

OS Eastings: 524990
OS Northings: 322740
OS Grid: TF249227
Mapcode National: GBR HX9.CD5
Mapcode Global: WHHMM.P6Q5
Plus Code: 9C4XQVQ2+4Q

Entry Name: Cromwell House
Listing Date: 20 November 1975
Grade: II
Source: Historic England
Source ID: 1063975
English Heritage Legacy ID: 197290
Location: Spalding Castle, South Holland, Lincolnshire, PE11
County: Lincolnshire
District: South Holland
Electoral Ward/Division: Spalding Castle
Parish: Non Civil Parish
Built-Up Area: Spalding
Traditional County: Lincolnshire
Lieutenancy Area (Ceremonial County): Lincolnshire
Church of England Parish: Spalding St Mary and St Nicolas
Church of England Diocese: Lincoln

DOUBLE STREET 1. 5313 (East Side

No 65 (Cromwell House)

TF 2421 1/55II GV

2.Early C18 origin. 2 storeys in brick with pantile roof with 1 gabled dormer.
3 windows, no glazing bars. 2 windows on ground floor, segmental arches.
Door of 6 panels beneath rectangular fanlight in moulded surround with cornice.

Nos 65 to 68 (consec) form a group. (Nos 66 to 68 (consec) are local interest buildings.)

Listing NGR: TF2499022740.

A Heritage Impact Assessment

The front portion of this Grade 2 listed building dates from the early 18th century and is as described above.



To the East side various extensions have been added throughout the nineteenth and early twentieth century and also to the north, a small WC wash room and utility were added.

Latest of all additions was a Garage (given that it was a garage would suggest a mid twentieth century development) was added beyond the utility/washroom area together with a workshop towards the east of the garage.

This, unlisted addition was demolished sometime after 2006 when planning applications were made for a dwelling in the site (it has a separate number and may at some time have been a small independent dwelling. That planning permission was not used to build a dwelling.

The demolition of the garage etc has been deemed by the planning authority to be legal as any requirement associated with the permission to demolish was unenforceable however.

The garage / workshop constituted the boundary wall of the property - partially to the north west of the listed house, and down the whole of the north side of the property and for a small part of the east boundary. The rest of the east and south boundary was, and remains, board panel fencing.

With the demolition of the garage and shed the garage parking was retained but was now gated where the garage door had met the drop pavement to the west along the east side of Double Street, just before the pedestrian bridge.

The boundary of the property to the north by the bridge has a small pedestrian pathway which then turns at right angles along the West Bank of the Welland running south.

Clearly a fence of demarcation was advisable and as a long length of wood board panel fence with posts was already defining part of the Eastern boundary of the premises this pre-existing fence was copied and replaced the taken-down walls of the demolished structures continuing the east fence in a northerly direction along the boundary between the property and the public foot path and turning with it along the north boundary only to be completed along the west boundary as far as the listed house, but with gates where the garage doors had been.

In matching the existing portion of fence unity and continuity were maintained and the visual unity is evident.

That part of the nineteenth century extensions which had adjoined the demolished garage were also clad in similar style in weather boarding.

The resulting combination of fencing and cladding has an evident unity and is neither startling nor ugly.

The decision not to use the planning permission to build a dwelling on what was a long and narrow site has perhaps benefited Double Street, affording a more generous vista and light to the side of the footpath and footbridge across the Welland River.

This is the situation which has pertained now for well over a decade, perhaps two decades, unaltered save for the addition of a post trellis to support the pre-existing creeper on the east face of the nineteenth century portion of the house.

This situation has not, I believe, attracted negative reaction or criticism over these years from amenity and heritage societies or agencies, from the resident and visiting public, or from those charged with the statutory protection of this area.

I believe that the visual impact is not disagreeable and that the demolished garage etc were cleared in a manner respectful of the surroundings and of the pre-existing portions of boundary fencing.

Other examples of this treatment are to be seen in the environs of this conservation area.

I hope that the Planning Authorities will deem the impact of these, now longstanding arrangements, to be decent and in no sense injurious to the ambience, high quality, and charm of the immediate area and acceptable in association with the Grade 2 listed house.

Michael Thompson, MTh (St Andrews) MA (Dunelm) DPS (Cardiff)
Clerk in Holy Orders. Former Convenor of the Historic Ornaments Committee of Westminster Abbey.

BELOW - the situation before demolition circa 2000



