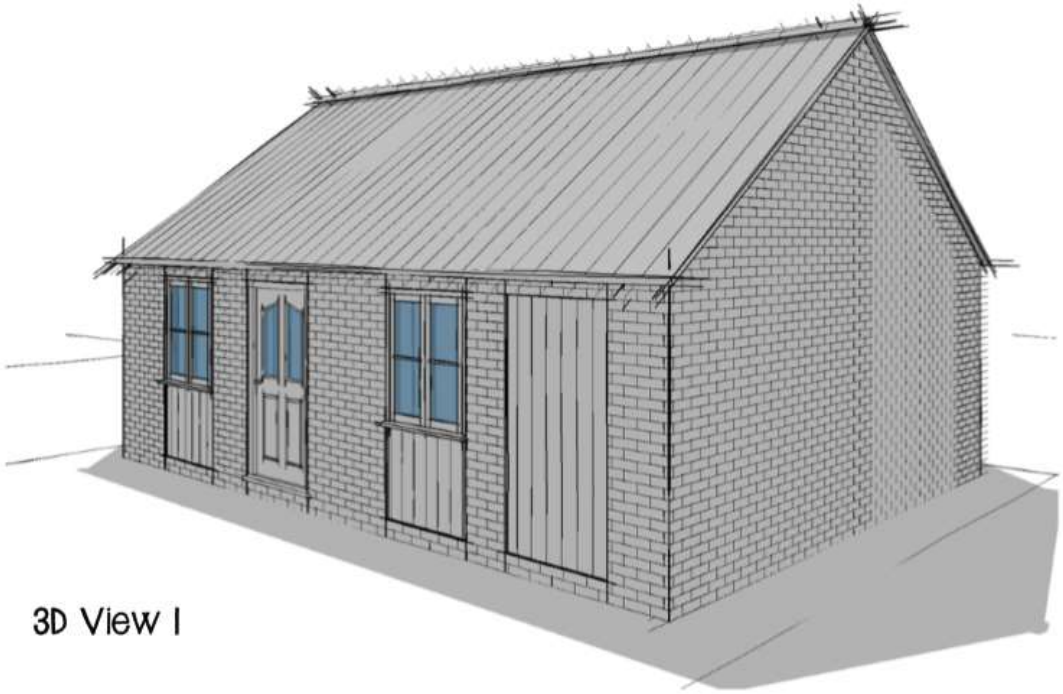
Heritage Impact Statement



Proposed Annexe

33 The Crescent Spalding

Jonathan Biggadike

March 2020

Contents

1.0	Project Details	Page 3
2.0	Introduction	Page 3
3.0	Preliminary Archive Research	Page 3
4.0	Historical Mapping	Page 4
5.0	Photographic Survey	Page 6
6.0	Application Site	Page 12
7.0	Contextual Analysis	Page 12
8.0	Legislation, Guidance & Local Plan Policy	Page 13
9.0	Justification & Impact Assessment	Page 15
10.0	Conclusion	Page 17
References/Bibliography		Page 18
Appendices		Page 20

Front cover (figure 1) 3-D View of proposed annexe (Remway Design).

1.0 Project Details

Proposal: 1 bed. annexe accommodation.

Location: Land to the rear of 33 The Crescent, Spalding, Lincs.

Client: Mr Nick Revill.

Local Planning Authority: South Holland District Council.

Date: 20 March 2020.

2.0 Introduction

2.1 A Heritage Statement is required under the National Planning Policy Framework (NPPF) paragraph 189. This report will seek to assess the context/landscape setting and then judge this against the potential impact of the proposed development.

2.3 The report will also consider the potential impact of the new development on the setting of any other nearby designated or non-designated heritage assets (including local interest buildings).

2.4 This report should be read in conjunction with the following drawings by Remway Design submitted in support of the application:

Drawing no. 3028-01 rev. A	Site Location Plans.
Drawing no. 3028-02 rev. A	Proposed Elevations & External Materials Schedule.
Drawing no. 3028-03	Proposed Ground Floor Layout.

3.0 Preliminary Archive Research

3.1 An online search of the Historic England website for the property did not yield any results, including the Lincolnshire Historic Environment Record (HER). A subsequent map search identified the following listed buildings adjacent to the application site:

Sessions House (list UID 1063960).
Former Police Station (list UID 1169618).
Former Christian Association & Literary Institute (list UID 1464585).

