

DESIGN & ACCESS STATEMENT
Incorporating Heritage Assessment of Significance



For

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PROPOSED ALTERATIONS

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At

**THE SQUARE
CHURCH STREET
SPALDING
LINCOLNSHIRE**

For

SOUTH HOLLAND DISTRICT COUNCIL

Director
A.J. Oglesby RIBA

Company Reg. No.
4419410

LISTED BUILDING CONSENT APPLICATION ISSUE

Site observation and analysis

Location

The site is the Almshouses complex known as The Square at Church Street, Spalding, Lincolnshire. A location plan is included within the application to identify this.

Background

The Almshouses provide residential accommodation for a number of people in the form of 2 houses and 14 apartments. They are understood to be in the ownership of SHDC. The site was the subject of a successful Listed Building Consent application in summer 2014 which sought permission to upgrade fire division barriers within the roof voids. The applicant's agent is not aware of any further planning applications for this site either current or in the recent past.

Site description

The site fronts Church Street on its southern boundary. Development on the site comprises three blocks arranged to form a square around a central, grassed courtyard. Each block is two storeys in height beneath a pitched, gable roof.

Pedestrian access and egress from the site occurs on the south boundary direct from Church Street. There is no major vehicular access.

Site boundaries

There are modest, private residential gardens to the rear of each of the three blocks, these are enclosed by walls and fences. No further information is considered necessary as the proposal has no impact upon the boundaries of the site.

Neighbouring Development

The site is surrounded on all sides by residential dwellings.

Historic Value Assess Assessment (HE6)

The local publication 'Aspects of Spalding – People and Places' written by respected local author's Michael Elsdon and the late Norman Leveritt gives the following information which describes early development of this site:

'The 'Gamlyn's Almshouses' in Church Lane (now Church Street), consisted originally of a single cottage, afterwards of a row of cottages opening upon the street, rebuilt about 1760. They were endowed by Mr. John Gamlyn prior to 1620. These cottages becoming dilapidated and otherwise untenable, were pulled down in 1844, and the present buildings erected to accommodate 34 inmates who received 3s. 6d. a week, with medical attendance, coals, and rooms free of costs, and are required to satisfy the Town Husbands that they have been resident in Spalding many years, maintaining a good character, and possessing at least 2s.

6d. a week of their own, or guaranteed by their friends. (From "The History and Recollections of Spalding." Lecture by Canon Moore. 1885. Page 6).'



The Gamlyn Almshouse, Spalding

Picture taken from 'Aspects of Spalding – People and Places by Norman Leveritt & Michael J. Elsdon

There is evidence to suggest that the site was first developed for this purpose as early as 1501 and that the present buildings date from 1843-44. The details of the listing are as follows:

CHURCH STREET 5313 (North Side) Gamlyn's Almshouses TF 2421 1/35 29.12.50.

CHURCH STREET 1. 5313 (North Side) Gamlyn's Almshouses TF 2421 1/35 29.12.50. II GV 2. Foundation of 1501, rebuilt 1843-4. Gothic style, quadrangular plan, with open side to road. 3 blocks of 2 storeys in red brick with ashlar dressings. 6 rectangular windows with 2 pointed lights, Gothic glazing, under drip moulds, and 2 slits to each block. Each block has centre gable. Doors with 4-centred arches and rectangular drip moulds, foliated terminals. Pinnacles at street and gable ends in centre. Cartouches in side gables and oriels in gable ends facing road, crenellated parapets and leaded lights. Also an oriel to centre of centre block, which projects slightly with buttressed quoins. Brick plinth. Modern roofs. Very low garden wall to road, with 2 modern iron gates. Gamlyn's Almshouses, Nos 3 to 8 (consec), Former Stables to No 3 and Garden Wall to the south of No 4 form a group.

