

DESIGN & ACCESS STATEMENT
Incorporating Heritage Assessment of Significance



For

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PROPOSED ALTERATIONS

At

**THE SQUARE
CHURCH STREET
SPALDING
LINCOLNSHIRE**

For

SOUTH HOLLAND DISTRICT COUNCIL

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LISTED BUILDING CONSENT APPLICATION ISSUE

Site observation and analysis

Location

The site is the Almshouses complex known as The Square at Church Street, Spalding, Lincolnshire. A location plan is included within the application to identify this.

Background

The Almshouses provide residential accommodation for a number of people in the form of 2 houses and 14 apartments. They are understood to be in the ownership of SHDC. The site was the subject of a successful Listed Building Consent application in summer 2014 which sought permission to upgrade fire division barriers within the roof voids. Additional applications were approved in August 2015 and November 2015 for the redecoration of windows and doors, repairs to ashlar dressings and cast-iron rainwater goods, kitchen and bathroom strip out and replacement, alterations to internal walls, upgrading to building services and the installation of new heating and ventilation systems. The applicant's agent is not aware of any further planning applications for this site either current or in the recent past.

Site description

The site fronts Church Street on its southern boundary. Development on the site comprises three blocks arranged to form a square around a central, grassed courtyard. Each block is two storeys in height beneath a pitched, gable roof.

Pedestrian access and egress from the site occurs on the south boundary direct from Church Street. There is no major vehicular access.

Site boundaries

There are modest, private residential gardens to the rear of each of the three blocks, these are enclosed by walls and fences. No further information is considered necessary as the proposal has no impact upon the boundaries of the site.

Neighbouring Development

The site is surrounded on all sides by residential dwellings.

Historic Value Assess Assessment (HE6)

The local publication 'Aspects of Spalding – People and Places' written by respected local authors Michael Elsdon and the late Norman Leveritt gives the following information which describes early development of this site:

'The 'Gamlyn's Almshouses' in Church Lane (now Church Street), consisted originally of a single cottage, afterwards of a row of cottages opening upon the street, rebuilt about 1760. They were endowed by Mr. John Gamlyn prior to 1620. These cottages becoming dilapidated and otherwise untenable, were pulled down in 1844, and the present buildings erected to accommodate 34 inmates who received 3s. 6d. a week, with medical attendance, coals, and

rooms free of costs, and are required to satisfy the Town Husbands that they have been resident in Spalding many years, maintaining a good character, and possessing at least 2s. 6d. a week of their own, or guaranteed by their friends. (From 'The History and Recollections of Spalding.' Lecture by Canon Moore. 1885. Page 6).'



The Gamlyn Almshouse, Spalding

Picture taken from 'Aspects of Spalding – People and Places by Norman Leveritt & Michael J. Elsdon

There is evidence to suggest that the site was first developed for this purpose as early as 1501 and that the present buildings date from 1843-44. The details of the listing are as follows:

CHURCH STREET 5313 (North Side) Gamlyn's Almshouses TF 2421 1/3529.12.50.

CHURCH STREET 1. 5313 (North Side) Gamlyn's Almshouses TF 2421 1/35 29.12.50. II GV 2. Foundation of 1501, rebuilt 1843-4. Gothic style, quadrangular plan, with open side to road. 3 blocks of 2 storeys in red brick with ashlar dressings. 6 rectangular windows with 2 pointed lights, Gothic glazing, under drip moulds, and 2 slits to each block. Each block has centre gable. Doors with 4-centred arches and rectangular drip moulds, foliated terminals. Pinnacles at street and gable ends in centre. Cartouches in side gables and oriels in gable ends facing road, crenellated parapets and leaded lights. Also an oriel to centre of centre block, which projects slightly with buttressed quoins. Brick plinth. Modern roofs. Very low garden wall to road, with 2 modern iron gates. Gamlyn's Almshouses, Nos 3 to 8 (consec), Former Stables to No 3 and Garden Wall to the south of No 4 form a group.