3.2 All of these buildings are grade II listed and, for ease of reference, the list descriptions are included in the appendices. The map search also confirmed that the site is located within the conservation area. The Spalding Conservation Area Appraisal document outlines 4 distinct character zones which make up the designated area. Number 33 is situated at the end of The Crescent which was laid out

in 1843, linking the Sheep Market and the river Welland. For the purposes of the appraisal, it is included within the Sheep Market zone.

4.0 Historical Mapping

4.1 The first map in the sequence shows both the Sessions House and the police station. Adjacent to these buildings is the disused prison. Numbers 32 & 33 can be clearly seen with long, narrow rear gardens. To the south-east, on the corner, is a large Methodist Chapel which predated the sorting office. A small dwelling can also be seen adjacent to the Christian Association building on Spring Gardens.



Figure 2 - 1889 OS map extract 25 inches to 1 mile.

4.2 The second map no longer shows the prison. The area has been redeveloped to form Victoria Street with a parade of shops and a terrace of houses.

4.3 The final map in the sequence shows little change from the preceding edition, with perhaps the only addition the outbuildings in the rear garden of number 32.

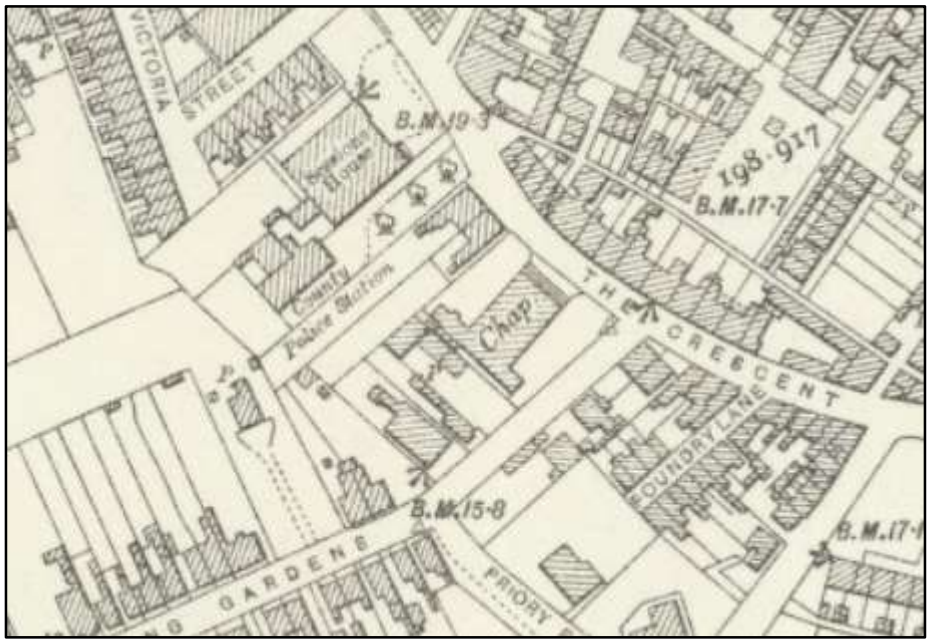


Figure 3 - 1904 OS map extract 25 inches to 1 mile.

