

**DESIGN & ACCESS STATEMENT
Incorporating Heritage Statement of Significance &
Impact Assessment**



For

PROPOSED REMODELLING OF RETAIL UNIT

At

**FORMER REVILL'S JEWELLERS SHOP
12 MARKET PLACE
SPALDING
LINCOLNSHIRE
PE11 1SL**

For

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PLANNING APPLICATION ISSUE

Oglesby & Limb Ltd
A1303 – D, A and Heritage Statement
March 2018

Application Summary

- The proposal relates to 12 Market Place, Spalding which is a grade 11 listed building. The building is in mixed use occupancy with uses being as follows:

Basement Level – Retail shop storage and plant.

Ground floor level – Retail shop with ancillary office and staff mess facilities.

First floor level – Offices (front area) and residential flat (rear area).

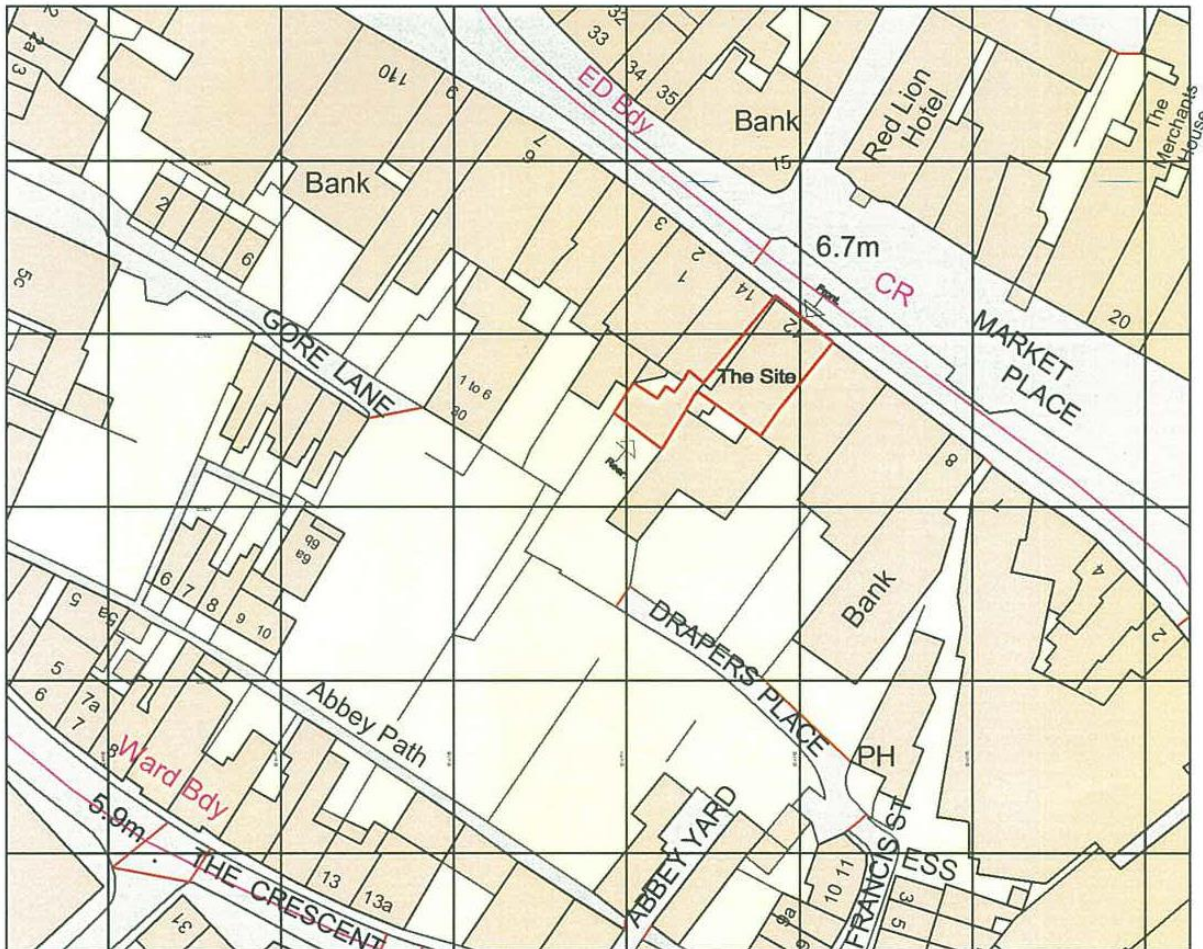
Second floor level – Currently being converted from offices to residential flats.

