



Heritage Statement

Proposed Internal alterations.

Riverlodge B&B
5-6 London Road
Spalding
PE11 2TA

For Mr A Clayton

CONTENTS

1. DESCRIPTION OF DEVELOPMENT
2. SUPPORTING STATEMENT
3. CONCLUSION

Version: **First Issue**

Date: April 2026

Job No: 7218

1. DESCRIPTION OF DEVELOPMENT

1.1 Change of use to from bed and breakfast (C4) to HMO (Sui Generis)

2. SUPPORTING STATEMENT

Background

2.1 This statement is submitted in support pursuant an application for internal and alterations to 5-6 London Road to provide a new use to the building. The original building was designed for residential use. Therefore, the site and building' most recent use is considered to blur between Use Class (C4) and Sui Generis, as whilst a lodge can serve a local community, its nature and actual use pattern can also be considered private.

2.2 Refer to the Design & Access Statement for further information on the development intention, overview of works and design related rationale. The Heritage Statement will therefore focus on the associated heritage and conservation impacts of the development on the Listed Building.

2.3 The building in question is a grade 2 listed building, with the list entry number 1359536. The building was listed on the second of July 1974, with the entry name 5AND 6, LONDON ROAD.

Impact of development

2.4 All works proposed are internal, with main changes being very low impact in the structure and heritage of the building, an application was approved for the same amount of works as the current proposal (removal of an internal wall).

2.5 The proposed use of the building is still residential, with the use of a B&B being very similar to that of a HMO meaning that the proposed use would have little to no impact.

Extent of development

3.1 The age of the wall being partially demolished is unknown, as there may be previous unregistered internal development or alterations, due to the building being a fully functioning B&B we are unable to check the condition of the existing wall.

3.2 The new proposed doorway will be carefully removed to reduce damage to the wall and the bricks. The proposed blocked up doorway will be made from the bricks taken from the new doorway and reclaimed bricks with lime mortar, finished with lime plaster and a finished to match existing.

3.3 The proposed development internal will have very little effect on the existing

building, once the development has been finished it would not be visible that any works have taken place.

- 3.4 The creation of an opening in the basement stud wall and filling in of current opening is also going to take place in order to improve fire safety, however will have no impact on the building.
- 3.5 Extraction to the kitchenette on the first floor will not be needed due to there being no fixed cooking appliances, the building also has a fresh air system used to ventilate and refresh the whole building 24/7

Site History

- 3.6 The site in question was originally built for residential use meaning the new proposal will be of similar use to the original use. The site is three story's tall with the ground floor rendered. The site represents its time period due to multiple aspects which would not be changing in the proposal.