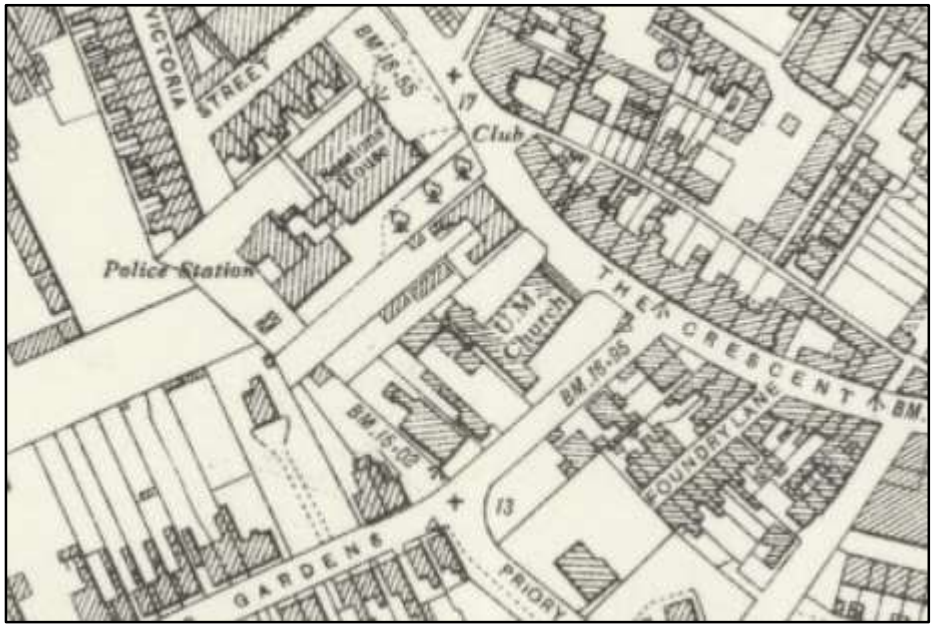


Figure 4 - 1931 OS map extract 25 inches to 1 mile.

5.0 Photographic Survey



Figure 5 – No.s 32 & 33 The Crescent.



Figure 6 - Principal elevation of No.33 the Crescent.



Figure 7 - Side view of number 33.



Figure 8 - Close up of rear extension to No.33.



Figure 9 - Communal garden to the rear of No. 33.



Figure 10 - View of former police station from the highway.



Figure 11 - Sessions House from the Sheep Market.



Figure 12 - Shared boundary with private garden.



Figure 13 - View of former police station from the application site.



Figure 14 - View from communal garden behind No. 33.



Figure 15 - View from application site toward the sorting office.



Figure 16 - View of former Fitness Centre from application site.



Figure 17 - View across gap site.



Figure 18 - North flank of former Fitness Centre.



Figure 19 - Former Fitness Centre, 38 Spring Gardens.



Figure 20 - Oblique view across gap site towards Sessions House.



Figure 21 - Former Sorting Office frontage to Spring Gardens.



Figure 22 - View across the gap site from Spring Gardens.

6.0 The Application Site

6.1 Numbers 32 & 33 are mid-19th-century townhouses, situated on the back edge of the footpath. The principal elevation of the pair is symmetrical, each built in redbrick in Flemish bond with a rendered plinth. The flank of each house is built in English bond in a comparatively cheaper brick. No. 33 has a hipped slate roof and No. 32 is covered in modern interlocking concrete tile. There is a shared brick chimney stack with ornamental gault clay pots.

6.2 Each front door is set in a slightly forward projecting plane. (half a brick wide) and has a recessed 6 panel door with a moulded timber door case and a plain fanlight above. The windows to the ground floor are 6 over 6 sliding sashes, complete with stone cills and a corresponding stone string course. Those to number 33 are horned which may suggest that they are a later replacement. The windows to the 1st floor of each property are 3 over 6 sliding sashes. All windows have flat stone arches with a keystone.

6.3 Number 33 has a large 2 storey rear extension in common brick with a shallow pitched roof with interlocking concrete tiles. The property now comprises 2 flats (A & B).

6.4 A path adjacent to the side of the property leads to a rear, communal garden which is gravelled and has a concrete hardstanding at the back of the house. The shared boundary with the adjoining neighbour is a 5 feet high corrugated sheet fence. The adjoining garden is overgrown with bramble thickets. The end of the communal garden has a close boarded fence, currently with a panel missing. Beyond is a domestic garden assumed to be long to the converted police station. Close to the shared boundary is a small tree approximately 5 m high with a canopy of between 5 and 6 m, part of which overhangs the site.

6.5 The northern boundary to the application site is a substantial 19th-century brick wall, complete with piers, built in redbrick in English bond. It is approximately 2.66 m high and has stone copings. It is ancillary to either the Sessions House or the police station and is therefore curtilage listed.

7.0 Contextual Analysis

7.1 The application site is located within the conservation area and within the setting of 3 listed buildings. Numbers 32 & 33 by virtue of their age and intactness should also be considered as non-designated heritage assets. This pair have a prominent position in the street scene and can be seen in combination with the Sessions House and, to a much lesser degree, the police station. As alluded to in the list descriptions there is some group value with this cluster of buildings, especially the Sessions House.