- The proposal seeks Listed Building Consent for the internal remodelling of the shop and associated ancillary facilities to the ground floor and basement only of 12 Market Place, Spalding.
- The application site is within the town centre and is known to have originally been a bank (ground floor and basement level) with residential accommodation for the bank manager above. The bank was converted for retail use several decades ago and the upper floors were converted for office use. The retail unit at ground floor level has been unoccupied since Autumn 2017 when the owner retired. The first floor of the main block is partially occupied as offices and the second floor is currently being converted from offices to residential flats. The remodelling of the ground floor is required to enable the shop to be tenanted by a new trader, hence keeping this part of the streetscene alive at pavement level.
- The applicant is the potential tenant of the ground floor retail unit. The proposal here impacts only upon the basement and ground floor level accommodation.
- From a use perspective the site is located within the town centre with a full range of amenities and public transport network in very close proximity. The ground floor has operated as a retail unit for decades and its continued use as such is entirely appropriate.
- The planned works generally impact only upon the building interior though there is obviously a requirement for new signage to the exterior.
- Parking, waste and recycling facilities remain unchanged.
- Should approval be granted for this scheme it is the applicant's intention to implement the approval immediately. The applicant intends to relocate from his existing unit at the junction of Vine Street and Bedford Place.

Site observation

Location

The site address is 12 Market Place, Spalding, Lincolnshire, PE11 1SL. The ground floor comprises a retail shop formerly known as Revill's Jewellers. The 1st floor is partially tenanted for office use (suite 1). The second floor is currently being converted from offices to residential flats (SHDC refs: H16-0150-17 & H16-0151-17). The area proposed for remodelling is limited to the basement and ground floor level only. The location of the site is identified within the scheme drawings submitted as part of this application (Figs. 01 & 02).



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Fig. 01 – Site location plan – North to top of sheet. Site outlined in red.

