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HERITAGE IMPACT ASSESSMENT INCORPORATING DESIGN & ACCESS STATEMENT

Proposed Single Storey Rear Extension and Internal Alterations at 33 London Road,
Spalding PE11 2TE a Grade II Listed Building, List Entry 1359540

Prepared for: Mr and Mrs O'Rourke

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On Behalf of: South Holland District Council

By Nicola Chamberlain, January 2025

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1. Introduction

1.1 This Heritage Impact Assessment (HIA) and Design and Access Statement has been prepared on behalf of South Holland District Council (SHDC) and written by Nicola Chamberlain of Austin John Ltd.

1.2 This Heritage Impact Assessment (HIA) has been prepared to support proposals affecting 33 London Road, Spalding, a mid-18th-century Grade II Listed dwelling within the Spalding St John's Conservation Area. The report outlines the historical significance, architectural features, setting, and context of the property, and provides an assessment of potential heritage impacts relating to any proposed changes.

1.3 This document has been produced to comply with the guidance set out in Section 16; paragraph 189 to 214 of the National Planning Policy Framework (NPPF) and Policy 29 of the South East Lincolnshire Local Plan (SELLP)

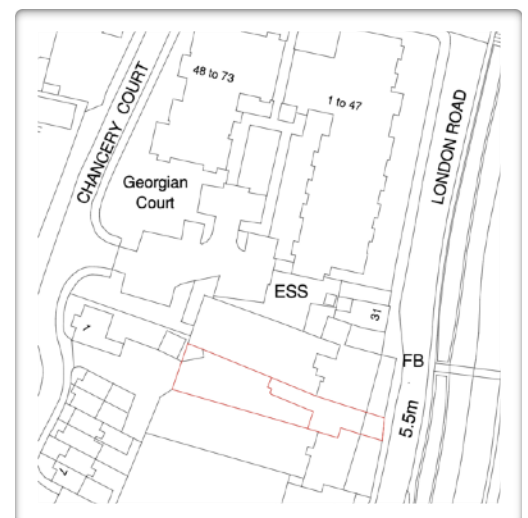
1.4 The Heritage Impact Assessment describes the setting and significance of the building and its contribution to the area. The report sets out relevant national and local heritage policies, statutory duties, and guidance material, against which the proposal should be judged. In the light of this background, the assessment draws conclusions on the impact of the proposed refurbishment on the significance of heritage assets, together with its compliance with heritage planning policy.

1.5 The house is located on the Eastern side of London Road, south of the town centre and directly opposite the river Welland.

Coordinates: Latitude 52.7829°, Longitude -0.1514°

Pic 1.

Site Location from Ordinance Survey showing the property.



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2.0 Listing and Englands Historic Environment Records

2.1 Historic England listing

Heritage Category: Listed Building
Grade: II
List Entry: 1359540
Date First Listed: 29 December 1950
List Entry Name: 33 London Road
Statutory Address 1: 33 London Road

Location

Statutory Address:
33 LONDON ROAD
The building or site itself may lie within the boundary of more than one authority.
County: Lincolnshire
District: South Holland (District Authority)
Parish: Non Civil Parish
National Grid Reference: TF 24777 22192

Details

LONDON ROAD 1. 5313 (West Side) No 33 TF 2421 1/92 29.12.50. II GV

2. Small 2-storey, 2-window house of mid C18. No glazing bars. 1 dormer. C19 ground floor bay. Good modillion eaves cornice. Door of 6 panels, 2 glass, under small rectangular porch in iron treillage.

Nos 31 to 35 (consec) and the Garden Wall to No 34 form a group. (No 35 is a local interest building.)

Listing NGR: TF247772219

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: 197325
Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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2.2 The Heritage Gateway List

The property is not mentioned in the list

2.3 Buildings of England, Lincolnshire - Nikolaus Pevsner

The building is not mentioned.

