Heritage Statement

Reference: B 16-0515-21

Address: Cornwall House, 78 London Road, Spalding PE11 2TN

STATUS

The house is located on London Road within a Conservation Area. It sits in a row with four other late Georgian properties; it is separated from a terrace of houses constructed in the 1970s by a parking/ garage area. The house is not listed.

HISTORY

The building is believed to date from the mid-1820s, and stands at the end of a row of similar properties constructed at the same time (#s 79-81 inclusive). None of the three other properties are listed. The house has probably been extended four times:

- Large side extension incorporating dining room. Probably late 19th century when a bay window was also added to main house.
- Kitchen plus small rear and side extensions – probably also late 19th century.
- Pantry to side of kitchen – probably early 20th century.
- Flat roofed first floor bathroom above side extension – probably between the wars, 20th century.
- Flat roofed garage to side of house.
- The proposed extension would be the fifth, altering the house to reflect changes in contemporary living in the same way as the changes that went before.

VISIBLE EFFECTS

- The proposed extension does not face windows of neighbouring properties on either side.
- It could be visible to a few houses behind the property, although it would be screened by existing trees.
- The extension would not affect the amenity value of any neighbouring properties.
- There will be no changes to the appearance of the front of the property.

Prepared by Adrian Louis

28.6.21

Heritage Impact Assessment - Cornwall House, 78 London Rd, Spalding

Feature	Description	Significance	Proposed Works	Possible Impact	Justification
Removal of existing pantry	Breeze block construction, with glazed, exposed timber, and brick detailing	Medium	Demolish early 20th Century pantry; replace with modern, insulated kitchen extension	Loss of fabric Elimination of damp and moisture within the kitchen	Existing pantry is not fit for purpose. Water is drawn up walls from cellar below and trapped in by cracked render. Walls saturated leading to infestation of mould,fungus and cellar slugs. Unhygienic & unsuitable for food storage.
Construction of kitchen extension	Replacing current pantry	High	Existing pantry to be replaced by larger renderd block & timber extension	Overall footprint of kitchen is increased.	The extended kitchen will provide more usable and warmer space, at the same time eliminating current problems of damp and insanitary pantry. Not visable to neighbours either side
Removal of load-bearing kitchen wall	Removal of existing kitchen north wall	Medium	Demolition of kitchen wall; installation of 'goal post' steel work to support external wall above	Loss of fabric, including internal wooden panelling.	Existing wall between kitchen and pantry needs to be removed in order to make new kitchen a more usuable space - current kitchen is approx 15m3 with three points of entry
Building over existing cellar	Replacement of wooden floor with modern structure	Low	Installation of new floor with glass hatch to show illuminated cellar below	Loss of fabric	Current pantry floor is extremely damp, and starting to rot. Would ultimately become unsafe.
Replacement of 1990s kitchen	Replace Ikea kitchen	Low	Replace existing kitchen with modern units and appliances, incl relocating sink etc	Positive visual impact	Extended kitchen will require refit incl possible relocation of services.
Replacement patio doors	UPVc patio doors to be replaced	Low	UPVc patio doors to be replaced with more suitable wooden bi-folds - echoing those on extension.	Positive visual impact. Improved safety.	Current UPVc patio doors are not in keeping with the character of the property. Patio doors currently a trip hazard which would be eliminated by new doors and lowered patio level.