

**DESIGN & ACCESS STATEMENT
INCORPORATING HISTORIC IMPACT ASSESSMENT**



For

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**PROPOSED REFURBISHMENT & MINOR
INTERNAL RECONFIGURATION OF FLATS**

At

**No.s 7 & 7a LONDON ROAD
SPALDING
LINCOLNSHIRE
PE11 2TA**

For

Director
A.J. Oglesby RIBA

Company Reg. No.
4419410

MR. A. TIMMS

LISTED BUILDING CONSENT APPLICATION ISSUE

Site observation and analysis

Location

The site is located at numbers 7 and 7a London Road, Spalding, Lincolnshire. The site stands within the town centre and inside the boundary of the conservation area. The full address is 7 & 7a London Road, Spalding, Lincolnshire, PE11 2TA. A location plan at recognized scale is provided within the application pack to enable it to be located and the extent to be identified, refer to drawing A1230-01 latest issue for details.

Site description

Numbers 7 and 7a London Road form a semi-detached block which features shops at pavement level with residential accommodation above (fig. 01). The east façade of the main building stands tight to the rear edge of the footpath and, together with neighbouring properties, defines the west side of London Road. Essentially this section of London Road is defined on the west side by two and three storey buildings set close to the pavement and on the east side by the vertical bank of the River Welland. The site of the works here proposed is one of a number of buildings forming a relatively continuous facade, typical of the urban development grain along London Road. Moving slightly south from the site the properties step back from the pavement and form an unbroken terrace; this being known as Welland Terrace (fig. 02). The dominant architectural style in the vicinity of the site is late Georgian (early C18) though the building on the proposal site and those immediately abutting are significantly later.

The main element of the building is the east block which stands parallel to London Road and is a full three storeys in height (fig. 01). Immediately abutting the west elevation of the frontage block is a further three storey block that runs almost the full width of the frontage block (fig. 03). Although also of three storeys, this has a slightly lower overall height and indeed the roof over it is now a lower continuation of that over the frontage block. Moving to the west again is a small block running perpendicular, along the south boundary of the site (fig. 04). This ancillary block contains a communal staircase and stores and is lower at two storeys.

To the west of the block described above is a partially enclosed courtyard (fig. 05) and to the west of that stands a single storey building which is currently used for residential purposes. Access to the site is direct from London Road in the north-east corner of the site (fig. 06).



Fig. 01 – 7 & 7a London Road



Fig. 02 – Welland Terrace and the streetscene.



Fig. 03 – Rear block abutting west of frontage block.



Fig. 04 – Ancillary block to south boundary.



Fig. 05 – Courtyard and single storey rear block.



Fig. 06 – Site access point from London Road.

Site boundaries

The site boundaries are as defined within the site description above and as indicated on the site plans. The east boundary is formed by the building frontage which directly abuts the rear edge of the footpath to London Road (fig. 01). The south boundary abuts number 8 London Road, the west boundary is formed by the rear elevation of the single storey block. The north boundary is formed by the boundary wall with number 6 London Road (fig. 06).

Neighbouring Development

The site sits in a relatively densely developed part of the town where there is a mixture of commercial and residential use. That said, the area remains commercially dominated with residential accommodation generally being relegated to upper floor areas.

Immediately opposite the site to the east is the river Welland beyond which stands the Parish Church and Ayscoughfee Hall Museum and Gardens. Immediately to the north stands River Lodge B & B followed by Vine Street which is mainly retail dominated. To the west, partially across the gardens of Bedford House stands Bedford Place with pay and display car park. To the south stands Welland Terrace with numerous Grade 1 & 2 listed buildings. Welland Terrace is predominantly residential though there is some commercial use at its north end.

Existing access arrangements

Pedestrian access to the shops at ground floor level within the building is direct from the London Road pavement. Access to the residential areas is via the vehicle / pedestrian access along the north side of the site and then via the partially enclosed courtyard.

Streetscape / planting

The site sits within the 'hard' urban centre of Spalding. There are areas of tree growth to the west of the site within the grounds of Bedford House and some further west within the offices of SHDC. To the north of the site the town centre is hard-landscape dominated. The greater area of tree coverage locally is around Ayscoughfee Hall on the east side of the River Welland.

Amenities

The site sits in the town centre close to all amenities and in walking distance to Market Place.

Views into, through and out of the site

Views of the site from due north, due south and due west are entirely obscured by either neighbouring buildings or trees. The only clear views in to the site are from the east looking across the River Welland. Views out from the site are similar limited.

There are no open views across this site.