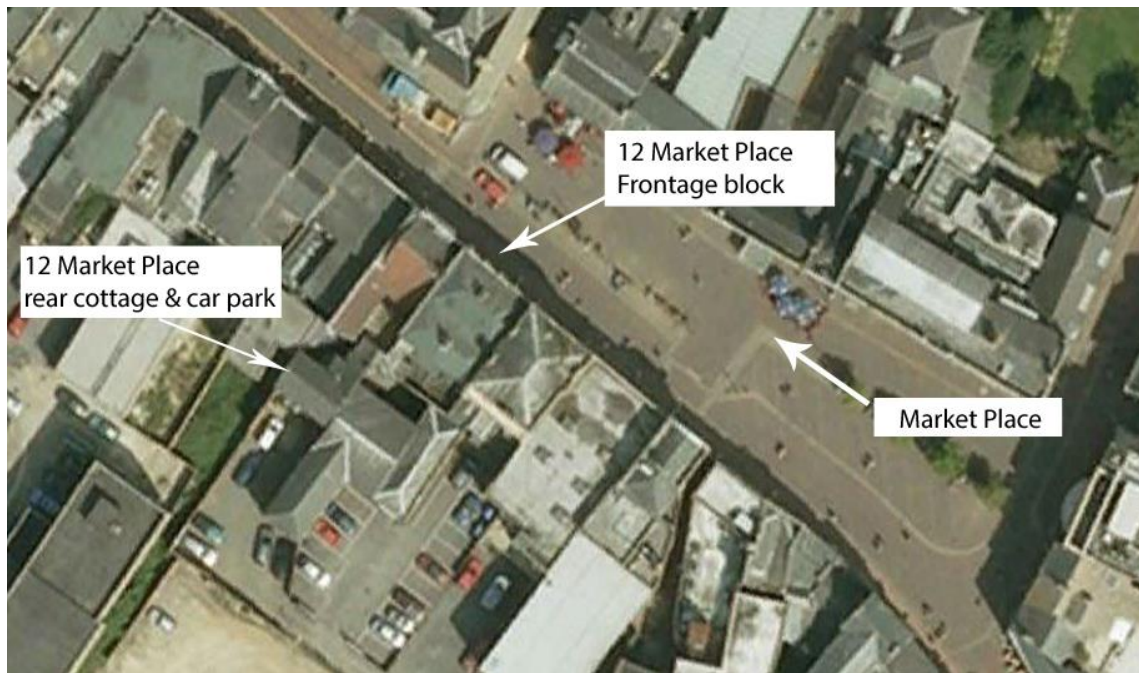


Fig. 02 Aerial view of the site in context – North to top of sheet

Site History: General

The main element of the building is the frontage block that faces Market Place. Further details are provided within the Heritage Statement of Significance and Impact Assessment however in summary it was constructed as a bank in 1862 to a design by the Architect William Eaves. It is understood that the vault and ground floor were the main banking areas with the upper floors providing residential accommodation for the bank manager. It is not however known how much of the upper floors was residential or indeed whether any space was used for non-residential purposes. During the 20th Century the use of the ground floor changed from a bank to a retail outlet and it remains in this use to this day (though it is currently untenanted). The upper floors of the frontage block were in use as offices (partly by the local Council) during the latter part of the 20th Century. This use as an office suite has continued to this day albeit that the majority of the office accommodation has been vacant for some time. The frontage block is linked to a further block at the rear (west) corner of the site which may originally have been a separate dwelling. The ground floor of the rear element of the building provides a small office area associated with the retail unit. Above this at first floor level (this section of the building being just two storey) there is a residential flat, this has been the case for a number of years although little information is available regarding the history of this specific block of the building. It is however known that this rear block existed at least as early as 1887.

Site use

The site of this proposal is currently set up for retail use albeit that the interior is dated and was designed as a Jeweller's shop. Some alterations have been implemented internally over the years though it is not known exactly when these works were undertaken. It is known that 20th Century finishes were installed during its life as a retail unit though again exact dates are not known.

Site description

The main element of the building is rectangular in shape with its primary dimension running north-west to south-east parallel to Market Place (fig. 03). The frontage of the block measures approximately 10.70m with the depth being 13.01m. The total footprint of the frontage block of the building is 140m² per floor (therefore nominally 420m² for the 3 floors).



Fig. 03 Frontage elevation (north-east) to the Market Place

Site boundaries

The site is enclosed and defined on both the north-west and south-east boundaries by the abutting buildings known as nos. 11 & 14 Market Place (fig. 04). The north-east boundary is demarked by the rear (south-west) edge of the footpath of the Market Place. The south-west boundary of the rear block is open to the adjacent car park (fig. 05).



Fig. 04 No. 12 abutted by no. 11 (left) & 14 (right).



Fig. 05 View of rear block from car park.

The site - Views in and out

At ground level views from the frontage block of 12 Market Place are only available out to the Market Place (north-east) since the site is entirely surrounded by development of considerable height (fig. 06). From ground floor level within the rear block there is a view into the rear car park (fig. 07). This is however partially obscured by the boundary walls.



Fig. 06 View at GFL to the Market Place.



Fig. 07 View at GFL to rear car park.

The existence of abutting development prevents any views to the ground floor of 12 Market Place from all but the north-east, north and south-west directions (fig. 8, 9 & 10). The building presents an attractive frontage to the Market Place though this will not be impacted upon by the current proposals.

There are no views through this site at pedestrian level.



Fig. 08 View of site from north-east.



Fig. 09 Partial view of site from North.

