DESIGN & ACCESS STATEMENT
Incorporating Heritage Assessment of Significance

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For

PROPOSED CONVERSION OF GARAGE TO FORM ANCILLARY RESIDENTIAL ACCOMMODATION TOGETHER WITH MINOR ALTERATIONS TO OUTBUILDING

At

8 CHURCH STREET
SPALDING
LINCOLNSHIRE
PE11 2PB

For

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Director
A.J. Oglesby RIBA

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PLANNING & LISTED BUILDING CONSENT ISSUE
RESUBMISSION
Site observation and analysis

Location

The site is located at number 8 Church Street, Spalding. It stands on the corner of Church Street and Halmergate approximately 450m south-east of the town's market place.

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Site description

Number 8 Church Street is a significant residential dwelling that faces on to Church Street and across to Spalding Parish Church. The building here being considered is a brick-built outbuilding (garage) that stands in the north-east corner of the site, distanced from the dwelling by a yard. The garage stands with its main access running east to west with its east gable fronting Halmergate.



Fig. 1 - Number 8 Church from the south-east



Fig. 2 – View along Halmergate with outbuilding on RHS.

Pedestrian access to the site is directly through the front door of number 8 on its south façade. Vehicular access to the site is via a broad gateway on the south-east boundary facing Halmergate and adjacent the outbuilding. Access to the outbuilding is therefore either through the host dwelling and across the yard or direct via the gates from Halmergate.



Fig. 3 – Outbuilding from south-west



Fig. 4 – Outbuilding from south-east

Site boundaries

The site of the building here proposed for works is very tightly defined by the site boundaries. The south-east boundary is the line of the external wall of the outbuilding where it directly abuts the rear of the footpath abutting Halmergate. The north-east and north-west boundaries are formed by the external walls of the outbuilding; there is a neighbouring residential property garden and outbuilding running up to it. The south-west elevation faces in to the yard area

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and across to the host dwelling (8 Church Street) beyond which is the south-west boundary. All boundaries are indicated on drawings A1184-01 and 02 which form part of the application pack.

Neighbouring Development

The site stands close to the town centre and is generally surrounding by land and buildings in residential use.

Site history

A full description is given as part of the Heritage Assessment of Significance below.

Existing access arrangements

As previously stated, pedestrian and vehicular access to the outbuilding is direct from Halmergate. Access and parking arrangements are to remain unchanged.

Streetscape / planting

The site sits within a relatively green area of the town. There are a significant number of mature trees within the nearby Parish Church grounds and in addition within residential gardens close-by.

Amenities

The site sits in the town centre close to all amenities.

Views into, through and out of the site

It is not anticipated that any proposals here will impact in this respect.

Context - Physical

Development on the site comprises the two storey host dwelling at 8 Church Street together with the outbuilding (that is the focus of this proposal) and boundary walls.

Context - Social

The site is part of the grounds of a residential dwelling.

Context – Economic

The site is in residential use and as such has only limited economic significance.

Site History – Heritage Assessment of Significance

Since the proposals here impact upon only the outbuilding standing within the grounds of the listed house only this element of the site needs investigation and analysis. The host dwelling is listed but there is no reference within the listing to this outbuilding, nor has any further historic evidence been found during this investigation. The outbuilding post-dates the dwelling but little further is known.

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Listing Details

The National Planning Policy Framework (NPPF) published in March 2012 requires that applications affecting Heritage Assets be accompanied by an 'Assessment of Significance'. This section therefore addresses this requirement.

The site history available is limited. It is known that the host dwelling, 8 Church Street, is listed and the details of the listing are as follows:

Listed Building record details

Description:	The Vicarage
Grade:	II*
Date listed:	29 December 1950
EH Building ID:	197266
OS Grid Ref:	TF2509022462
OS Coords:	525090, 322462
Lat / Long:	52.7852, -0.1466
Location:	Halmer Gate, Spalding, Lincolnshire, PE11 2PB

No. 8 Church Street

Early C19 house of 2 storeys with 2 wings slightly lower but of similar build. Cement-rendered. Centre has (renovated) stone quoins, band between storeys and moulded plinth. 5 windows hung sashes with glazing bars, rusticated lintels. 4 windows on ground floor. Very good projecting porch in Roman Ionic with attractive ornamental frieze, fluted columns and open pediment. Modillion eaves cornice. Left wing of 2 windows, ground floor with rusticated lintels. Upper windows have rectangular wrought iron balconies and modern glazing. Right hand wing has 2 windows on both floors, later glazing. Both wings set back, that to the left slightly.

Historic Assess Valuation

As can be seen above the outbuilding here to be considered is not mentioned in the listing. Clearly it is old but it post-dates the main dwelling.

Valuation of the host dwelling is not considered relevant as the proposals for the outbuilding will have no impact on it.

