DESIGN & ACCESS STATEMENT
(including Heritage Impact Assessment)

For

PROPOSED REPLACEMENT WINDOWS & EXTERNAL DOOR WORKS

At

15 LONDON ROAD
SPALDING
LINCOLNSHIRE
PE11 2TA

For

MRS SCOTT

PLANNING & LISTED BUILDING CONSENT APPLICATION ISSUE

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Application Summary

- This application seeks full planning approval and listed building consent for the removal and replacement of windows and external doors at 15 London Road Spalding.

- The building is grade II listed, and in addition sits within the Spalding Conservation Area.

- The window replacement works are generally focused on the later flat roof rear extension, though there are two windows to be replaced on the rear elevation of the main block. Neither are believed to be original to the building.

- The existing windows are single glazed and are of steel construction set within substantial timber sub-frames. The property is expensive to heat and difficult to keep warm without excessive energy waste. The works therefore seek to improve the thermal envelope and reduce energy costs for the tenants.

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Site observation and analysis

Site observation:

Location:

The site address is 15 London Road, Spalding, Lincolnshire, PE11 2TA. This is located on the west side of the River Welland, approximately 225m south of the Market Place. Refer to drawing A1663-01 for the location and extent.

Boundaries:

The east boundary of the site is the rear edge of the footpath along the west side of London Road (fig. 01). The frontage of the building is set back behind an open front yard area.

The south boundary is the line between this site and the abutting building. The site is the end terrace property. The abutting property is the offices of Welland & Deepings Internal Drainage Board. The south boundary is formed by the separating wall at the east end of the site and by a free-standing fencing to the central and western areas (fig. 02).



Fig. 01 – East boundary, open frontage to London Road



Fig. 02 – South boundary, marked by timber fencing.

The west boundary is open and adjoins a vehicular access route that serves the back of the Welland and Deepings IDB premises (fig. 03).

The north boundary is in part the gable wall of the property, but to the rear is formed by a garden wall separating the site from the neighbouring residential dwelling (fig. 04).



Fig. 03 – West, open to vehicular access



Fig. 04 – North boundary, marked by brick walling.

Size and topography:

The site is broadly rectangular in shape with its major axis running east, south-east to west, north-west. The front to rear dimension of the site is estimated at 76m, the width is estimated at 8m. There appears to be a gentle slope across the site, away from the River Welland.

Use and development:

15 London Road is in residential use, as flats. The adjacent property is the offices of the Welland and Deepings IDB. The majority of the other buildings in the terrace appear to be in residential use. The commercial centre of the town is however immediately to the north of the site.

Infrastructure and vehicle movements:

The site is in the town centre and as such has access to all local amenities.

Landscaping:

There are a small number of shrubs and trees along the boundary with the property to the north (fig. 04), these are however located outside of the site boundary.

Amenities

Spalding is a Market Town that has a full range of amenities and transport facilities within walking distance of the site.

Context - general development

In general, development along this section of London Road is in the form of Georgian town houses which date from either the late 18th Century, or early 19th Century (figs. 05 & 06). The block in which number 15 stands is known as Upper Welland Terrace. This comprises 5 buildings in terraced format, each containing 3 floors of accommodation above semi-basements. Adjacent Upper Welland Terrace stands Welland Terrace, which is of similar design but with more consistent composition. Welland Terrace is listed grade II*.

Aside from the property occupied by the Welland & Deepings IBD, all others within Upper Welland Terrace are believed to remain in residential use of some kind. Most development along this section of the river frontage is a high 3 storeys. Development appearance is generally more consistent here than within the commercial centre of the town.



Fig. 05 – Upper Welland Terrace viewed from the south-east, number 15 is on the right (with square bay window).



Fig. 06 – Wider view of London Road, Welland Terrace on the left and Upper Welland Terrace to the right.

Architectural context

Upper Welland Terrace generally comprises dwellings constructed with red brick facades topped by slate-covered pitched roofs. The rooflines are concealed from view from street level by relatively simple parapet walls. Window openings are generally vertical in proportion, with white painted sliding sash windows set in reveal. Number 15 and its immediate neighbour to the south have later projecting bays, that to number 15 continues vertically through 3 floors, capped by a flat roof. Each building is generally entered via a door on the river frontage, reached via a short flight of stone steps. Welland Terrace and Upper Welland Terrace collectively are perhaps considered to be the most important and uniform extant buildings in the town dating from the Georgian era.