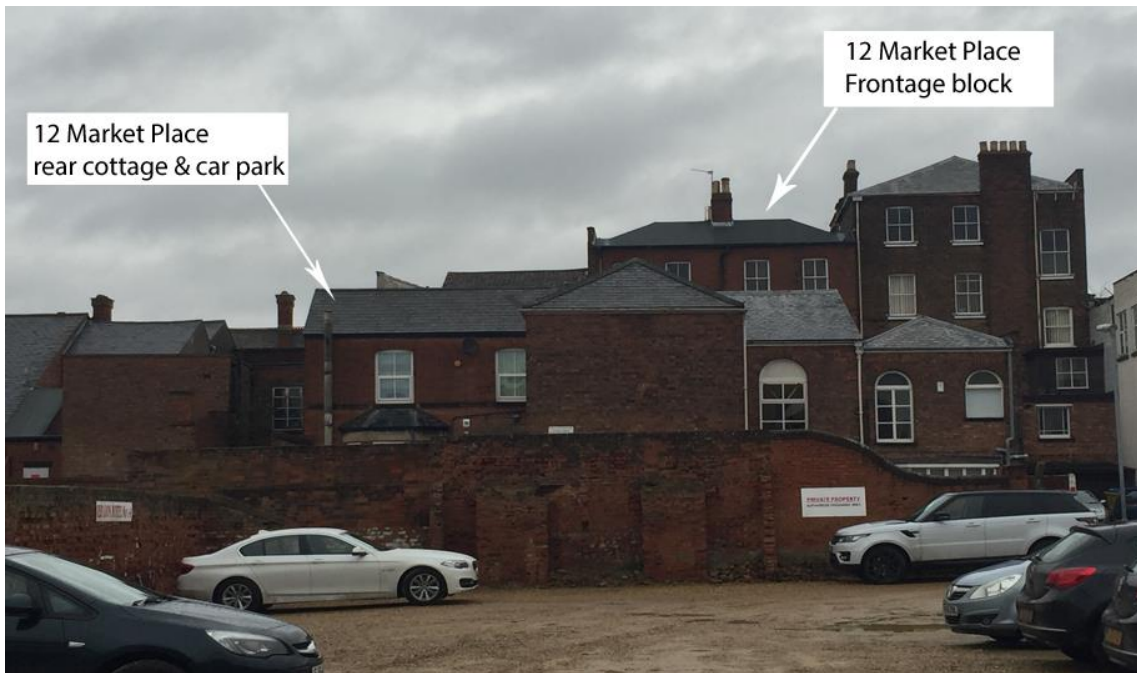


Fig. 10 View of site from south-west (virtually all of the GFL is obscured).

Access and infrastructure

Vehicular access to the site for deliveries is directly across the pavement from Market Place, this will remain unchanged. There is a secondary access for personnel from the rear through the existing car park, again this will remain unchanged.

Public bus services operate from the central bus station on Winfrey Avenue. This is located approximately 350m NNW of the site and is therefore within easy walking distance.

Train services operate from Spalding Station. This is located approximately 420m NW of the site and is therefore within easy walking distance.

Streetscape and planting

The site is set within the hard urban landscape of the town centre. The Market Place is defined and enclosed by those buildings that form its perimeter of which 12 Market Place is one. There is very limited soft landscaping in this space indeed it comprises only 4 relatively small trees. The proposals forming this application will have no impact upon streetscape or planting.

Amenities and sustainability

Spalding is a well-developed market town with a full range of facilities including shops, public houses, schools, medical services, sports facilities, religious centres, community services and transport links all within 1000m of this site. In this respect the site must be considered sustainable.

Architectural context

As previously stated, 12 Market Place dates from 1862 and in general the Market Place contains many of the oldest commercial buildings in the town. That said, again, the proposals that form this application will not impact upon the architectural context within which this building is set.

Materials of construction

The exposed elevation of 12 Market Place is constructed in ashlar but within the Market Place the more common wall facing materials are facing brick and painted render. The roof of 12 Market Place is pitched though the original coverings have since been replaced at least in part by felt. The predominant roof covering in the Market Place is slate. Again, the proposals that form this application will not impact upon the external materials.

Site analysis

Having undertaken the above observation exercise within the area of the site the following summary is prepared as an analysis of the findings:

Summary

The site is within the town centre and as a result is very close to all local amenities. The building has provided a retail facility for decades before its closure in Autumn 2017 since when the shutters have been down creating a dead spot at pedestrian level within the Market Place. The site benefits from good footfall and occupies a prominent position within the retail heart of the town.

Considering the impact of development when viewed from outside the site boundaries it is unlikely that there would be much if any perceptible change aside from the positive benefit to the Market Place. Reintroduction of retail space fronting the Market Place would help with natural surveillance of the Market Place and would also enliven what is currently dead window space.

Considering the impact of the development on the building, aside from signage, it would only be necessary to undertake alterations internally. It is considered that the building could be sub-divided in a sensitive manner that would minimize impact upon the historic building fabric. The sub-division could be implemented using lightweight modern construction that could be removed in the future allowing the original layout to be reverted to should this be desired.

With regard to space available it would appear that the basement and ground floor when combined together are adequate to provide for the relocation of Robert Goddard Ltd. Window numbers and layout are suitable to serve the main trading area and access remains appropriate.

In final summary it is therefore concluded that the site can reasonably accommodate the new retail use. Minor alterations would be required at ground floor level and waterproofing at basement level however these would not be extensive. The alterations would have no impact externally and managed impact internally.

Design Statement

The above text illustrates the investigation process that was undertaken and from this it can be seen that it is important for the unit to remain in retail use in order for it to offer maximum benefit to both the streetscene and the trading nature of the Market Place. The following section relates this to the general headings given within government guidance for design and access statements.

Elements of a 'Design and Access Statement'

Government guidance requires the statement to cover 6 specific areas, these being:

Use:

The proposal seeks to remodel the basement and ground floor areas to accommodate the needs of a new retail trader. The site has been in retail use for decades and its closure in Autumn 2017 was a sad loss for the Market Place. The prospective tenant is intending to use the unit to run a gentlemen's outfitters and branded clothes shop which will inject new life in to the building and will make a very positive contribution to the Market Place generally. The continued use of the unit for retail purposes is entirely appropriate.

Amount:

The proposal seeks permission only to remodel and refit the interior of the basement and ground floor areas. No additional space is proposed, the tenant seeks to operate within the restrictions of the existing building in terms of space.