7.2 The upper sections of both these listed buildings can be seen close up from within the application site. Medium length views of the Christian Association and

Literary Institute building can also be seen across the neighbouring gardens (see figures 15 & 16).

7.3 The gap site adjacent, used most recently as a car park for the Fitness Centre, allows for largely unimpeded views of both the station and Sessions House, as well as the top of the curtilage listed boundary wall. This view is only likely to be temporary, pending the proposed redevelopment of this site. Theoretically any structure higher than the intervening garden fences or walls could be seen could for the time being be seen from Spring Gardens. The proposed annexe aligns with the rear of the Sessions House and so would not impede views of the converted police station. Only the upper gable would be visible with a barely discernible effect on the long-term setting of the flank of the Sessions House.

7.4 A clear view of the proposal from The Crescent will not be possible due to the existing enclosure and separation from the public realm. A partial glimpsed view of the slated roof may be possible above the brick boundary wall from the edge of the Sheep Market. Again, with nominal impact on either the setting of the adjacent listed buildings or the conservation area. The clearest views of the proposed annexe would therefore be from within the retained communal garden or from the kitchen window on the rear lean-to extension of number 33. Views of the part of the roof and of the gable may well be possible from the upper windows of the Sessions House.



Figure 23 - listed buildings in relation to the application site
(please note each listed building is identified by a blue triangle)

8.0 Legislation, Guidance and Local Plan Policy

8.1 The National Planning Policy Framework (February 2019) sets out the government's planning policies for England and how these are expected to be applied. At the heart of the National Planning Policy Framework (NPPF) there is a presumption in favour of sustainable development (paragraph 11), which it states should be seen as a golden thread running through both plan making and decision taking.

8.2 Section 12 of the NPPF ***Achieving well-designed places***, reinforces the importance of good design as a key part of sustainable development by ensuring the creation of inclusive and high-quality places. Paragraph 127 provides more detail as to what is required to achieve this and, for ease of reference, is quoted in full below:

> 127. Planning policies and decisions should ensure that developments:
>
> a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
>
> b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
>
> c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
>
> d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
>
> e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
>
> f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

8.3 Section 16 of the NPPF ***Conserving and enhancing the historic environment*** sets out guidelines for local authorities and the consideration of all planning applications relating directly to designated or non-designated heritage assets. In essence this requires that great weight should be given to an asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Also, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. A fundamental requirement of the NPPF is that any proposal should not cause substantial harm to a designated heritage asset.

8.4 Paragraph 197 is also relevant to this application. It states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

8.5 Also pertinent to this proposal is paragraph 200. This states that Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

8.6 In the ***Planning Practice Guidance - Conserving and enhancing the historic environment*** setting is defined as*' the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not'.*

8.7 The South East Lincolnshire Local Plan covering Boston Borough and South Holland was adopted in March 2019. The following policies are relevant to this proposal:

Policy 3	Design of New Development.
Policy 29	The Historic Environment.

8.8 The Spalding Conservation Area Appraisal predates the local plan but provides a useful assessment of the character and development pressures which the town faces.

9.0 Justification and Impact

9.1 The key guidance in this scenario is the Historic England publication ***Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets*** *(2nd edition)*.

The following assessment has broadly followed the first 4 steps of the ***Staged Approach to Proportionate Decision Taking*** advocated in the revised GPA 3 which are as follows:

Step 1: identify which heritage assets and their settings are affected.

Step 2: assess whether, how and to what degree the settings make a contribution to the significance of heritage assets.

Step 3: assess the effects of the proposed development whether beneficial or harmful, on the significance.

Step 4: explore the way to maximise enhancement and avoid or minimise harm.

9.2 Setting is defined as *'the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. Heritage assets which have a setting, irrespective of the form in which they survive and whether they are designated or not'*.

9.3 The sensitivity of the setting is essentially its capacity to accommodate change without harm to the heritage asset and its significance.

9.4 The proposed annexe is of a modest scale, providing additional accommodation in an unused part of the back garden. It is discreetly positioned with only part of the roof or the gable visible above the adjacent brick boundary wall. The building is clearly ancillary to number 33 and would not be visible in combination with the principal elevation.