Number 15 has been extended rearward. The extension takes the form of a rectilinear two storey block above a semi-basement (figs. 07 & 08). The design of this block differs greatly from the host dwelling. The external walls are constructed of brick, but have a rough textured external render applied almost throughout. Some exposed red brick detailing is visible framing the windows and immediately beneath the black-painted timber fascia to the roof perimeter. The windows are generally single-glazed, in steel frames. These are of the type and design manufactured by Essex-based supplier Crittall Windows, which gained popularity during the inter-war period and were extensively used in the buildings of the International Style that flourished in Europe during the 1920's and 1930's.



Fig. 07 – Rear block from south-west



Fig. 08 – Rear block from north-east.

Moving away from Welland Terrace, buildings of various eras and styles exist and the overall context is far more varied, particularly across the commercial centre of the town.

A Heritage Impact Assessment is included with this application (see appendix 1) which considers number 15 London Road itself and in particular the rear block where the window replacement works are proposed.

The Proposal

The proposal seeks approval for the following:

Flat 1 (ground floor level rear block):
The removal of single-glazed steel Crittall windows in painted timber subframes as numbered on drawing A1663-02 as WG02, WG03, WG04, WG05, WG06, WG07, WG08 and WG09. The installation of double-glazed, painted timber windows in the same openings as Timber Windows (UK) schedule for FLAT 1 dated 29.03.23.

The removal of a pair of painted timber doors, frame and over-light as numbered on drawing A1663-02 as EDG01. The installation of new painted timber doors, frame and over-light in the same opening as Timber Windows (UK) schedule for FLAT 1 dated 29.03.23.

Flat 3 (first floor level rear block):
The removal of single-glazed steel Crittall windows in painted timber subframes as numbered on drawing A1663-02 as WF01, WF02, WG03, WG04, WG05, WG06 and WG07. The removal of single-glazed painted timber window as numbered on drawing A1663-02 as WF08. The installation of double-glazed, painted timber windows in the same openings as Timber Windows (UK) schedule for FLAT 3 dated 23.03.23.

Flat 4 (rear elevation of main block, upper floor level):
The removal of one single-glazed painted timber window. The installation of one double-glazed, painted timber window in the same opening, as Timber Windows (UK) schedule for FLAT 4 dated 23.03.23. Refer to drawing A1663-02 for photograph.

Flat 5 (rear elevation of main block, top floor level):
The removal of one single-glazed painted timber window. The installation of one double-glazed, painted timber window in the same opening, as Timber Windows (UK) schedule for FLAT 5 dated 23.03.23. Refer to drawing A1663-02 for photograph.

Note that all window frames will be as detailed on supplied drawing reference C2-AD dated 02-Jul-14.

Site Appraisal

Details of the site and general context have been described above. From those findings the following statements relative to the site are believed true.

1. The building is grade II listed, however most of the value of the site, both architecturally and historically, appears to be in the frontage block that forms a part of Upper Welland Terrace. The rear block is of significantly lower value in terms of architectural design. The rear block is not visible from London Road, and consequently does not contribute to the greater architectural context from that direction.

2. The materials to be removed are limited to the steel single-glazed windows and external doors together with their sub-frames. It is acknowledged that these windows have likely been in-situ for many decades, however they are in a very poor state of repair. Windows of this type and construction are difficult to refurbish successfully. They cannot achieve acceptable levels of environmental performance (specifically heat loss) without the use of secondary systems, which themselves have an impact upon the building.

3. The remainder of the building features painted timber windows, as is commonplace for the wider terrace.

4. The building sits inside of the Spalding Conservation Area and is also listed. The impact of the works therefore needs to be considered separately within a Heritage Impact Assessment.

Design Statement

The following statements are given to describe the proposal and relate back the elements of the proposal to the comments made in the foregoing appraisal.

Statement 1.
It is proposed that the existing single-glazed steel framed windows and external doors to the west block be removed and replaced with painted timber units.

