over 4 configuration, the latter associated with entrance doors. At first floor level there are 6 vertical sliding sash windows in 8 over 8 configuration. At second floor level there are 6 vertical sliding sash windows of 4 over 8 configuration, and 2 no. in 6 over 6 configuration. These windows are of painted timber construction, but they do not feature the same harmonious proportions nor the finer detailing that is evident on the street frontage windows. Indeed, all windows to the rear elevation are relatively crude, featuring substantial frame members and unrefined glazing bars. It is suspected that these were off-the-shelf units when installed.

Considering the east elevation, facing into the rear car park.
At ground floor level there is an entrance door and 2 windows. Both appear to have fixed lower sections, with top hung casements above. One is in 6 over 9 configuration, the other is 8 over 12. At first floor level there are a further 3 windows, again of the fixed unit and hinged casement variety. Of these, 2no. are of 6 over 6 configuration, the other is 8 over 8. At second floor level there are 3 similar windows, this time in 3 over 6, and 4 over 8 configuration. These windows are of painted timber construction, but again they do not feature the same harmonious proportions nor the finer detailing that is evident on the street frontage windows. Indeed, all windows to this rear elevation are relatively crude, featuring substantial frame members and unrefined glazing bars. It is again suspected that these were off-the-shelf units when installed.

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. Chandler's Reach is of no historic value in itself and makes no historic contribution to the town.

2. Chandler's Reach was designed to reflect some historic features found in other older buildings in proximity. This was undoubtedly done to respect the historic value of the wider setting.

3. There are numerous listed buildings within 100m of Chandler's Reach.

4. The existing windows on the roadside frontage are of a higher design standard than those on the north and east elevations that face into the rear car park. Overall, these contribute to the general appearance of the wider elevations and would be considered fitting for the overall design.

5. The road frontage windows are a reasonably accurate replication of vertical sliding sash windows, albeit that glazing bars are applied rather than true, and the mechanism is spring balance rather than weighted.

6. The windows to the rear elevations are a mixture of vertical sliding sash, and hinged casement types. The design standard of the windows to the rear elevations is noticeably lower than those to the road frontages. Here the frame sections are crude, and the glazing bars are heavy and lack refinement. The introduction of false horns on the hinged casements is unconvincing.

7. The windows to the south and west elevations are visible from the public domain. Views to the rear windows are limited to distant glimpses between other buildings, generally from along Bath Lane.

Design Statement

The proposal would include the following:

1. The removal of all existing windows from all elevations.
2. The installation of replacement windows throughout, all to a higher energy performance standard. Windows to the road frontage elevations would be painted timber in vertical sliding sash style to match the existing. The windows to the car park elevations would be in uPVC in white, again in style to match existing as closely as is reasonable given the difference in material.

The following statements are given to describe the proposal and relate back the elements of the proposal to the comments made in the foregoing appraisal.

Statement 1.
It is proposed that the existing windows be removed and replaced with modern, double glazed units.

Justification:
This will improve the thermal performance of the windows. Although the existing windows are double glazed, the replacement double glazed units will perform to a higher standard in terms of energy conservation. The replacement will also see the removal of frames which are in poor condition.

Statement 2:
The windows to the road frontage elevations will be painted timber, in vertical sliding sash configuration to match existing.

Justification:
The windows to the road frontage are of the highest design grade (seen on this building) and are prominent within the Spalding Conservation Area. Their replacement using a very similar design, of the same material and finish will help to retain the original external appearance.

Statement 3:
The windows to the car park elevations (rear) will be replaced using double glazed uPVC windows. These will be of similar design to the originals they will replace.

Justification:
The rear elevations are not prominent within the Spalding Conservation Area and as such make a lesser contribution than is the case for the road frontage units. There are few views of the rear elevations from public space, and those that are available are significantly obscured by other buildings. The change to uPVC will allow a better thermal performance to be achieved, and will also reduce the long term maintenance requirement. Overall this compromise is considered reasonable given the circumstances of the proposal.