The Grade II Listed status establishes the general value of the site both in historic and architectural terms. The author's valuation follows:

Exterior

Courtyard Elevations

The courtyard elevations are constructed in red brick with ashlar surrounds to window and door openings, stone dressings to central gable and stone cartouches. All of these elements appear original to the building and as such are of architectural and historic value. Windows within these elevations are of cast iron design with arch head glazing bar details. The cast iron frames have been encased in layers of paint over the years all are set within stone surrounds. Some are leaded light glazing with tre-foil stone surround head details, again these embody value both historically and architecturally. Rainwater goods are generally of cast-iron construction, painted black and appear appropriate for the building. Above eaves level all blocks feature a pitched roof with concrete interlocking tile coverings. Clearly there has been

intervention in the second half of the 20th Century and as such the value associated with the roof and in particular the tiles is significantly diminished. Chimney stacks still exist to all blocks and although their positions appear original it is suspected that several may have been, at least partially, rebuilt. As such the value of the stacks is decreased though still significant. The Picture taken from 'Aspects of Spalding – People and Places by Norman Leveritt & Michael J. Elsdon suggests all of the windows may potentially have been leaded lights. The same image also suggests that the frontage stone plinth siding the highway footpath originally housed railings with stone gothic pinnacles forming gate posts at each gate post location. Evidence of this is also visible on site with an extant stone plinth having the remains of cut down steel railings visible.

Church Street Elevations

As with the courtyard elevations, those to Church Street are constructed of red brick with significant original stonework. In addition, these elevations feature central oriels and corner and gable pinnacles. Clearly these elevations, along with those to the central courtyard hold the greatest value both historical and architectural. The gables facing Church Street, contain large projecting splayed stone bays housing leaded light glazing.

Rear Elevations

The rear elevations to all three blocks are far less consistent in terms of both materials and design than those facing the courtyard and Church Street. There is no stonework to these elevations and various layers of later building alterations have left a patchwork of poorly matching brickwork infill. New and adapted timber window and door openings have been created all generally with simple 20th Century straight soldier courses above and without reveal detailing. Window design to these elevations is also clearly 20th Century with all being painted timber construction. There are various services openings to these elevations and many wastes and stacks have been installed which are of plastic construction. Overall, it is therefore concluded that the design and construction quality of the rear elevations was always inferior to that found to the courtyard and street frontage but that in addition further historic value has been lost as a result of insensitive 20th Century intervention.

Interior

The buildings appear to have been the focus for refurbishment on numerous occasions and it is known that some of these works have resulted in the reconfiguration of the internal layouts, though chronological details of the changes are not fully known. That said, there are few architectural details remaining internally that are considered to be of significance historically or architecturally. Walls are generally painted plaster with simple skirtings and covings, floor coverings have been replaced and it is suspected that internal ceilings may be of plasterboard construction. All services installations, sanitary ware, kitchens and general fittings are the result of 20th Century fit outs.

Valuation Summary

It is therefore concluded that embodied historic and architectural value remains in the buildings in largely the following order:

1. External brick and stonework, leaded light windows and cast rainwater goods to the Church Street and courtyard elevations – all appear original and are therefore of highest value. It is debatable if the cast iron windows are original or a more recent addition. Fig 1 above, does not exhibit any lines or shading to suggest that pronounced glazing bars existed within any of the windows facing into the courtyard. Whilst the diagonal pattern strokes might be interpreted as lead comes, equally they could be viewed as simply the artists method of achieving texture, light & shade. It could be concluded that the image suggests that the courtyard windows did not have glazing bars, but there is insufficient evidence to confirm whether

leaded lights existed. Any architectural or historic value embodied within the courtyard windows must therefore be attributed as part of the buildings evolution rather than to original fabric.

2. Roof shape and chimneys – roof configuration and chimney positions and stacks generally appear original and are therefore of value though finishing materials for the roof are C20 and some historic and architectural value in the upper parts of the stacks has been lost.
3. Positions of rear elevation walls are original and record the outer wall position though layered alterations and the installation of C20 windows, doors and services have greatly reduced both the historic and architectural value. There is little remaining of value within the outer elevations, though areas of them remain partially visible from Church Street.
4. Internal joinery, finishes and fittings are mostly C20 and there is consequently considered to be little or no historic or architectural value internally.

Refurbishment / Replacement Options for Consideration: -

The following options explore the issues which may affect selection for the windows.

Option i: Refurbishment / Redecorate Cast Iron windows Insitu:-

Over the last few decades this has been the method used in tackling the issues of poor appearance, weather tightness, corrosion protection and maintaining functional ability of the windows.

Each year after redecoration the rust corrosion already inset into the frames reappears. The paint layers subsequently fail and debond from the cast iron framework. The appearance rapidly degrades.

As a consequence of the application of additional layers of paintwork, frame repairs and continued corrosion, many casements are no longer functional which inhibits healthy ventilation for the residents.

Each window would require deglazing & a full strip down to the bare cast iron. This requires use of acid's and suitable debonding agents insitu which can also have a detrimental effect on the surrounding building fabric. Any elements concealed between the frame and the enclosing masonry / stonework will not be accessible for treatment to remove any corrosion.