Justification:
The existing frames are in a poor state of repair, and it is difficult to successfully refurbish windows of this nature. The remainder of the windows on this site are of painted timber construction and therefore the use of timber replacements would not be out of context, in terms of the wider site.

Statement 2:
The replacement of the windows in the rear block would have no material impact on Upper Welland Terrace, or the wider river frontage as a whole.

Justification:
The units to be replaced are all at the rear of the building and are not visible from the east frontage. The replacement of the windows and external doors would not be of detriment to the main Georgian block that has significance both individually and as part of a wider group.

Statement 3:
It is proposed that windows of simple, but traditional detailing be installed.

Justification:
This would appear appropriate in the circumstances. The windows should be simple and functional. It would not be appropriate to introduce unnecessary complication or ornament in a building that is utilitarian in nature.

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 building is currently used for residential purposes. It is understood that SHDC classified the property as a HMO in 2018, however all units are self-contained (flats), there is no communal accommodation beyond circulation spaces. No changes are proposed to this.

Amount

The proposal seeks approval only to the replacement of windows and external doors that have exceeded their serviceable life and are in a poor state of repair. The proposal applies only to windows on the rear of the building, none on the main London Road frontage.

Layout
The proposals follow the location, size and format of the existing openings. The layout is therefore logical.

Scale

The works are limited in scope. The new windows and external doors will simply replace the existing.

Landscaping

The proposals have no impact in terms of landscaping.

Appearance

The replacement of the windows will have a visual impact upon the building. Whilst it is acknowledged that the windows will not be identical to those being replaced, it is considered that the new frames will be neat and clean and will remove a feature that is currently unsightly. Overall, the replacements will present a tidy appearance, improving the general state of repair of the rear block.

Access Statement:

The works relate solely to the replacement of window frames and external doors. Access will not therefore be impacted upon.

Appendices

Appendix A – Heritage Impact Assessment.

Heritage Statement of Significance & Impact Assessment:

As has previously been stated, 15 London Road is a Listed Building. Number 15 is grouped with number 16 for the purpose of the listing, but also forms a part of Upper Welland Terrace, and at a wider level, Welland Terrace. The details of the listing are as follows:

Listing Text

UPPER WELLAND TERRACE, SPALDING
GRADE: II
DATE LISTED: 2 July 1974
ENGLISH HERITAGE BUILDING ID: 1063934

NATIONAL GRID REFERENCE: TF2481922394
LOCAL AUTHORITY: South Holland District Council
COUNTY: Lincolnshire (/england/lincolnshire)
COUNTRY: England (/england)
POSTCODE: PE11 2TA

LONDON ROAD
1.5313 (West Side) No.s 15 and 16 (Upper Welland Terrace)
TF 2421 1/191 2.7.74
II GV

2. Late C18 or early C19. 3 storeys in brick with Welsh slate roof and brick parapet. 3 windows to each number originally, but No. 15 now has only 1 and a full height rectangular base late C19 projection, rendered and with late C19 porch with plain pilasters, iron guard. No. 16 has a modern doorway and bay to ground floor and basement, Included as part of a terrace.

Nos. 2 to 7 (consec) 7A, 8 and 11 to 29 (consec) form a group.

Listing NGR: TF2481922394.

Historical context – regressive map study:

The Grundy Map of 1732

This is the oldest known map showing Spalding town centre (fig. 09). At the time of production of this map the area of this site is shown as being undeveloped, possibly orchard. The land sits between areas marked as 'Abey Yard' and 'Mr Richards late Oldfield'.



Fig. 09 – Extract from the Grundy Map (north to right of plan)

Map of 1842

This map, which is rather diagrammatic in form, is a 'plan of lands in the abbey yard, Spalding' (fig.10). It indicates land for sale in 1842 at the time when the Crescent was constructed. Although the street layout of Abbey Yard Road and London Road is indicated, the area covered does not extend sufficiently far south to capture 15 London Road. Information regarding the site is therefore not available on this map.