Layout:

The layout of the retail unit is indicated within the scheme drawings. The pedestrian access points dictate that the trading areas occupy the Market Place frontage with ancillary staff areas being provided to the rear. This follows the existing template and is entirely appropriate.

Scale:

The layout and design of the retail interior works within the restrictions of the existing building envelope and will have no significant impact on either the building or its context in terms of scale.

Landscaping:

This proposal does not impact upon landscaping in any way and no further consideration is therefore necessary.

Appearance:

The design proposals seek to reuse existing accommodation in a reasonably sensitive way. The works will have little visual impact upon the building exterior beyond what can be seen through the glazed shopfront. Internally, most of the original finishes and joinery have long since gone however sensitive detailing and the use of construction that can be removed at a later date if necessary will ensure the remodelling will have minimal impact on the building both architecturally and historically.

Access Statement:

Site Location

The site is located directly off Market Place and is accessible by private motor vehicle or on foot, the proposals have no significant impact upon the existing situation.

Access to the site and within the retail unit.

Access to the site will be through the ground floor area via the existing doors. The main trading area is on a single level and is open plan with adequate space for manoeuvring for people in wheelchairs. New fitting rooms are proposed, one of which will be accessible in design. Whilst it is acknowledged that the suit hire service proposed for the basement will be accessible by staircase only, the nature of the business is that for people unable to negotiate stairs, the clothes can simply be carried to ground floor level by the staff.

Sustainable Construction Statement:

The site location is considered sustainable for the reasons highlighted above. In addition the proposal seeks to reutilize under-used commercial space which is in line with the Government's ethos for bringing buildings back into use. The proposal seeks to breathe new life in to a vacant property and this will be of positive benefit to the Market Place as a whole.

Demolition Statement:

The remodelling / refit of the retail unit requires only the removal of 20th Century fittings, display cases, partitions and finishes. No significant impact is anticipated relative to the historic building fabric.

Planning Statement:

The application proposal is for the remodelling and refitting of the retail unit at basement and ground floor level only. The upper floors of the building are not impacted upon by the works here proposed. The Heritage Impact Assessment (below) has concluded that much if not all of the original joinery and finishes have been removed historically and those elements to be stripped out as part of this proposal are therefore modern and subsequently of no architectural or historic value. In general it is therefore proposed that the works for which approval is currently sought will be of no detriment to the building and in fact the modernization of the interior will allow the unit to trade in to the future, securing this as an amenity for the Market Place and the town generally.

Heritage Statement of Significance & Impact Assessment:

As has previously been stated 12 Market Place is a Listed Building. Although it is part of a group comprising 11, 12 & 14 forming the south-west frontage of the Market Place it does actually have its own individual listing. The details of the listing are as follows:

Listing Text

BARCLAYS BANK, SPALDING

GRADE: II

DATE LISTED: 2 July 1974

ENGLISH HERITAGE BUILDING ID: 197334

OS GRID REFERENCE: TF2474522640

OS GRID COORDINATES: 524745, 322640

LATITUDE / LONGITUDE: 52.7869, -0.1517

LOCATION: Market Place, Spalding, Lincolnshire, PE11 1SL

LOCALITY: Spalding (/England/Lincolnshire/spalding)

LOCAL AUTHORITY: South Holland District Council

COUNTY: Lincolnshire (/england/lincolnshire)

COUNTRY: England (/england)

POSTCODE: PE11 1SL

MARKET PLACE

1.

5313

((South Side)

No 12 (Barclays Bank)

TF 2421 1/198 2.7.74

II GV

1862, by William Eaves. Elaborate building in ashlar of 3 storeys with carved parapet with piers with lozenge panel supporting ball finials, 4 windows to top floor, in surrounds divided by panels with brackets supporting cornice.

Cornice between storeys. 4 windows to 1st floor with segmental pediments with carved foliated ornament, on brackets. Panels between bays have roundels. Ground floor has 4 round-headed windows, longer, with small glazing bars and carved spandrels. 2 round-arched doorways with fanlights and hoods to brackets. Keystones dated 1862. Double doors. Carved pilasters with foliated capitals. Panelled plinth.

Nos 11, 12 and 14 form a group.

Listing NGR: TF2474522640.

Ordnance Survey Map of 1887

The building is clearly identified on the map from 1887 and shows the main frontage block and its connection to the cottage on the south-west side (fig. 11). At that time the rear car park was a walled garden though aside from the wall and some steps, little remains to this day. The building is identified simply as 'Bank'.