9.5 There is no discernible impact on the principal elevation or enclosed frontage of the Sessions House, which dominates the Sheep Market. Only the merest, peripheral glimpse of the roof would be possible as one looks directly down the drive through the metal gates toward the police station.

9.6 The principal elevation and side elevation of the former Christian Association & Literary Institute will remain unchanged.

9.7 The natural slate roof is an appropriate material in this setting (as can be seen on the police station) and will help to the roof to recede from view. A hipped roof would reduce this nominal impact even further, replacing the contrasting brickwork with slate. The Schedule of External Materials provided by Remway Design on drawing number 02, illustrates the commitment to good quality and sympathetic materials to be used in conjunction with understated, traditional detailing. This includes the proposed use of the 'Old Coach House' facing brickwork by the Traditional Brick & Stone Company, laid in an English garden wall bond with buff coloured mortar with a flush bagged finish. In addition to this, all windows are to be timber framed and double glazed, complete with a cream painted finish. The half glazed front door is to be hardwood with a grey painted finish. Roof lights will be black painted flush conservation type and the rainwater goods will be cast-iron effect fitted on gutter spikes on rise and fall brackets.

9.8 The proposed footprint of the annexe provides a 600 mm buffer to each of the boundaries. This provides a maintenance strip for the upkeep of the curtilage listed wall and should avoid stepped brick foundations which may encroach into the applicant's site.

9.9 The annexe will undoubtedly screen a short section of the wall from within the garden, thereby affecting its setting to some degree. However, this will be limited to the residents of number 33 and users of the communal garden. A comparable length of boundary wall will still remain visible from within the garden. The impact on the setting of the wall is therefore judged to be **low adverse** which is defined as *'the alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values.'*

9.10 Overall, the impact on the setting of the listed buildings and conservation area setting is judged to be **'neutral'** which is defined *as 'the alterations do not affect the heritage asset or the ability to appreciate its significance values'*. Any harm is therefore considered to be negligible, certainly much less than significant.

10.0 Conclusion

10.1 We hope to have demonstrated that the application site has the capacity to accommodate an appropriately scaled annexe without harm to the setting of the adjacent heritage assets or the setting of the conservation area.

10.2 What limited impact there may be because of the proposals has been limited and mitigated by the specification of high-quality materials, appropriate massing and architectural detailing which are sympathetic to the context and setting.

10.3 No other built heritage assets (designated or non-designated) are judged to be affected by the proposals.

Jonathan Biggadike

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Policy/Guidance

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Historic England	www.historicengland.org.uk
National Archives	www.discovery@nationalarchives.gov.uk

britishnewspaperarchive.co.uk

South Holland Life

O.S. Maps - 25 inches to 1 mile.