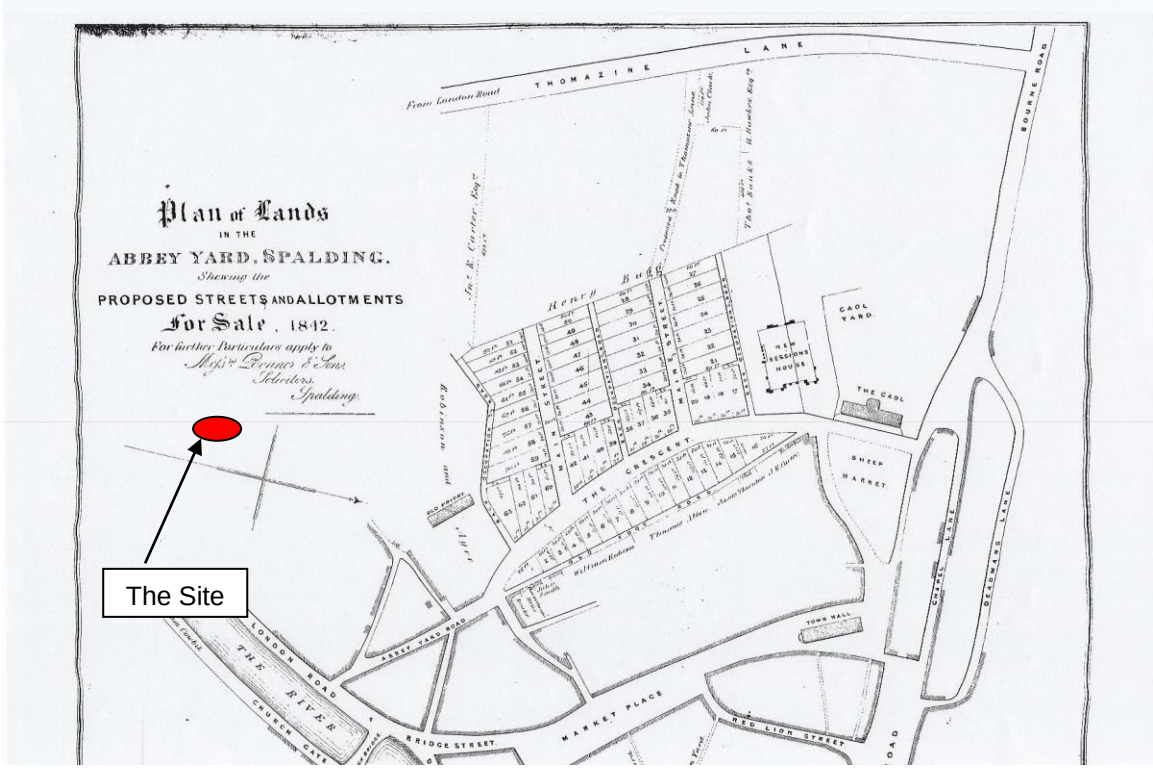


Fig. 10 – Extract from the 'Plan of lands in the abbey yard' of 1842.

Map of 1887

Ordnance Survey produced a plan of the town in 1887 (fig. 11). It is known that between 1842 and 1887 there was significant development in the area of the Crescent and clearly this extended as far as the River Welland. The map records full details in the area of the site. Upper Welland Terrace exists in its entirety, as does Welland Terrace to the south and Bedford House to the north. It is clear that by this date the general layout of the streets and buildings that exist today were already established.

Regarding number 15 London Road specifically, the main block of Welland Terrace is indicated in full, likely showing the original footprint. The large projecting bay on the east elevation has not yet been constructed. There is a block on the west side of the building which projects into the rear yard, however this is much smaller than that which now exists. There are also a number of small blocks located abutting and adjacent the rear of the building. These could have been small out-houses which were built up against the boundary wall between numbers 15 and 16. Number 7 exists at the west end of the site. It is noted that there is a pump shown adjacent number 7. At this date the rear element of the site is set out as a garden with paths and planting.



Fig. 11 – Extract from the Ordnance Survey plan of 1887.

All later maps that were found during this study were at very small scale and provided no definitive evidence of sufficient quality to draw conclusion from.

Photographic Evidence

Unfortunately, no photographs of the rear of Welland Terrace were discovered during the production of this report.

Miscellaneous Evidence

It is noted that a planning application for the site was submitted on 28.09.82 (H16/0805/82). The OS site location plan submitted with that application indicates the footprint of the building to be the same as exists in 2023, indicating that the extension pre-dates 1982.