Once the frames are neutralized (as much as possible being open to the elements), retreated with a suitable corrosion inhibitor and recoated, they would be functional for a period of time until any corrosion re-establishes.

The period of time between the exposure of the existing cast iron frame and the re-treatment / recoating of the frame and the exterior weather conditions present will directly affect the longevity of the window frame finish achievable.

Option ii: Removal, complete refurbishment, factory treatment, & recoating and reinstallation:

A way of avoiding the risk of exposure issues, full comprehensive treatment of the cast iron frames would require removal of the existing frames from the building to strip them down and fully treat in controlled environment conditions.

The frames are all generally showing signs of very inset rust / corrosion. The same is likely for the concealed parts of the frames and the ferrous fixings in contact with the stonework.

It is likely that the corrosion will make removal of the window frames intact and in one piece a difficult undertaking without damaging / twisting the slender cast iron frames.

Cutting the frame into sections to facilitate removal is likely to be required.

Once the frames are removed, they can then be assessed fully for repair. The units can then be chemically dipped to remove all previous coatings and neutralize the corrosion. Once treated the frames can then be given a galvanizing coat and redecorated. All new replacement ironmongery would be required to all sashes.

Once refurbished there will be no warranty / guarantee offered by the specialists for its longevity before the work is required again.

Option iii: Removal and replacement of with new replica cast iron windows:-

It is expected that replication of the existing frames by a specialist using cast iron methods would be an expensive method. It is expected that the grade of cast iron today would generally be poorer than that used when the original windows were made.

It is not known if the plumbness / dimensional match of each type will allow single moulds to be reused for each version of that type. Generally, it is costly to produce each mould.

It is evident to the top left head of window FFW01, cill stooling alignment of FFW14 and top right head alignment on window FFW08 are some examples of the issues where a single mould / template may require individual slight variances and potentially a new mould.

Cast iron would be a suitable material to allow replication of the intricate head glazing bar details, however it would remain susceptible to long term corrosion. The use of this material would not therefore be considered sustainable.

Once replicated and installed there will be no warranty / guarantee offered by the specialists for its longevity before the work is required again.

Option iv: Removal and replacement with new replica cast aluminium windows:-

Forming cast aluminum replica windows using an appropriate grade of aluminium by a specialist would be done using similar methods to the traditional method of casting iron.

The same inherent dimensional type and issues with sizes and opening plumbness may present itself as a cost prohibitive issue. It is timely and costly to produce each specific mould.

This solution isn't proven and has only been suggested by the Conservation specialist as a modern material solution to replicate the existing window. The strength / robustness of the arch head glazing bar style and slender frame replacement in aluminium as a final product cannot be guaranteed. This would be a bespoke solution with no warranty / no guarantee and testing assurance on the end products robustness and suitability. This will not be possible without a pilot window being made. We are not aware of any other projects completed in this way. Nonetheless, aluminum would not be susceptible to long term corrosion in the manner cast iron is.

Option v: Removal and replacement with new Crittall Galvanised and powder coated steel windows:-

As with the other options, investment expenditure on the building fabric warrants some form of guarantee / proof of performance and accountable lifespan guarantee.

This is important for the remaining lifespan of the building.

Crittall are a steel window manufacturer who have produced slender frame window sections for period and modern properties since the early 1800's.

Crittall have been in existence since 1849 and their products are made in Britain. Their products are also manufactured to a Quality Assurance / Quality Managed ISO standard and their product holds great esteem for use in buildings historic and new.

The steel windows are able to replicate the casement arch head, however are unable to replicate the arch glazing bars within the window heads. Glazing bars are possible, however, can only be produced straight due to their sectional shape. The interwoven straight glazing bar cross intersection joint is called a Fenestra joint and has been produced by Crittall as a Trademark since the early 1900's.

The steel window frames are capable of carrying a slimline 16mm thickness insulated double glazed unit.

As the Crittall product can be manufactured under strict conditions and to a high quality, the frames can be individually measured, designed and manufactured to fit each opening once the cast iron frames are removed.