3.0 Regulatory Framework

3.1. Legislation

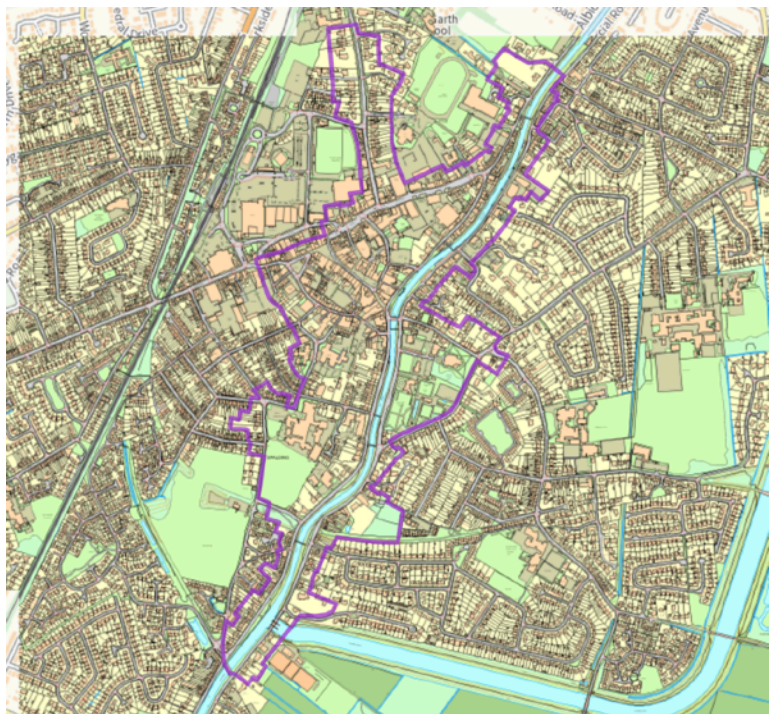
Legislation relating to the historic environment is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Of Particular relevance are Sections 16 and 66 summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.2 Spalding Conservation Area

The Spalding Conservation Area was designated in 1970 and later extended in 1975. It encompasses the historic core of Spalding, including the commercial heart of the town centre and most of the historic settlement on both sides of the River Welland, as well as later Victorian residential development along Pinchbeck Road.

The area is characterised by its relationship with the River Welland, which physically divides the town. Fine Georgian terraces and detached houses line both sides of the river, and the riverbanks provide some of the only open green spaces in the conservation area.



Pic 2. Spalding Conservation Area Map taken from SHDC web maps.

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London Road is a significant component of the Spalding Conservation Area. It features a series of fine Georgian terraces and detached houses that line both sides of the River Welland. These buildings contribute to the area's architectural diversity and historical significance.

The street's proximity to the River Welland enhances its setting, providing picturesque views and a sense of openness amidst the urban environment. The combination of historic architecture and natural features along London Road exemplifies the unique character that the conservation area seeks to preserve.

National Policy Framework (NPPF 2023)

As a conservation area, the City Council have a statutory duty to preserve and enhance the designated area under the Planning (Listed Buildings and Conservation Areas) Act 1990;

- Paragraph 199: Great weight to be given to the conservation of heritage assets.
- Paragraph 200: Any harm requires clear and convincing justification.
- Paragraph 202: Less than substantial harm must be weighed against public benefits.
- Paragraph 164: Supports energy-efficient adaptations where they preserve significance.

Regional Policy Framework

Lincolnshire County has produced a new County Structure Plan. Within this are policies designed to protect and enhance conservation areas within the county

Local Plan Policy

South Holland District Council adopted a new Local Plan in July 2019. The plan contains robust policies with regard to the preservation and enhancement of the conservation areas within the district.

South East Lincolnshire Local Plan (SELLP, 2019)

- Policy 29 – The Historic Environment: Development must preserve or enhance the significance of heritage assets and their settings.

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4.0 The Existing Building

33 London Road forms part of a visually and historically coherent terrace with Nos 31–35, including a listed garden wall to No. 34. No. 34 itself is listed at Grade II*, marking it as a building of particular importance and enhancing the group value of its neighbours.