The Grade II Listed status establishes the general value of the site both in historic and architectural terms. The author's valuation follows:

Exterior

Courtyard Elevations

The courtyard elevations are constructed in red brick with ashlar surrounds to window and door openings, stone dressings to central gable and stone cartouches. All of these elements appear original to the building and as such are of architectural and historic value. Windows within these elevations are of iron design within stone surrounds, again these embody value both historically and architecturally. Rainwater goods are generally of cast-iron construction, painted black and appear appropriate for the building. Above eaves level all blocks feature a pitched roof with concrete interlocking tile coverings. Clearly there has been intervention in the second half of the 20th Century and as such the value associated with the roof and in particular the tiles is significantly diminished. Chimney stacks still exist to all blocks and although their positions appear original it is suspected that several may have been at least partially rebuilt. As such the value of the stacks is decreased though still significant.

Church Street Elevations

As with the courtyard elevations, those to Church Street are constructed of red brick with significant original stonework. In addition these elevations feature central oriels and corner and gable pinnacles. Clearly these elevations, along with those to the central courtyard hold the greatest value both historical and architectural.

Rear Elevations

The rear elevations to all three blocks are far less consistent in terms of both materials and design than those facing the courtyard and Church Street. There is no stonework to these elevations and various layers of later building alterations have left a patchwork of poorly matching brickwork infill. New and adapted window and door openings have been created all generally with simple 20th Century straight soldier courses above and without reveal detailing. Window design to these elevations is also clearly 20th Century with all being painted timber construction. There are various services openings to these elevations and many wastes and stacks have been installed which are of plastic construction. Overall, it is therefore concluded that the design and construction quality of the rear elevations was always inferior to that found to the courtyard and street frontage but that in addition further historic value has been lost as a result of insensitive 20th Century intervention.

Interior

The buildings appear to have been the focus for refurbishment on numerous occasions and it is known that some of these works have resulted in the reconfiguration of the internal layouts, though details of the changes are not known. That said, there are few architectural details remaining internally that are considered to be of significance historically or architecturally. Walls are generally painted plaster with simple skirtings and covings, floor coverings have been replaced and it is suspected that internal ceilings may be of plasterboard construction. All services installations, sanitary ware, kitchens and general fittings are the result of 20th Century fit outs.

Valuation Summary

It is therefore concluded that embodied historic and architectural value remains in the buildings in largely the following order:

1. External brick and stonework, iron windows and cast rainwater goods to the Church Street and courtyard elevations – all appear original and are therefore of highest value.
2. Roof shape and chimneys – roof configuration and chimney positions and stacks generally appear original and are therefore of value though finishing materials for the roof are C20 and some historic and architectural value in the upper parts of the stacks has been lost.
3. Positions of rear elevation walls are original and record the outer wall position though layered alterations and the installation of C20 windows, doors and services have greatly reduced both the historic and architectural value. There is little remaining of value within the outer elevations though areas of them remain partially visible from Church Street.
4. Internal joinery, finishes and fittings are mostly C20 and there is therefore considered to be little or no historic or architectural value internally.

Impact of the proposals

External elevations to Church Street and Courtyard and the Roof

The development proposed limits works to the valuation summary category 1 areas (elevations to Church Street and the courtyard) and 2 (roof and stacks) to sensitive repair and refurbishment using like for like materials and traditional techniques and as such the impact upon the historic and architectural value will be minimal. Indeed the works are proposed to protect and extend the life of the building fabric. The proposals to these areas are clarified as follows:

- i. Repairs where necessary to stonework.
- ii. Refurbishment, repair and redecoration of iron windows.
- iii. Refurbishment, repair and redecoration of timber doors and frames.
- iv. Refurbishment, repair, redecoration and re-seating of cast-iron rainwater goods.
- v. Replacement, repair and redressing of flashings.