Windows manufactured and installed by Crittall are subject to the following installation warranty and guarantees: -

Galvanised steel window – 60+ years Guarantee Lifespan

Duralife Polyester Powder Coating – 20+ years Lifespan

Silicone Sealant – 25+ years

Glazing Gaskets – 15+ years

Weather seals – 15+ years

Insulated Glazing Units – 20+ years (warranted for 10 years)

Impact of the proposals

External elevations to Church Street and Courtyard:

The development proposed limits works to the valuation summary category 1 areas (elevations to Church Street and the courtyard) and any subsequent sensitive stone repair. The proposed window replacement will be utilizing potentially new steel windows of an improved longevity allowing the remaining building fabric to be maintained. All existing leaded light windows would be refurbished by conservation specialists using like for like materials and traditional techniques and as such the impact upon the historic and architectural value would be minimal. Indeed, the works are proposed to protect and extend the life of the building fabric. The proposals to these areas are clarified as follows:

- i. Removal of corroded cast iron windows and replacement with new powder coated steel windows.
- ii. Refurbishment and repair to all leaded light windows.
- iii. Repairs to surrounding stonework where necessary.

External elevations to rear:

No works are intended to these aspects of the property.

Internal areas:

The proposals to the valuation summary category 4 areas (building interior) are limited to unmeasurable making good / repair work in conjunction with the replacement of the existing windows. The cutting out and sectional removal of the corroded existing window frames should minimize damage to the existing surrounding building fabric. The proposals to this area are clarified as follows:

- i. Strip out and replacement of cast iron windows.
- ii. Careful removal and refurbishment of leaded light windows.
- iii. Alteration to internal finishes in association with i and ii above.
- iv. Removal and replacement of secondary glazing systems facilitating 1 to iv.

Summary of impact:

In general terms it is considered that much of the work is extended maintenance and repair that in effect will have a positive impact upon the building fabric and its occupants. It is

acknowledged that the introduction of 16mm slimline double-glazed units will serve to provide a modern betterment to the existing occupants and also improve the acoustic and thermal comfort within the property.

Existing access arrangements

No information is considered necessary as the proposal has no impact upon this.

Streetscape / planting

No information is considered necessary as the proposal has no impact upon this.

Amenities

No information is considered necessary as the proposal has no impact upon this.

Views into, through and out of the site

No information is considered necessary as the proposal has no impact upon this.

Context - Physical

No information is considered necessary as the proposal has no impact upon this.

Context - Social

No information is considered necessary as the proposal has no impact upon this.

Context – Economic

No information is considered necessary as the proposal has no impact upon this.

Site Evaluation

Details of the site and general context have been recorded and analyzed within the site observation and analysis above. From those findings the following key statements are identified.

1. Considering the historic and architectural value of the external elevations facing Church Street and the Courtyard, works to these elements should be restricted to general, sensitive repairs and refurbishment with no fundamental changes being made. Any new materials introduced should be a good match to the existing and should be installed using traditional methods and techniques.

Design Statement

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 site is used as residential accommodation. This proposal will further assist the continued suitability and welfare usage of the building for its residents. No changes are however proposed in respect of use.

Amount

All windows facing the Courtyard and Church Lane require varying degrees of replacement and repair. The building is of uniform design and appearance. It is viewed that the Crittall windows are a good replacement for the windows which can be fully uniform and of low maintenance. The leaded lights with Tre-foil head details must be retained as Leaded lights throughout. General stone repairs will be a priority around the Tre-foil head details of the leaded lights. All other stone repairs evident will be required but are classed as secondary.

Layout

The drawings supplied as part of the application shows the window locations and window types. The Condition Schedule attached shows the photographic record of each window. No external layout changes are proposed.

Scale

The works are limited in scope, scale is not considered a relevant issue.

Landscaping

This proposal has no impact upon landscaping.

Appearance

The drawings supplied as part of the application show the window locations and window types. Proposed drawings by Crittall show the new windows in context of the existing openings. The Condition Schedule attached forms the photographic record of each window. Externally, works will improve the appearance of the Church Street and Courtyard elevations as relevant items will be newly finished windows and leaded lights which will have been refurbished.

Access Statement:

The proposed works will not impact upon 'accessibility'.

Demolition Statement:

There are no works in relation to the window replacement / refurbishment works which require demolition.

Conclusion:

It is concluded that the proposed works would offer the following benefits:

1. The external maintenance works would prolong the life of the external elements and the replacement of the windows would give full re-provision of functioning opening windows giving required ventilation of the properties, improved weathertightness, improved robustness, improved security and a fully uniform high-quality appearance.
2. The maintenance works would prolong the life of the external elements and the refurbishment of the lead light windows would allow improved weathertightness.
3. Whilst it is acknowledged that the replacement windows will not exactly replicate the extant glazing bar design to the courtyard units, it has been demonstrated that the existing windows are unlikely to be original. This variation in design therefore related to non-original fabric and the limited evidence available would suggest that the current frames are a variation from what was originally built. On balance, the positive benefits offered by the Crittall frames are therefore considered of greater significance, as balance, than the loss of evolutionary fabric.