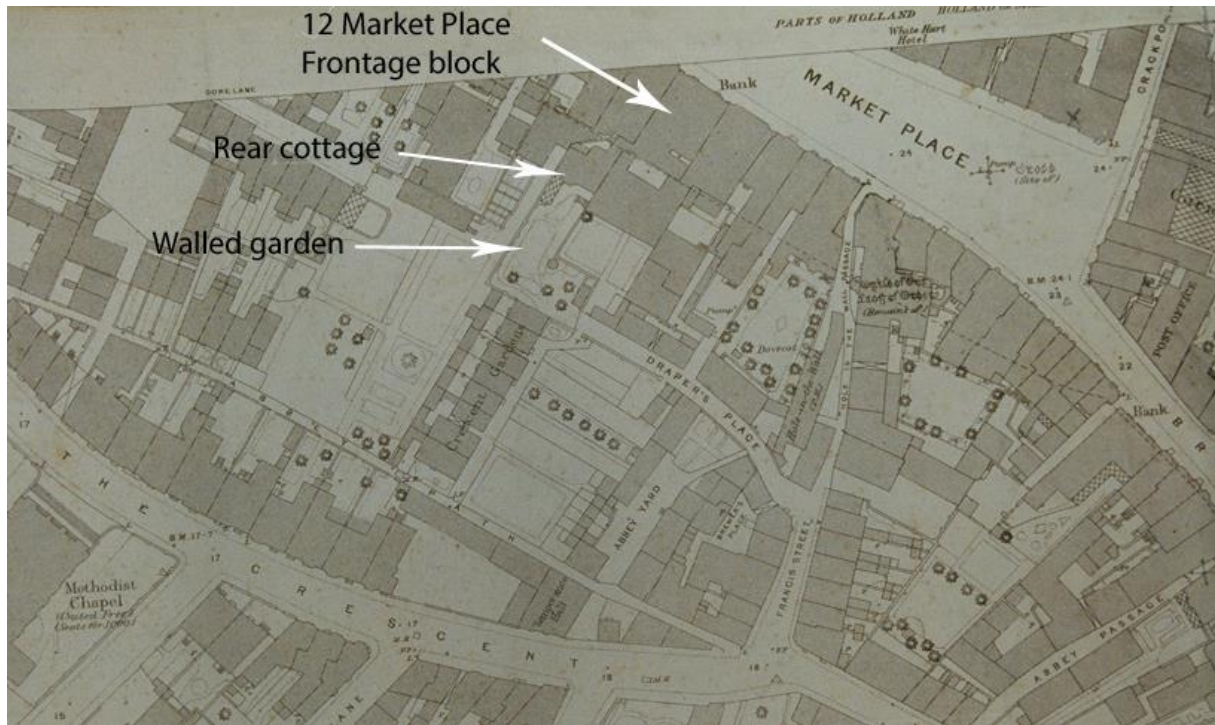


Fig. 11 Extract from O.S. map of 1887.

Photographic Evidence

Photograph taken in the 1860s.

A search of documentary evidence revealed an article in 'Aspects of Spalding 1790-1930' by Norman Leveritt & Michael J. Elsdon giving information regarding the early life of the building. The article provides details of the owners and business types for properties in the Market Place in the 1860s and specifically identifies 12 Market Place as the Stamford, Spalding and Boston Banking Co. with the manager then referenced as Mr. Welden. The photograph (fig.12) shows the building as it must have appeared soon after its construction in 1862. The upper floors are shown largely as they exist today although the picture shows the ground floor arches as they originally existed before these were altered in the 20th Century. Significantly the building to the left of the site, 11 Market Place was at that time a modest 3 storey building that was much lower than the abutting bank.



Fig. 12 Photograph taken in the 1860's (exact date not known).

Hobson's Fire of 1870.

Again the same source provides details of a significant event in the history of number 11 Market Place. The 1860's photograph (fig. 12) illustrated the appearance of the earlier 3 storey building at number 11 Market Place directly abutting the site of the current proposal. At that stage it is known that number 11 was occupied by Hobson and Sons who were 'linen and wool drapers, hatters and tailors'. It is recorded that 'On the night of 27th March, 1870, the premises of Hobson & Sons drapery establishment in the Market Place was destroyed by a severe fire. The report provides considerable detail and relative to the proposal site it states 'At one time it was a matter of the greatest doubt whether the whole line of the principal shops and premises on that side of the street would not become prey to the devouring element, but fortunately the night was calm and scarcely any wind blowing, so that the fire was kept confined principally to the premises of Hobson and Son. As it was, the roof of the Stamford Bank on one side, and the back of Mr. Appleby's premises on the other, had taken fire, and the Brigade therefore instantly directed their attention to these buildings, and by strenuous efforts kept the fire from doing greater destruction, but for which, in all probability both these buildings would have fallen an easy prey to the flames; of course, the Bank property was greatly injured, and Mr. Welden, the Manager, will be a considerable loser, both by fire and removal of his furniture.' The ruins of no. 11 Market Place were captured in a photograph taken shortly after 27th March 1870 (fig.13) and on the extreme right of this can be seen part of the proposed development site (No. 12). From this text it is confirmed that the roof of number 12 was fire damaged and it can reasonably be assumed that injury was also suffered at least within the 2nd floor rooms. The ground floor and basement however are not said to have been damaged.