The following section demonstrates how the conceptual approach has taken account of the identified physical, social and economic context set against development plan policies for design.

Use

The building is currently in residential use (flats). No changes to this are proposed.

Amount

The proposal seeks to replace all of the windows, no additions are proposed. This is logical and will ensure consistency.

Layout

The proposals are limited to the replacement of windows within existing openings. There will be no impact on layout.

Scale

The proposals are limited to the replacement of windows within existing openings. There will be no impact on scale.

Landscaping

The proposals have no impact in terms of landscaping.

Appearance

The replacement of the windows will generally improve the appearance of the building throughout. The road frontage units will be a very similar, but improved version of what already exists, and will be of the same materials. This will be in keeping with the wider Spalding Conservation Area, where the preferred, and dominant window finish in buildings of this kind is painted timber.

The replacement of the windows to the rear elevations will introduce a new material (uPVC), however these will be much less visible in this location. The existing windows to the rear are of much lower design quality to those on the road frontages, and as such their loss will not be of significant detriment to the Spalding Conservation Area.

Access Statement:

The proposed works do not impact upon the access or use of the site. Consequently, a fuller access statement is not considered necessary.

Demolition Statement:

The proposed works would not require any demolition.

Flood Risk Assessment:

The proposed works do not impact upon the use of the site nor its vulnerability. Consequently, a site-specific flood risk assessment is not considered necessary.

Heritage Impact Assessment

Chandler's Reach is of no historic interest, but it is acknowledged that it is within the Spalding Conservation Area and is close to several listed buildings. See appendix for further information.

Application Summary

The foregoing report sets out the characteristics of the site and attempts to provide SHDC's Planning Department with sufficient information to determine this application.

In summary, the applicant seeks to improve the energy performance of the building by replacing the windows throughout. The applicant has followed the guidance received in response to the pre-application enquiry, and consequently believes that the proposals now submitted provide an acceptable compromise, that will achieve the aims, without significant detriment to the Spalding Conservation Arae.

Appendices

Appendix A
Historic Background and Heritage Statement of Significance.

Chandler's Reach

It is important to first consider that the building that is the focus of this application is not listed, and indeed was only constructed in 1995. The map of 1887 indicates that there was development on this site by 1887 date, but to an extent, all that existed previously is not relevant to the current proposal.

The Setting

The map of 1887 shows that the context in which Chandler's Reach is located was largely formed by that date. There are several listed buildings within very close proximity to this site. It is not considered necessary to provide all details of each listing, but a summary of the relevant structures follows below figure 1.

