Online Comment

Application	H16-0368-18
Location	ROBERT GODDARD 1 VINE STREET SPALDING PE11 1AW
Proposal	Part demolition, conversion and extension of shop to provide reduced retail floor space and 8 residential units

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Date Submitted	26-04-18
For/Against	Comments

The proposed development is located in an area of high archaeological potential within the environs of Spalding Priory and in a prominent junction within the Spalding Conservation Area, adjacent to a number of Listed buildings and non-designated heritage assets. Given this sensitive location the heritage impact assessment submitted is inadequate and will require revision in order to provide sufficient information for the local planning authority to make a reasoned decision.

This office has serious concern about the complete absence of any consideration of the site's below ground archaeological potential or the proposed development's impacts thereon. Given the site's location at the heart of the historic town and its proximity to the site of Spalding Priory this is an unacceptable omission. I cannot agree with the assertion that the site historically contained only fields on the basis of it being labelled "Abbey Yard" on the eighteenth-century Grundy Plan of the town. The assessment also misinterprets the 1842 map cited; stating that no buildings are shown on the site, when the frontage to Vine Street is shaded to indicate it is developed as far as the current buildings. This undermines the methodology used to date the construction of the current building.

The assessment also provides insufficient consideration of the proposed development's impact on the conservation area or the setting of six adjacent Listed buildings, in fact it concludes that the buildings currently on the site lack even local historic interest and that there are no Listed buildings nearby. No reference is made anywhere to the Spalding Conservation Area Appraisal, and it has evidently not been used to inform either the assessment of the site's historic significance, or the subsequent design statement for the proposed development, which consequently leads to a design that is incongruous to the character of its host building and its historic surroundings.

The application has not been produced in accordance with the National Planning Policy Framework, section 12, paragraph 128:
"Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting- As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

It is therefore recommended that the applicant be required to carry out an archaeological desk-based assessment of the site's archaeological potential, as well as a revised heritage impact assessment detailing the significance of and impact upon nearby designated and non-designated heritage assets. The former must include as a minimum consultation of the data held in the Lincolnshire Historic Environment Record. The latter should be informed by the requirements for site and design appraisals in the Spalding Conservation Area Appraisal and Historic England's revised guidance on The Setting of Heritage Assets.

Settings issues to be considered should include the proposed development's impact on the host building, riverside views of the six Listed buildings fronting London Road on either side of the junction where the site is located, and impact on the historic Granary opposite on Bedford Place which is as non-designated heritage asset.