Context - Physical

Numbers 7 and 7a London Road comprise a semi-detached block as previously described. The block does contribute to the streetscene generally though the vacant status and state of disrepair does detract from the overall appearance. In general this is a block of typical form presenting an eaves to the road and gables to the north and south. It is one of the many buildings on the street dating from the early to mid 19th Century.

Context - Social

The site currently accommodates two retail units at ground floor level and two residential apartments above. As such it therefore contributes to the retail amenity of the town and likewise provides living accommodation in a sustainable location.

Context – Economic

The apartments are currently vacant but following refurbishment would again be let on a private basis providing living places for people using the town's amenities.

Site History – Heritage Assessment of Significance

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 since the site is within the designated conservation area and is listed. This commences with an analysis of the sites history before considering the impact of the proposals:

Site history

The Grundy Map of 1732

The earliest map showing development in Spalding was produced in 1732 and is known as the Grundy Map (fig. 07). This shows early development on the river frontage south of the Market Place but the development that existed at the time does not appear to extend as far south as the development site. The nearby development shown to exist at that time appears to be approximately where the offices of Bulley Davy stand now, the footprint does not however reflect the extant buildings. It therefore appears that in 1732 the site was likely orchard associated with the Abbey (which stood a little to the west of the development site).



Fig. 07 - The Grundy Map 1732

The Map of 1887

The next earliest map referred to in this study showing development in Spalding was surveyed in 1887 for publication around the turn of the century. The amount of detail on this map greatly exceeds that on its predecessor and shows that considerable development has occurred by the end of the 19th Century. This map shows the general footprint largely as exists today except that there appears to be additional small scale development at the end of the south boundary block that is not evident in 2017. In addition, the single storey block along the west side of the site appears to have extended further north in to the adjacent site. From the evidence provided on this map it can be concluded that the bulk of this building was constructed between 1732 and 1887 which is in line with the listing text which dates it as 'Early to Mid 19th Century'.



Fig. 08 - The Map of 1887 (site shaded in red)

Ordnance Survey map of 1973

The next map referred to is the Ordnance Survey publication of 1973 (fig. 09) and this again shows the site but provides little useful detail. The 1973 map shows the block containing 7, 7a (marked in red outline), Welland Place and Welland Terrace as they exist today.

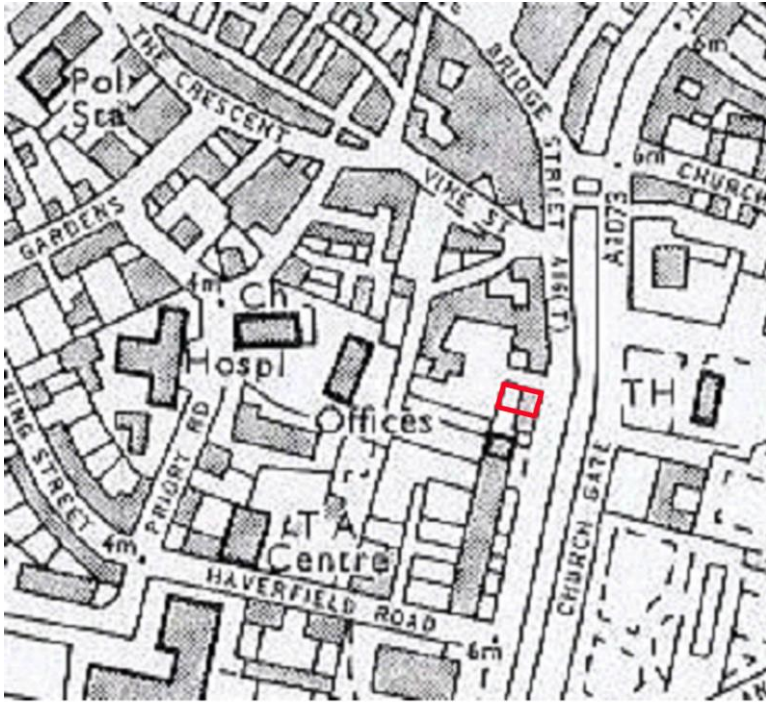
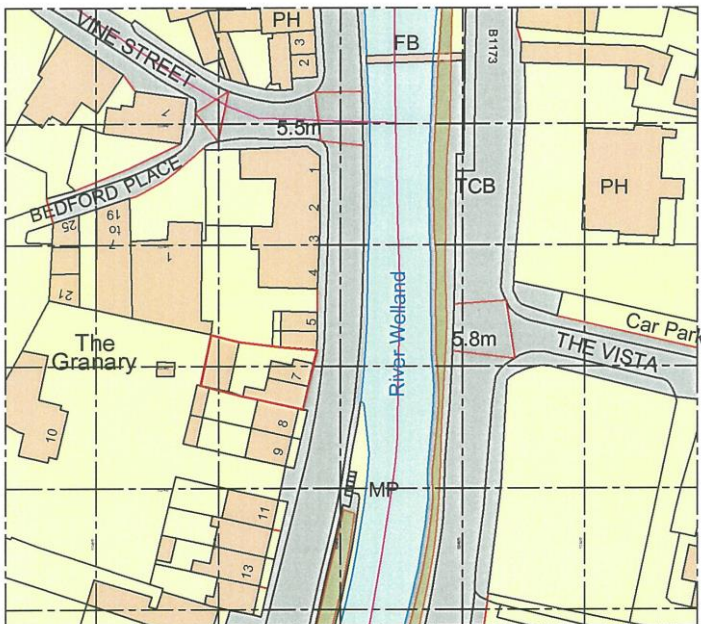