The mid-18th Century terraced house is built two storeys, two windows wide with complex pitched roofs with a modillion (ornamental bracketed) eaves cornice.

No glazing bars are on the windows which shows they may have likely been replaced around the 19th Century.

The house is accessed at the front by a six panel timber door with a small rectangular iron trellis porch.

The rear of the property has a series of extensions and alterations throughout the nineteenth century with some 20th century interventions such as the large glazed window to the rear.

To the first floor is an Oriel window projection from the building with angled sides and enclosed base. This architectural feature is often found in Victorian and Edwardian buildings, adding both extra interior space and architectural interest.

4.1 Period of Construction:

Estimated circa 1750, during the Georgian period, characterised by restrained proportions, classical symmetry, and modest ornamentation.

4.2 Architectural Features:

- Red brick construction
- Two storeys, two bays
- Modillion eaves cornice
- C19 ground-floor bay (non-original but historic)
- Iron lattice porch
- Dormer window (likely 19th or early 20th-century addition)
- Windows without glazing bars (replacements currently mainly 2 over 2 timber sash)

These alterations reflect the building's layered history, contributing to its architectural interest and authenticity.

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4.3 Alterations:

- 19th-century bay window
- Dormer addition
- Replacement of original sash windows
- Iron porch likely Victorian or Edwardian

All changes are historically embedded, contributing to the evolving character of the property.



Pic 3: The existing front of the building.



Pic 4: The existing rear of the building.

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5.0 Design and Access - The Proposed Works

The proposal is for a single-storey rear extension to replace and enlarge the existing modest kitchen. This will provide a more functional kitchen–family space suitable for modern family life.

This statement should be read in conjunction with drawings;

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Flood Risk Assessment

5.1 External Works

The proposal is to construct a single storey rear extension, rear facing only, which is not visible from London Road or public view.

The proposal is contemporary yet sympathetic design, ensuring a clear distinction between historic and new elements, subordinate in scale, respecting the two-storey main house. The proposed materials will be as close as possible to the existing face brickwork, with slim profile aluminium doors to the rear and the proposed kitchen window will be timber in a style to match the existing timber windows at the property, with a view to re-using the existing window we need to remove to form the opening.

5.2 Internal Works

There is only one wall to be removed to create the opening for the proposed extension.

5.2.1 Drainage

The waste water will connect into existing drains and the rainwater will also connect into the existing.

5.3 Use

The residential use of the property remains unchanged. The extension enhances the functionality of the home.

5.4 Amount

The extension is modest and proportionate, limited to a single storey and located at the rear.

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5.5 Layout

- The extension will adjoin the existing kitchen, extending directly into the rear garden.
- Only one side wall is proposed for removal, retaining the majority of the original plan form.

5.6 Scale

- Single-storey, low-profile form, significantly below the main eaves height.
- Clearly subordinate to the historic structure.

5.7 Appearance

- Materials that complement historic detailing.
- Brickwork to harmonise with the rear elevation, but with modern fenestration (slimline aluminium or similar doors) to express the addition as a new phase.
- The roof form likely flat or shallow pitch with minimal visibility.

5.8 Access

- No changes to vehicle or pedestrian access.
- Internal circulation enhanced with direct access to the rear garden.



Pic 4: Rear view of the proposed

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6 Conclusion

This proposal represents a modest, proportionate, and sensitive intervention that complies with both national and local heritage policies. It balances the needs of modern family life with the preservation of the special architectural and historic interest of the listed building and its setting within the Conservation Area.

The extension is designed to ensure that the historic plan form remains legible, with minimal intervention to original fabric.

The use of complimentary materials prevents confusion between old and new, in line with Historic England GPA3: Managing Change to Heritage Assets.

The extension improves the viability and ongoing use of the listed building, contributing to its long-term conservation.

The works are reversible, with no impact on principal elevations or the roof-scape.

The design approach follows best practice guidance and ensures that the significance of the heritage asset is conserved, with no harm caused to the wider setting, group value, or architectural integrity of 33 London Road.