A further application submitted to SHDC (H16/258/89) provides a letter dated 22.4.80 which refers to the rear extension dating from 'the late nineteen twenties.'

Whilst neither of the above provide a specific date for construction, this evidence confirms construction of the rear block somewhere between 1887 and 1982.

Metal window manufacture in the UK is largely accepted to have started in 1884, with the Crittall Manufacturing Company Ltd being incorporated in 1889. More widespread use of steel windows is however more common in buildings from the early decades of the 20th Century, and perhaps most specifically from 1919 onwards. It appears likely therefore that the rear block does indeed date from the interwar period, though the east end of the rear block may pre-date this.

Heritage evaluation

The proposed works involve the replacement of windows and external doors. Whilst these elements bridge between interior and exterior, the interior of the building is very simple and free from ornament. The interior has little architectural value and any that it does have could be considered to outweighed by the detrimental impact that the frames and glass have as a result of very poor thermal performance. Externally however, the design and finish of the windows contributes to the general external appearance and must therefore be considered.

Considering Architectural and Historic Value of the building exterior

As has previously been stated, the rear block is believed to have been constructed during the inter-war years, possibly in the 1920s. This date for construction certainly aligns with the use of solid walls with external render, single-glazed steel windows and a flat roof. Those buildings from this period, broadly known as the 'International Style' have in recent decades begun to be valued in terms of architectural contribution to our heritage. Certainly, this style was employed by several of the more prominent architects of the era including Le Corbusier, Walter Gropius, Mies van der Rohe and Alvar Alto. The features of the style are easily recognizable, however the building in question is not a good example of the era since it lacks many of those significant features. There are better examples in the town (albeit very few and almost all modified since construction (Halmer Gate and Clay Lake)) and overall, in the author's opinion, this block does not make a worthy contribution to the town's stock of examples of early 20th Century architecture. Whilst the steel windows that are proposed for removal are generally a feature of that style, overall, the wider appearance and design of the building is not considered to be a good example with strong features. In terms of the value of the wider listed building, the value is therefore considered to be in the original front block and the wider contribution that it makes to the Upper Welland Terrace Group.

Considering the impact of the works to replace the windows and external doors

The proposed works comprise the removal of the steel windows and external doors and their replacement with traditional timber units.

The existing windows and external doors are in a very poor state of repair. Few open or close properly and all are very poorly sealed. Consequently, the occupants suffer cold draughts, and the frames and surrounding wall elements promote condensation and in turn mould growth. Such frames are difficult to refurbish satisfactorily, and on previous projects we have rarely seen a good standard of finish being achieved, with maintenance then becoming an ongoing issue. Whilst Crittall do now manufacture double glazed windows in thermally improved frames, the replacement using such units is beyond the financial reach of the applicant. The proposal therefore seeks approval to replace using traditionally detailed timber windows and external doors with an applied paint finish.

The benefits of using a timber replacement are as follows:

1. Timber is a more sustainable material, and it is considered that the energy use in manufacture is less than would be the case for steel.
2. Timber is naturally more resistant to the passage of heat energy than steel is, so risks of low internal material surface temperatures leading to condensation are less.

As has previously been stated, the author does not consider this block to be a particularly good example of architecture from its era of build. Although the removal of the steel windows will be a loss of an original feature, it is considered that the benefit offered by introducing a more sustainable material with an improved thermal performance would outweigh the material loss. The loss could however be mitigated to an extent by producing a photographic record of the windows prior to removal should this be considered necessary or beneficial in the opinion of the LPA.

In summary therefore the greatest architectural and historic value of 15 London Road is considered to be within the fabric of the main frontage block. The rear block is from a later period (believed 1920s or 1930s) but is not a particularly good example of architecture from that time. The proposal will not impact upon the frontage block. Loss of fabric will be limited to only the windows and external doors on the rear block. Whilst these are acknowledge to be of some value, it is considered that the greater benefit afforded by their replacement will outweigh the loss. The replacement frames should however be of traditional appearance in detail.

Conclusion

In conclusion it is therefore considered that the replacement of the windows and external doors is appropriate for the site and the benefits that the works would brining would outweigh the limited loss of historic fabric.

END