Fig. 09 - Ordnance Survey Plan of 1973

Ordnance Survey map of 2017

The current map reflects the situation on site as it exists today in 2017 (fig. 10).



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Fig. 10 - Ordnance Survey Plan of 2017

Photographic evidence

Unfortunately during the course of this study no detailed images of the building were discovered. Two distant images were discovered dated from the first half of the 20th Century though their value is limited in this instance.



Fig. 11 – London Road 1920



Fig. 12 – Aerial view of London Road 1930

Listing text:

As previously stated, this site is listed and the listing text provides the following information:

Entry Name: 7 and 7a, London Road
Location: South Holland, Lincolnshire, PE11
County: Lincolnshire
District: South Holland
Town: South Holland
Locality: Spalding St John's
Traditional County: Lincolnshire
Lieutenancy Area (Ceremonial County): Lincolnshire
Listing Date: 2 July 1974
Grade: II
Source: Historic England
English Heritage Legacy ID: 197316
Source ID: 1063933
1.
5313 (West Side)
Nos 7 and 7A
TF 2421 1/121 2.7.74.
II GV

2.
Early-mid C19. 3 storeys in red brick with wood eaves cornice. 4 windows, stucco lintels, cill tabs, no glazing bars. Modern shop front built forward. Included as part of a group.
Nos 2 to 7 (consec) 7A 8, 9 and 11 to 29 consec form a group.
Listing NGR: TF2483722444

Historic Evaluation

The NPPF guidance states that the depth of the assessment should be proportionate to the specific proposal. This being the case it is noted that the proposal here relates only to the interior of the property, mainly at first and second floor level (though with limited impact at ground floor level where the staircase is proposed for removal). The external works proposed mainly relate to maintenance and refurbishment of historic fabric and as such no physical changes are proposed that would require consent. The proposals do however include the introduction of 4no. new extract fans, 2 on the north elevation and 2 on the west. The proposals will not have a significant impact on the building exterior in respect of changes though it is anticipated that the refurbishment works will greatly improve its overall state.

General statement of significance.

Drawing A1230-06 included as part of this application pack provides an analysis of how old various elements of the building are. In general, from visual inspection the following statements are believed true:

Building exterior

E1. The east block appears to represent the earliest development on the site and it is believed that its overall structure, massing, roofline and external windows at first and second floor level are original.

E2. The block containing the kitchens etc which abuts the west edge of the east block is again known to pre-date 1887 but it is not known whether this is as old as the original block or whether it followed within the next few decades. Alterations that are visible within the roof void would suggest that this block originally had a lower roof, pitched in form that abutted the east block with a central valley between. The roof appears to have been altered and access to the second floor of the east block now exists through the roof structure. It is therefore possible that this block post-dates the original east block but has undergone change in respect of its height and roof configuration.

E3. The ancillary block along the south boundary again existed prior to 1887 but the footprint extant today is smaller than that documented in 1887 indicating that this has undergone change. This rear block is of relatively poor architectural quality which is not uncommon for a utility block.

Summary – building exterior

It is concluded from the above that the majority of the value in this building both architecturally and historically is within the original structure and external fabric of the east block, particularly the façade facing London Road. This appears to have undergone no significant change at either first or second floor level other than the deterioration caused by deflection and settlement. It is acknowledged that repairs over time to the sash windows may have resulted in some design / configuration changes but overall the fabric remains of value. The central block (containing the kitchens) retains value in that the footprint and some of the brickwork and openings are of significant age but the west elevation exhibits considerable evolution, some of which is of poor quality. The south block is capped by a flat roof and is generally of fairly poor construction. It is concluded that the rear utility block containing the communal staircase has small historic value but is of no architectural interest.