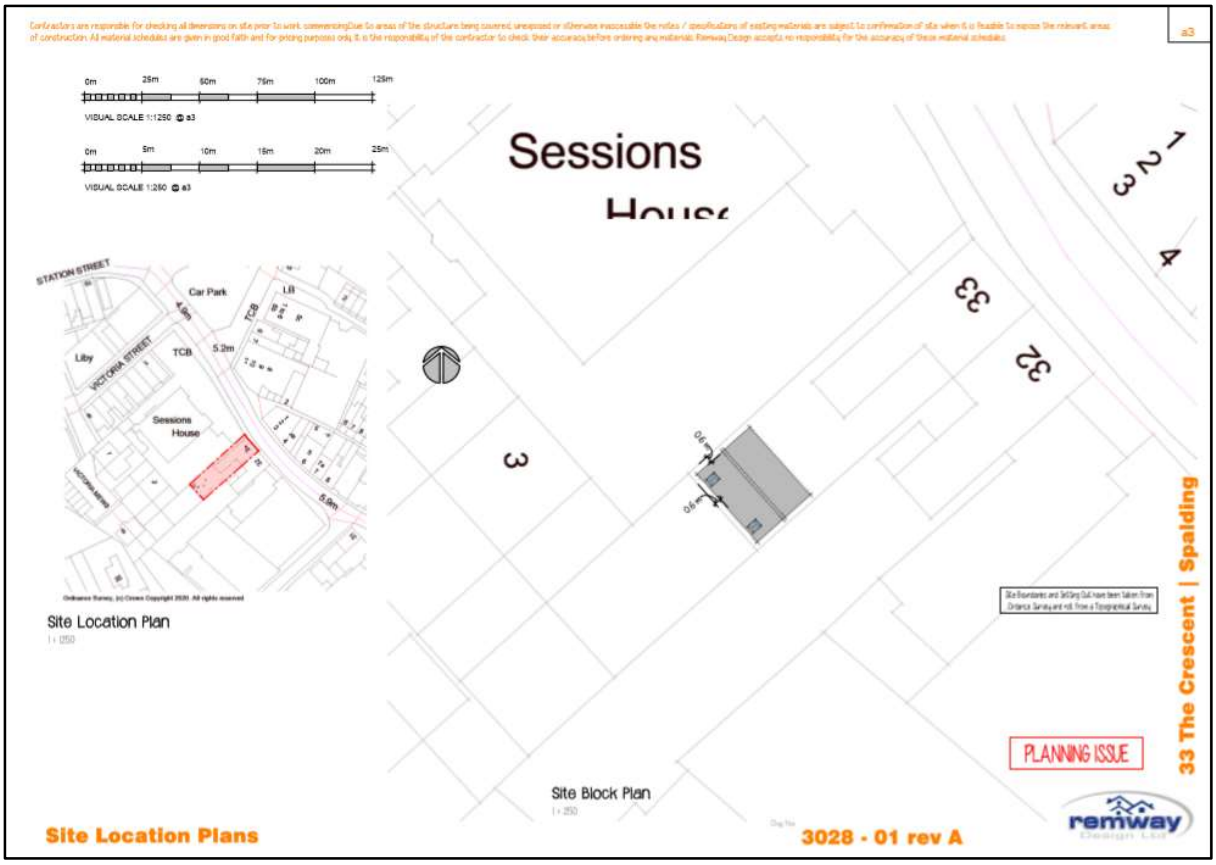
Lincolnshire CXLII.2 (Spalding) Surveyed:1887Published: 1889.

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Appendices

Remway Design Drawings



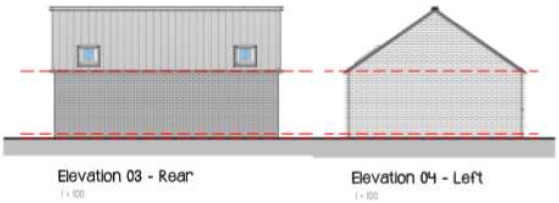
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EXTERNAL MATERIALS SCHEDULE

1	Facing Brickwork - Olde Coachhouse by Traditional Brick and Stone. English Garden Wall Bond with every third course to be a header course. Mortar to be buff coloured with stone yellow/orange sand with flush bagged finish
2	Roof Covering - Natural Slate
3	Cream Timber Windows
4	Grey Timber Doors
5	Black Rainwater Goods
6	Conservation Style Roof lights

Proposed Elevations

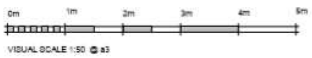
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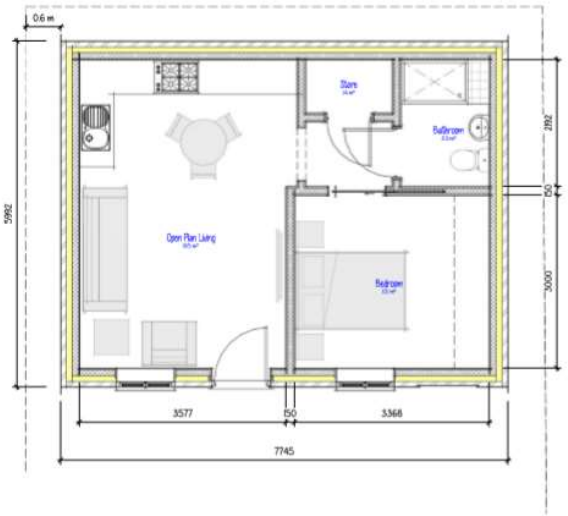
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ID - Proposed Ground Floor Schedule