Fig. 13 Photograph taken after 27th March 1870 following the fire at Hobsons – site on extreme right.

Photograph taken post 1870.

A further historic postcard is available (fig.14) which shows no. 11 Market Place rebuilt after the fire of 1870. It must be assumed that this photograph dates from no earlier than 1871 as presumably it would have taken at least 9 months to clear the site following the fire and then construct the replacement building. In reality this photograph could have been taken several years after the fire. Significantly the front façade of no. 12 still appears to be in its originally constructed format.



Fig. 14 Historic photograph of Market Place from the north-east taken after 1870 (site centre-left of photograph).

Miscellaneous information

Although the building has been the subject of various alterations throughout its life there is little documentary evidence to confirm what the extent of the changes were and when they were implemented. It is known that the property is now in the ownership of Revill's Jewellers and that they were established in Spalding in 1947 and traded here from the mid 1970s until Autumn of 2017. The ground floor and basement have been unoccupied since that date. The building listing text indicates that at the time of listing on 2nd July 1974 the building was occupied by Barclays Bank and that it retained its original fenestration at ground floor level. It can therefore be assumed that the ground floor of the building changed from bank to retail use at some stage after 1974. It is likely that the changes to the ground floor entrance and fenestration that exist today (fig. 15) occurred at that point since a retailer would require greater transparency and interaction with pedestrians than would have been the case for a bank. No documentary evidence has been found in respect of the building interior.



Fig. 15 The north-east elevation at ground floor level as it exists in 2017.

Heritage evaluation – external

No comment is required generally in respect of the exterior since the changes here proposed, beyond signage, will have no impact on any of the external elevations.

Heritage evaluation – internal

Since the proposals only impact upon the basement and ground floor level it is only necessary to consider value and impact at these levels. Unfortunately no photographic or documentary evidence is available in respect of the building interior and therefore any evaluation can only be based on what can be seen within the interior as it exists today.

Considering Architectural and Historic Value at basement

The basement has two elements, a main vault area under the frontage block facing the Market Place and a smaller rear cellar containing the boiler room under the rear block (also known as the rear cottage). The proposals impact only upon the main vault area beneath the frontage block.

The vault area is, as might be expected, fairly austere in design and finish. The walls forming its perimeter are constructed in exposed brick and it has a solid floor. There are no additional floor or wall finishes and no joinery (perhaps because in its earlier life it may have been prone to moisture ingress and partial flooding which would have damaged less durable materials). The vault door is of painted steel construction and is massive and robust as might be expected considering its use. There are no covings, architraves or linings.

The greatest value in the basement is its general shape and layout since it has no internal features or finishes.

Considering the impact of the works at basement level

Works at this level are extremely limited in scope comprising only the elements indicated below:

i. Introduction of waterproofing.

Further details are to be supplied but the existing walls will remain intact as will the general layout. The system will rely on pumping which has always been the case historically. With regard to impact upon the architectural value these works are therefore considered minimal and reversible.

ii. Introduction of a partition and door around the foot of the staircase.

This work is proposed to divide off the staff only area from that which will be accessible to the public. The works are minimal in nature and could be reversed in the future without detriment to the building fabric. Whilst the partition will sub-divide a space, this is not a principal room and as such the reconfiguration will have minimal impact. Again, on balance it is considered that the intervention is acceptable given the benefit it will provide in terms of allowing the space to be brought in to full-time use.

iii. Introduction of partitions to form a fitting room.

This work is proposed to provide a small changing area for customers. The works are minimal in nature and could be reversed in the future without detriment to the building fabric. Whilst the partition will sub-divide a space, again this is not a principal room and as such the reconfiguration will have minimal impact. Again, on balance it is considered that the intervention is acceptable given the benefit it will provide in terms of allowing the space to be brought in to full-time use.

iv. Removal of security gate and fixing open of vault door

This work is proposed to ensure free access between the staircase and the suit hire area. The removal of the gate will eliminate an unnecessary obstacle to access. The fixing open of the vault door will ensure that no one is trapped inside in the event that someone tries to close it, it therefore has safety benefits. The works are minimal in nature and could be reversed in the future without detriment to the building fabric. The vault door will remain a feature of the building.

v. Reuse of the redundant lift shaft to provide storage

The lift shaft is redundant and could not provide for a suitable means of transport in the future. Its reuse for storage space would however leave the shaft largely intact. As such this proposal would not appear to be of great detriment to the building.

