DESIGN & ACCESS STATEMENT
(including Heritage Impact Assessment)

For

PROPOSED RENDERING OF GABLE WALLS

At

AMBROSE VILLA
5 PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XA

For

MRS MARY ADAMS

PLANNING APPLICATION ISSUE

Oglesby & Limb Ltd

Chartered Architect

Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk

Director
A.J. Oglesby RIBA

Associate
C.L.Silvester
MCIAT

Company Reg. No.
4419410

Application Summary

- This application seeks approval for the rendering of the gable walls of Ambrose Villa, 5 Priory Road, Spalding.

- The building is not listed, though it does stand within Spalding Conservation Area. The site is outside of the defined Town Centre Boundary, but is inside the Settlement Development Boundary for Spalding.

- Ambrose Villa is a brick-built dwelling which was constructed in 1899.

- The building interior is suffering from moisture ingress which appears to be penetrating the gable walls of the building. Both gable walls are of lower quality brickwork and the materials are believed to be porous.

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Site observation and analysis

Site observation:

Location:

The site address is Ambrose Villa, 5 Priory Road, Spalding, Lincolnshire, PE11 2XA. This is located on the west side of Priory Road approximately 50-70m north of the offices of South Holland District Council. Refer to drawing A1684-01 for the location and extent.

Boundaries:

The north-east boundary is generally formed by the north-east gable wall of the building. Beyond this boundary is the entrance to commercial building to the north; this land is under the control of the applicant (Fig. 01).

The south-east boundary is defined by a brick garden wall that abuts the rear edge of the pavement on the north-west side of Priory Road (Fig. 01).

The south-west boundary is defined by a timber fencing, which is almost entirely overgrown by vegetation (Fig. 02). Beyond this is an area of car parking which is again under the control of the applicant.

The north-west boundary of the site is generally defined by a timber fence, beyond which is a factory (Fig. 02). This factory is under the control of the applicant.



Fig. 01 – NE and SE boundaries


Fig. 02 – SW and NW boundaries

Size and topography:

The works relate only to the north-east and south-west gable walls of the dwelling, both of which sit perpendicular to Priory Road and are visible on approach along that road.

Use and development:

Ambrose Villa is a private residential dwelling. Surrounding properties are either residential, commercial or retail. The site sits at the edge of the town centre where a mix of uses stand together.

Infrastructure and vehicle movements:

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

Landscaping:

Landscaping on the site is limited to that within the private garden of the dwelling.

Amenities

The site is within Spalding which 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 Priory Road is either single or two storey, with buildings being of modest size. Most of the buildings within the vicinity of the site are of relatively low value in terms of architectural character (Fig. 03 & 04). This is evidenced by the town centre plan produced by SHDC entitled 'Spalding Conservation Area – Buildings Impact Assessment'. This classified the block on the corner of Priory Road/ The Crescent, and the rear section of The Bookmark as 'Buildings with negative impact' and the commercial buildings to the north-west of the site under 'Possible sites for high-quality redevelopment'.



Fig. 03 – Buildings along Priory Road



Fig. 04 – Buildings along Priory Road

Architectural context

Ambrose Villa sits within an area of the town that is quite adhoc in terms of urban grain. Some buildings tightly define the rear edge of the footpath, but there are other examples where buildings are set back behind front gardens, and other irregularly shaped voids between buildings that do not relate closely to the street pattern. Similarly, there is much variation in building styles. There are some common features; most buildings are of 1 or 2 storey construction and the common walling materials are brick, render or a combination of the two. The older buildings in this area have pitched rooflines with slate coverings, though there are examples of pantile and plain tile also. Several modern buildings have flat or very shallow pitched rooflines. This is an area of the town where residential use meets commercial and retail and this is evident in the variation of building forms.

A Heritage Impact Assessment is included with this application (see appendix 1) which considers Ambrose Villa and in particular the exterior and context.

The Proposal

The proposal seeks approval for the following:

The rendering of the north-east and south-west gable walls of Ambrose Villa.

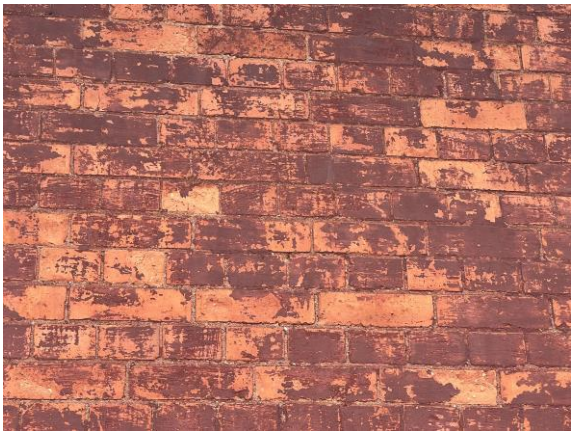
The north-east elevation is a full height gable. The render would commence nominally minimum 150mm above abutting ground level and would continue up to the gable verge.

The south-west elevation is a part height gable (Fig. 05). The render would commence nominally minimum 150mm above the abutting single-storey flat roof extension, and would continue up to the gable verge.

The proposal is required to provide a weatherproof layer to the building exterior to reduce the water ingress problem that is currently being encountered. This due to the existing brickwork being porous (Fig. 06).



Fig. 05 – SW gable (part covered to reduce damage)


Fig. 06 – Porous brickwork on NE gable wall at mid-level.

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 not listed, but it does stand within the Spalding Conservation Area and is close to one grade II listed building (1-7 Abbey Buildings).

2. Ambrose Villa is of brick construction with a slate roof. Other buildings surrounding the site are of a mixture of materials, some of which are brick. The adjacent row of former cottages (now a commercial building) at number 1 Priory Road has been extensively rendered and this may have been completed to reduce moisture ingress issues. In general, there are a mix of materials within this area, though for walls, both brick and render are common. Render, where used, is generally light in colour, either white, cream or off-white.