Name	Area	Perimeter
Bedroom	3.35 m²	7.4 m
Bedroom	10.81 m²	12.7 m
Open Plan Living	19.55 m²	18.2 m
Store	1.40 m²	4.8 m
Grand total: 4	34.35 m²	43.2 m

Proposed G.F Layout

3028 - 03 rev A

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List descriptions

Details

SHEEP MARKET 1. 5313 (South West Side) Sessions House TF 2421 1/115 II GV

2. 1843, by Charles Kirk. Massive stone structure in the form of a castle. 2 crenellated side towers and recessed centre of 2 storeys, of 3 bays divided by buttresses, centre heraldic beast finials. 3 windows between buttresses with 'Perpendicular' tracery. Central 4-centred doorway. Royal Arms to centre of crenellated parapet. Side towers of 3 storeys, with oriels to 1st floor, 4-centre doorways, carved spandrels. Clock to left tower. Side elevation in pale brick. See also Police Station.

Sessions House and Police Station form a group with Nos 32 and 33 The Crescent (Nos 32 and 33 The Crescent are local interest buildings.)

Listing NGR: TF2458922618

Details

SHEEP MARKET 1. 5313 (South West Side) Police Station TF 2421 1/176 II GV

2. 1857. 2 storeys in brick with ashlar dressings and rusticated quoins. Hipped Wesh slate roof with centre stacks. 2 windows on 1st floor, flat painted lintels, hung sashes with glazing bars, 3 to ground floor. Side elevation has 4 windows to centre and 2 to projecting ends. 2 doors with flat hoods on brackets. Modern brick section of 1 storey links to Sessions House (q.v.).

Sessions House and Police Station form a group with Nos 32 and 33 The Crescent (Nos 32 and 33 The Crescent are local interest buildings.)

Listing NGR: TF2457122584

1 Location

Statutory Address:

38 Spring Gardens, Spalding, Lincolnshire, PE11 2XL

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:
TF2459622548

2 Summary

Former Christian Association and Literary Institute built in 1871.

3 Reasons for Designation

The former Christian Association and Literary Institute, built in 1871, is listed at Grade II for the following principal reasons:

Architectural interest:

* it has a visually arresting composition with the entrance bay assuming the appearance of a square tower which is beautifully balanced by the gabled end bay lit by two sets of tripartite windows in different styles; * it is unified by finely detailed ornamentation carried out in stone, moulded red brick and vitrified brick, creating a textural richness and demonstrating a high level of craftsmanship; * internally, the first-floor lecture hall remains as an impressive open space, and overall the original configuration is legible with a good proportion of the historic fittings surviving, including the staircase, moulded window surrounds, panelled doors and ceiling roses.

Historic interest:

* it is illustrative of the cultural provision that was made for communities as well as the dominance of the church during this period. Its impressive elevations were clearly intended to make a statement about the importance of literary and religious activities, and to attract new patrons.

Group value:

* it has group value with the Sessions House (1843) and the Police Station (1857) which are both Grade II listed and visible from the rear of the Institute to the north.

4 History

Spalding is an old established market town situated on the River Welland some ten miles from its outfall in the Wash. The town was once a thriving port and a former seat of a powerful monastic order. The former Christian Association and Literary Institute (the Institute) bears a date stone of 1871. It was described in Kelly's Lincolnshire Directory as 'a building of red brick, in the French Gothic style, and contains lecture hall, reading and class rooms, with a library of 1,351volumes, and a residence for the caretaker'. The architect is not known. Institutes were often modest buildings but they could sometimes acquire architectural pretension and reflect confident working communities. They frequently served various functions and it is possible that the Institute was associated with the nearby Methodist Church to the north-east (since demolished). During this period many parish churches acquired a suite of ancillary buildings to accommodate a range of non-liturgical activities for which the main church was deemed unsuitable.

The Institute is depicted on the first edition Ordnance Survey (OS) map of 1889 as a long rectangular building with a narrow rear projection which may have been the caretaker's residence. The footprint of the building does not change on the second and third editions of 1904 and 1931 but by the 1968 edition the rear projection has been rebuilt and enlarged. By the 1974 map it has again been extended to the rear. At some point around the 1930s the Institute was used as the Geest Social Club for the next fifty years and was then acquired by the Spalding Fitness Company in the late 1980s. It has been vacant for the past few years.