The outbuilding is of traditional construction comprising load-bearing brick external walls some areas of which have lime-plaster internally. The increase in ground level adjacent the building has however created low-level damp issues in the walls with the result that much of the plaster is either damaged or has fallen away. Damage relating to damp ingress is also evident in the ground floor.
The roof comprises traditionally constructed primary trusses with purlins and loose rafters between. The covering is slate though this is likely to have been recovered at some stage during the lifespan of the building. The intermediate floor is of timber joist with timber boards above.

Windows are few and all are located on the west gable. The external doors facing the yard, across both of the large openings, are of timber construction operating in a sliding fashion on

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iron rails. These have single glazed panels to intermediate doors. There is a door at first floor level on the east gable which is of plain, plank design.

There are a number of structural tie end plates evident on the south and east elevations which indicate that the building may have suffered from movement during its lifespan.

In terms of architectural value the building has little in the way of ornament but this is to be expected on what is a utility building. It contributes to the general streetscene as a whole but does not have high value in its individual appearance. In terms of historic value the brick outer walls, roof structure and intermediate floor are believed to be original. The timber lintels over the main openings on the south elevation show signs of movement and further the rendered reveals suggest that the original openings may have been smaller. It is likely that the existing doors are therefore a later addition but this has not been confirmed by documentary evidence. It is likely that these may have been added in the early to mid-20th century.

Considering the impact of the proposed works:

Proposal 1 – additional windows in doors to south elevation:
It is proposed that additional glazed panels be provided within those door panels that do not currently have them. The design would be to match those existing adjacent.

In terms of impact it is believed that the doors are not original and therefore the introduction of glazed panels would not present a loss either in terms of architectural or historic value. The design of the new screens would match the existing and would give an appearance that would be quite typical of inter-war period outbuildings.

Proposal 2 – Introduction of roof lights to the south roof slope:
It is proposed that 4 new conservation type roof windows be provided in the south roof slope, facing in to the open yard area.

In terms of impact this is considered insignificant as such openings would certainly not be out of place for a building of this nature. Their insertion would require trimming of the roof structure, but since this is of simple design it is not considered that it would be of detriment to any architectural features of value.

Proposal 3 – New floor:
It is proposed that the existing floor be retained and that new R.I.W. Lac liquid waterproofing and a new 65mm screed to the floor be installed.

In terms of impact to the existing floor is not considered detrimental to the building. The external ground levels cannot be reduced locally and these are causing damage to the building fabric. The introduction of damp proofing and a new floor will help to stabilize the internal conditions and will allow the fabric above to dry correctly.

Proposal 4 – New wall and roof damp proofing:
It is proposed that the existing walls have a new chemical dpc treatment and roof to have a new roof membrane installed.

In terms of impact to the external walls is not considered detrimental to the building. The external ground levels cannot be reduced locally and this is causing damage to the building fabric. The introduction of a chemical dpc will help stabilize the internal conditions of the external wall.

In terms of impact to the roof is not considered detrimental to the building. The roof slates and tile battens will be removed, the new roof membrane will be installed over the existing roof

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timbers. New tiles battens will be provided and the existing slate and ridge tiles reinstated where possible and replaced where damaged to match the existing. The introduction of the roof membrane will help maintain the existing roof timbers.

Proposal 5 – New staircase:
It is proposed that a new stair be installed within the building to giving access to the upper floor level.

Whilst it is acknowledged that this will have an impact on the building fabric it is considered that such measures will allow the building to be brought back in to a use that will likely protect its long-term future. In use, it is more likely to be maintained and cared for in an appropriate fashion.

Summary

In summary it is therefore acknowledged that the works will impact upon the fabric of the building though it is considered that the intervention is minimal and will generally respect the existing historic fabric.

Site Evaluation

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

1. The outbuilding is currently used only for storage and has as a result not be maintained for some time. Bringing the building back in to use would result in it being repaired and renovated which would be of positive benefit.

2. The building exterior could accommodate minor alterations such as those planned provided its overall shape, massing and materials are not significantly impacted upon.

3. The introduction of a new floor, damp proofing and roof membrane would reduce the risk of further rising damp spread and moisture ingress which would be of overall benefit.

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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 use of the site is for private residential purposes. This proposal simply seeks to allow the outbuilding to function as an overspill residential space. This is in-keeping with the general site use.

Amount

No new floor space is to be created and alterations to the exterior are minimal.

Layout

The proposals follow logical lines and levels with the existing building.

Scale

The works are very limited in nature and respect the scale of the building in terms of detail.

Landscaping

No changes to the existing are planned and as such no comment is here considered appropriate.

Appearance

In general, the roof-lights and additional glazing to the doors will have limited impact on the exterior and this is not considered to be of detriment. The internal works will impact upon the interior layout but the re-use of the building and the benefits that this will have for maintenance and repair are considered a gain worth allowing changes for.

Access Statement:

The proposals have no impact upon access to the building. No further comment is considered necessary here.

Demolition Statement (as the building is listed):

The proposal involves mainly the removal of a section timber floor which has been described in detail above. This is not considered to be of detriment to the building overall.

END

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