3. The brick gable walls of Ambrose Villa are not constructed of high-quality brickwork, indeed there is a notable difference in quality between the road frontage elevation and all others. The gable elevations show evidence of previously having been painted. It is suspected that water ingress may have been an issue for some time.

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 gable walls have render applied.

Justification:
Intervention is required to reduce / prevent ongoing moisture ingress to the building interior. It is neither practical nor desirable to completely rebuild the brick gables, nor would it be appropriate to construct a new additional external skin of brickwork as a protective layer. The most appropriate treatment would appear to be the application of a thin coat finish such as render.

Statement 2:
Rendering the gable walls would have a visual impact on the external appearance of the building, though not intervening would allow further damage to the building envelope, and deteriorating conditions inside a private residence, neither of which are desirable or acceptable.

Justification:
Works are required to overcome an existing problem that it is suspected may be long-term.

Statement 3:
It is proposed that a render with an off-white finish be applied to both gable walls.

Justification:
This would offer a practical solution to the problem of water ingress. The use of render is common on a number of other buildings close to this site and as such would not be alien to this context. A colour of off-white would be similar to that on other rendered buildings in the vicinity of the site.

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, there is no proposal to change this.

Amount

The proposal seeks approval only to the rendering of the gable walls as defined on the drawings. The frontage elevation of the building will remain as exposed brickwork.

Layout
Layout is not applicable for this proposal.

Scale

Scale is not applicable for this proposal.

Landscaping

The proposals have no impact in terms of landscaping.

Appearance

It is acknowledged that the application of render to the gable walls will represent an intervention within the Spalding Conservation Area. However, the principal, front elevation (which faces the nearest listed building) will remain in exposed brickwork (as will the rear elevation). The render will not be contextually unsympathetic in this context, indeed it will relate reasonably well at pedestrian level to the building immediately to the north.

Access Statement:

The works relate solely to the rendering of gable walls. Access will not therefore be impacted upon.

Appendices

Appendix A – Heritage Impact Assessment.

Heritage Statement of Significance & Impact Assessment:

As has previously been stated, Ambrose Villa is not listed, but it does sit within Spalding Conservation Area. There are buildings of local interest to the south-west and west (including the former Johnson Hospital) though these are sufficiently distant to be not significantly impacted upon by works to Ambrose Villa. The listed building of 1-7 Abbey Buildings stands approximately 10-12m east of the site at its nearest point. That said, the frontage facing this listed building is to remain as existing (it will not be rendered).

The listing text for 1-7 Abbey Buildings is as follows:

Listing Text

ENTRY NAME	-	1-7 Abbey Buildings
LISTING DATE	-	29 December 1950
GRADE	-	II
ENGLISH HERITAGE LEGACY ID	-	197352
NATIONAL GRID REFERENCE	-	TF 2421
LOCAL AUTHORITY	-	South Holland District Council
COUNTY:	-	Lincolnshire
COUNTRY:	-	England

Row of cottages constructed out of the remains of part of the Priory of Cll foundation, though this part is of late C14 or early C15. Red brick with stone dressings and a slate roof. A long building, divided on the south side into 7 bays by stone buttresses. This forms the back elevation of the cottages. North side has 1 stone mullioned rectangular window to each, and other modern mullioned windows have been added. Repaired gable end. Arched dripmoulds over plain doors. Rusticated quoins.
Nos 1 to 7 (consec) form a group.

Listing NGR: TF2472922505

Historical context – regressive map study:

The building is known to date from 1899 and as such a map study before this date provides no information for Ambrose Villa.

Map of 1887

Ordnance Survey produced a plan of the town in 1887 (fig. 07). At this date the site of Ambrose Villa is undeveloped but is part of the grounds of St. Peter's Lodge. There is development to the north-east of the site. It is believed that this development forms the basis of what is now the much changed 1 Priory Road. This map also shows the listed building at number 1-7 Abbey Buildings.



Fig. 07 – 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. Nonetheless, site evidence would confirm that the single storey block on the south-east end of Ambrose Villa dates from the mid to late 20th Century and is therefore not original to the building.

Photographic Evidence

Unfortunately, no historic+ photographs of Ambrose Villa were discovered during the production of this report.

Heritage evaluation

The proposed works involve the rendering of the two gable walls. Whilst these appear to be original walls, the north-east gable is in poor condition and has few architectural features of note. The south-east gable has had an extension built across it at ground floor level. Again, the brickwork is in poor condition. The majority of the value in the external walls appears to be in the frontage elevation. This is built to a higher standard and contains a balanced fenestration pattern that is superior to either gable. The standard of construction and materials used in the front elevation embody more value than the gables.

Considering the impact of the works to render the gable walls.

It is acknowledged that any intervention is not preferred. However, there is an extant problem with weather penetration, and it is believed to be due to the porosity of the brickwork in the gable walls. An intervention is therefore required to ensure that the internal conditions remain suitable for habitation. Rebuilding of the gable in brickwork would lead to the loss of existing historic fabric (albeit of low quality) and would be impractical in the circumstances. Likewise, the addition of a further skin of brickwork as a weather protective layer on the gable ends would be inappropriate and would have a greater impact on the external appearance of the building. The application of thin render system would provide the protection required, but the thickness would have little impact

on the roof detailing for the dwelling. Given that there are other rendered buildings close-by, a render solution would appear to be the most appropriate solution.

Conclusion

In conclusion it is therefore considered that the rendering of the two gable walls would be the most appropriate practical solution and although there would be a visual impact, the proposed materials would not be alien in this context.

END