5 Details

Former Christian Association and Literary Institute built in 1871.

MATERIALS: rich red brick laid in English bond with dressings in red brick, vitrified brick and limestone.

PLAN: the building has a narrow frontage facing south-east onto Spring Gardens and a long rectangular plan with rear extensions added in the second half of the C20.

EXTERIOR: the former Institute is in a flamboyant Venetian Gothic style with two storeys and an irregular three-bay facade. The floors are demarcated by a mixture of stone bands, brick cogging, and rows of sunken brick panels or square panels of vitrified brick which give the impression of coffering. The building has a pitched roof across the frontage with fleur-de-lis ridge tiles and a parapet at the north-east gable. The roof running at right angles along the rear is plain, although the eaves on the side and front elevations are embellished with brick machicolations.

The first bay is in the form of a three-stage square tower with an elaborate entrance on the ground floor. The double-leaf six-panel door has chamfered edges to the panels and is positioned under a kneelered stone gable with stone coping and a fleur-de-lis finial. The gable has a carved floral design in the gable head and waterleaf enrichment along the

bottom. Set within the gable is a pointed arch resting on stone columns with Corinthian capitals and annulets. The recessed tympanum of the arch contains a circular date stone with the date 1871 surrounded by foliate carving; and the bottom edge is carved in a delicate chevron. The second and third stages of the tower have a recessed central panel. The second stage is lit by a four-pane window with wooden glazing bars set under a semi-circular brick arch of rubbed red brick with a pointed arch of vitrified brick above. The third stage of the tower contains a blind oculus with a double circular surround of brick headers. The second bay is lit on the ground floor by a tall window (not original) with a cambered top and gauged brick arch, under a band of vitrified brick which continues across the third bay. The first floor is lit by a semi-circular arch window under a pointed arch of vitrified brick which also continues across the third bay to form the window arches. The third gabled bay has tripartite windows on both floors in a slightly different design. Both have two mullions in the shape of stone columns (like those flanking the front door) but the ground floor windows have cambered upper sections whilst those on the first floor have pointed arches. The kneelered gable head is pierced by a blind oculus. It appears to have been originally surmounted by a finial but this has been removed.

The left return (south-west elevation) is divided into five bays by brick piers. On the ground floor the window in the first bay has been bricked up and a small horizontal window inserted in the C20. The second bay was originally bricked up and the next two bays are lit by one-over-one pane horned sashes with cambered upper sections. The first floor is lit by four-light windows with semi-circular upper sections, except for the third bay which is blind. Above all the windows are vitrified brick arches which continue across the elevation. The fifth bay consists of the tower which has the same treatment as on the front elevation, except the ground floor is lit by a semi-circular arch window.

On the right (north-east) return the gable end forms the first two bays which are divided by brick piers and lit by four-pane windows with semi-circular overlights under gauged brick arches. The position of the internal staircase is articulated by a diagonal line of stepped brick. Following this the elevation becomes plain in detail and is faced in inferior brick probably because it would not have been visible when first built due to the close position of an adjacent building (since demolished). It is divided into three bays by brick piers and lit by a combination of sash windows with cambered upper sections and fixed light, semi-circular arch windows. The rear C20 single-storey brick extensions are of standard construction and have flat roofs and are not included in the listing. INTERIOR: this retains numerous historic features including skirting boards, dado rails, picture rails, cornices and four-panel doors with chamfered edges to the panels. The small entrance lobby has a geometric tiled floor and leads into the entrance hall which provides access to the ground floor rooms and the staircase to the first floor. The closed well, quarter turn stair has a balustrade on the lower end with two balusters per tread that extend below the tread ends. The handrail twists at the end and is supported by a circular newel post with numerous annulets.

The first floor is one open space which presumably was the lecture hall. The high ceiling has a coved cornice and three intricately patterned ceiling roses where gas lights would previously have hung. The moulded window frames have recessed panels. The ground

floor presumably contained the reading room, classroom and library but there are no surviving fixtures to indicate their former usage. The room in the south-east corner has been partitioned to create WCs but retains its cornice and two ceiling beams supported by pairs of shaped brackets.

6 Sources

Books and journals

Harris, John, Pevsner, Nikolaus, Antram, Nicholas, The Buildings of England: Lincolnshire, (2002)