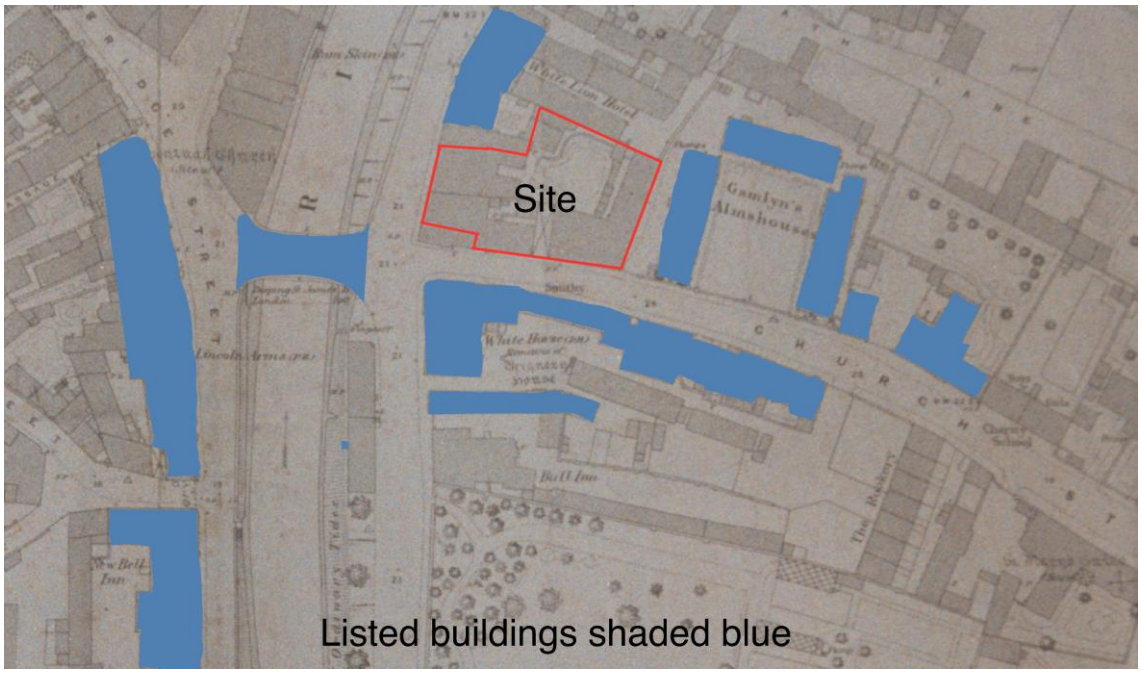


Fig. 01 – Map of 1887 showing the site in context and listed building locations.

Listed Buildings close to the site

4 High Street – Grade II (1168990)
The White Lion Public House – Grade II (1359522)
9 High Street – Grade II (1063980)
Gamlyn's Almshouses – Grade II (1064003)
Former Stables to number 3 – Grade II (1064004)
Wisteria Lodge – Grade II* (1147529)
Garden Wall to South of number 4 – Grade II* (1147578)
Wall and gateway to Parish Church of St. Mary & St. Nicholas – Grade II (1063963)
Parish Church of St. Mary & St. Nicholas – Grade I (1359547)
20 and 21 Church Street – Grade II (1063965)
Rear Wing – Ye Olde White Horse – Grade II (1359517)

Ye Olde White Horse – Grade II (1308555)
High Bridge – Grade II (1063997)
K6 Telephone Kiosk – Grade II (1063913)
2 and 3 Bridge Street – Grade II (1359531)
Lincolns Arms Public House – Grade II (1147333)
5 and 6 Bridge Street – Grade II (1063994)
7 and 7a Bridge Street – Grade II (1063995)
8 and 9 Bridge Street – Grade II (1147335)
10 Bridge Street – Grade II (1063996)

Heritage Statement of Significance

In essence, Chandler's Reach as a building has no historic value. It is the setting of Chandlers Reach that is important, and in turn its impact upon the setting of the nearby listed buildings.

Appendix B
Heritage Impact Assessment

Heritage evaluation
The proposed works comprise the following:

The replacement of windows within a building that is not listed, but is within the Spalding Conservation Area and in proximity to several listed buildings and structures.

Considering Architectural and Historic Value of Chandler's Reach

From the Statement of Significance, Chandler Reach has no historic value and only very limited architectural value in its own right.

Considering Architectural and Historic Value of Chandler's Reach to the wider setting
The building impacts upon the setting of nearby listed buildings and contributes to street frontages within the Spalding Conservation Area.

Considering the impact of the works to the street frontage elevations
The proposed replacement windows will be almost like for like. The design of the new windows will be very similar to the originals, and the materials and finish will be the same. Overall, it is considered that the proposals would not be of significant detriment to either the building or the wider setting.

Considering the impact of the works to the rear elevations
The proposed windows will be similar in design to those that they replace. The existing windows to these elevations are of a lower design standard than to the street frontages. They are not visible from public space within the Spalding Conservation Area (except very limited views). Being of lower design standard it is considered that their loss will be of no detriment to the area. The replacements will not be visible within the general streetscene and so it is again considered that the impact is acceptable.

Conclusion
In conclusion it is therefore considered that the works will not be of significant detriment either to the Spalding Conservation Area, or the nearby listed buildings.

END