Building interior

I1. It is considered that the general internal layout of the first and second floor of the east block remain largely as originally intended. Unfortunately the fireplaces and virtually all internal joinery has been lost with only the windows remaining intact. It is anticipated that

some of the floor boards may be original but variation in width may suggest that some are a later addition. Internal finishes in the east block appear to be traditional in nature with lime plaster to certain walls and lath and plaster ceilings (damaged in areas).

I2. The block containing the kitchens etc again appears to have undergone significant change through the buildings evolution. The room configuration is clearly not original and the materials of construction of the staircases, balustrading and internal partitions would strongly suggest that they date from the mid or even late 20th Century. Several windows are of poor C20 manufacture and there is evidence of the extensive use of plasterboard.

I3. The ancillary block along the south boundary again is of poor quality and since the overall footprint is known to have changed since construction it is likely that the interior has too.

Summary – building interior

Sadly few of the original features of the building interior remain. Wall, floor and ceiling finishes within the east block are worthy of retention and repair but the central block offers little of merit and much of detriment. The removal of much C20 construction would benefit the building here.

Assessment of proposal impact

P1. The proposals seek to refurbish the flats such that they can be brought back in to occupation. Experience tends to show that an occupied building enjoys better maintenance and care than one that is vacant and the overall intention to bring it back in to use is therefore of positive benefit. This is on the proviso that it is implemented in a sensitive manner respecting the fabric of the building where it has inherent value.

P2. The proposals generally seek to maintain the external fabric of the building as it exists today but with basic maintenance undertaken. Particular attention is to be paid to the first and second floor windows on the east elevation as these are the best historic examples on the site. Again it is considered that this work will not only extend the lifespan of the building but will also improve that elevation that contributes most to the streetscene.

P3. Internally, the proposals seek to reconfigure the spaces to provide two improved flats. The main reason for this is that the layout currently includes inner rooms and layouts that would not promote escape in the event of a fire or other emergency. The proposal therefore seeks to create protected corridors at both levels to introduce greatly improved escape routes, particularly from the bedrooms located within the east block. The majority of construction requiring removal to allow this is not thought to be original and indeed the existing partitions and stairs appear to be C20 in nature. It is therefore acknowledged that some fabric will be lost but it is considered that the potential improvement will justify this.

P4. It is proposed that the building services be upgraded including the introduction of ventilation to wet areas and fire detection and alarm generally. Extract fan locations have been chosen to exit on the rear elevations only (not visible from London Road or any public frontage). Clearly services upgrades will need to be done sensitively however if doing so results in greater fire safety then this is considered to be an over-riding concern.

Summary

Overall therefore it is concluded that the minor loss of fabric and changes in room configuration will not result in significant detriment to the building and the proposal overall will be of considerable benefit in bringing the building back in to use.

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. Refurbishment of the building will bring it back in to use, this will be of significant benefit in increasing its lifespan and protecting a listed asset.
2. The works seek to re-use an under-utilized asset which is entirely in line with government think from an environmental perspective.
3. The bringing back to life of two residential apartments will, in a small way, contribute to addressing the known housing shortage.
4. It is believed that the works will help, in improving the streetscene of London Road.

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

Numbers 7 and 7a London Road are in retail use at ground floor level with residential accommodation above. No change is proposed to these uses, the proposed new accommodation simply seeks to replace and improve general internal layout at both first and second floor level. This is therefore entirely appropriate.

Amount

The proposal seeks to reconfigure existing rather than to provide new by extension – amount is therefore not significant to this application.

Layout

The proposed layouts are logical and improve fire safety.

Scale

The proposal seeks to reconfigure existing rather than to provide new by extension or external alteration – scale is therefore not significant to this application.

Landscaping

There are no opportunities to introduce landscaping on this site though the rear area will remain a communal yard. This is appropriate in this context.

Appearance

The refurbishment of the windows on London Road will be of general benefit. The introduction of extract fans and a new soil vent pipe have been designed so as not to be easily visible from London Road, this is considered appropriate.

Access Statement:

No changes in access are proposed to the building. Access to the upper floors is only available via staircase.

Demolition Statement

The amount of internal demolition required is indicated on the drawings. This is considered appropriate given the improvements proposed.

Flood Risk Assessment:

Whilst it is acknowledged that this site lies within a zone identified as being at risk within the Environment Agency's Flood Risk Maps and is within 20m of a watercourse, it is true to say that the proposal simply seeks to improve general layout and condition of the existing building. No new habitable rooms are proposed below first floor level and the situation post development will be no worse than that which already exists. On this basis the applicant considers an in depth, formal Flood Risk Assessment inappropriate.

END