Considering Architectural and Historic Value at ground floor level

The ground floor of the building comprises three main areas, these being as follows:

1. The main frontage block.
2. The central link.
3. The rear ancillary block.

1. Main frontage block

This is the main rectangular section of the building that faces on to the Market Place. The front 75% of this area is open plan with wall display cabinets to the room perimeter and island cabinets in the centre. The frontage itself has been extensively remodelled with intermediate columns between arches being removed it is suspected during 1974. At that time substantial shutters were also introduced to protect the extensively glazed retail shopfront. Inside the main area there is no evidence of original floor or ceiling finishes nor any extant joinery detailing. It appears that all historic material has been stripped out earlier in the 20th Century leaving just a bare shell. The existing display cabinetry conceals much of the internal walls and a suspended ceiling conceals the first floor soffit.

The rear 25% of the frontage block is cellular in nature with the space being divided to form a utility and workshop space as well as offices and a trading counter. Two heavy masonry piers divide this from the open plan area and it is anticipated that these are original. Behind the line of the piers all other construction including partitions, doors, linings and architraves appears to be of mid to late 20th Century fabrication. There are two windows in this area, one in the utility area and one in an office, both of which are of 20th Century uPVC construction. Again there is no evidence of original finishes or joinery within this area as all must have been stripped out earlier in the building's life.

The proposal seeks to remove all of the 20th Century partitions and doors along with the perimeter and island display cabinets and associated lighting and fittings. Once stripped back to the bare walls (which have projecting brick piers along their length) the proposal is to infill the voids between the piers and then install a flush board-type wall lining to the entire wall surface. New book cases and display racks will then be mounted directly in front of the new lining. It is further proposed that some small sections of new partition be introduced to create a partial divide between the female and male areas and between the latter and the adjacent circulation corridor to the rear staff block. In addition, slight reconfiguration is proposed around the existing lift shaft to create a circulation route to the stairs leading to basement level. Finally new stud partitions are to be installed to create fitting rooms for male and female areas.

2. Central Link

The central link is merely a circulation route which runs between the main frontage block and the ground floor level of the rear block. This is not of great architectural merit though the layout does appear to reflect what has existed historically. Most if not all of the original fittings have been lost and indeed the side elevation now features a uPVC window.

The proposal does not impact upon the configuration of this area but merely seeks approval for a general refurbishment of the space. This involves the removal of one doorset and its replacement with new, reverse handed.

3. Rear ancillary block

This block contains the ancillary staff accommodation within the ground floor level only of what appears to be a linked cottage. Again most of the original fittings appear to have been lost historically and therefore the main architectural and historic value are present within the general building layout and external envelope.

The proposal does not impact upon the configuration of this area but merely seeks approval for a general refurbishment of the space. The impact of this will be minimal.

Considering the impact of the works at ground floor level

The impact on the rear and central link block is absolutely minimal and will be of no detriment to the original building fabric. Within the main frontage block the works generally retain the external envelope of the building and the layout. The proposals for the main frontage block will impact as follows:

- i. The removal of 20th century display cases, stud partitions and C20 doors.
These elements are all from the late 20th Century and their removal will be of no detriment.

With regard to impact upon the architectural and historic value, this will be insignificant and there will be no loss of historic fabric.

- ii. Introduction of new display walls and fittings.
This work could easily be reversed in the future and as such its impact will be minimal.

- iii. Introduction of partitions to form a fitting rooms etc.
This work is proposed to provide a small changing areas for customers. The works are minimal in nature and could be reversed in the future without detriment to the building fabric. Again whilst the partitions will sub-divide spaces, these are not principal rooms and as such the reconfiguration will have minimal impact. Again, on balance it is considered that the intervention is acceptable given the benefit it will provide in terms of allowing the space to be brought in to full-time use.

With regard to architectural and historic value it is therefore acknowledged that these works will result in intervention but it is believed that this can be achieved in a sensitive manner particularly given that the building appears to have been significantly stripped out historically.

Conclusion

In conclusion it is therefore considered that the remodelling and refitting of the basement and ground floor level is entirely appropriate if this unit is to continue to trade and be utilized to its full potential. The remodelling and fit out can be implemented in a sensitive manner which will respect both the building's architectural and historic value. Alterations required are limited in scope and impact and it is considered that these can be integrated in a manner that is sensitive and also allows for later reversal should this be required.

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