External elevations to rear

The proposals to the valuation summary category 3 areas (rear elevations) are more extensive in that they include new provision for ventilation of the internal spaces. Given that the rear elevations have already been extensively altered during the course of the building's life it is not believed that the proposed works will lead to significant further loss in value either historically or architecturally. The proposals to this area are clarified as follows:

- i. Installation of boiler flues (for heating and domestic hot water).
- ii. Installation of local extract fans for wet areas (kitchens and bathrooms).
- iii. Installation of components associated with the general ventilation systems.

Internal areas

The proposals to the valuation summary category 4 areas (building interior) are again more extensive in that they include the strip out and replacement of kitchens and bathrooms together with associated structural alterations, service upgrades and the replacement of the existing secondary double glazing. Of these, only the structural alterations and slight reconfiguration of rooms will have impact upon elements that could be part of the original building fabric (since all internal fittings and many areas of finishes have been replaced previously). The original wall configuration is not known so it is difficult to establish, from visual inspection alone, whether the walls impacted upon are historic or not. That said, the amount of reconfiguration is limited and there are no proposals to alter what appear to be main structural separating walls. As such, though it is acknowledged that this intervention will impact upon the building it is not considered that the effect of the impact will significantly change the overall internal feel or appearance fundamentally. The loss of historic fabric will be limited since the alterations are restricted in scope. The proposals to this area are clarified as follows:

- i. Strip out and replacement of fitted kitchens.
- ii. Strip out and replacement of sanitaryware in bathrooms.
- ii. Removal of sections of internal wall and introduction of associated structural support.
- iii. Infilling of some internal doorways.
- iv. Creation of small store cupboards.
- v. Upgrading of general building services.
- vi. Alteration to internal finishes in association with i and ii above.
- vii. Installation of components associated with the general ventilation systems.
- viii. Removal and replacement of secondary glazing systems.
- ix. Replacement of a very limited amount of timber skirting boards which have dry-rot.

Summary of impact

In general terms it is considered that much of the work is extended maintenance and repair that in effect will have only positive impact upon the building fabric. It is acknowledged that the introduction of ventilation and heating systems will require local alterations to the building

exterior however these will be located on the rear elevations where the historic and architectural value is lowest. The installation of such systems will however have a positive impact upon the building fabric by ensuring it remains warm and that the risk of condensation and associated problems is reduced.

Alterations to internal walls are again acknowledge as having an impact but again the lower architectural standard of these elements will mean that any loss is limited. Alteration works of this type have been minimized.

Existing access arrangements

No information is considered necessary as the proposal has no impact upon this.

Streetscape / planting

No information is considered necessary as the proposal has no impact upon this.

Amenities

No information is considered necessary as the proposal has no impact upon this.

Views into, through and out of the site

No information is considered necessary as the proposal has no impact upon this.

Context - Physical

No information is considered necessary as the proposal has no impact upon this.

Context - Social

No information is considered necessary as the proposal has no impact upon this.

Context – Economic

No information is considered necessary as the proposal has no impact upon this.

Site Evaluation

Details of the site and general context have been recorded and analyzed within the site observation and analysis above. From those findings the following key statements are identified.

1. Considering the historic and architectural value of the external elevations facing Church Street and the Courtyard works to these elements should be restricted to general, sensitive repairs and refurbishment with no fundamental changes being made. Any new materials introduced should be a good match to the existing and should be installed using traditional methods and techniques.
2. The client brief does not require works above eaves level however defective flashings should be attended to whilst access is available. Again any new materials introduced should be a good match to the existing and should be installed using traditional methods and techniques.
3. There is reduced historic and architectural value in the rear elevations and so it would be appropriate for any intervention required in the external fabric to be located in these elevations.
4. Internal fit out alterations will not have significant impact upon the building fabric beyond that that has occurred in the 20th Century. Therefore new fit out works are unlikely to be of detriment to the building.
5. Internal structural alterations can be accommodated without great detriment to the building although should as ever be restricted to only that which is required to suit the revised layout.

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

The site is used as residential accommodation. This proposal will make no changes to this.

Amount

It is proposed that the structural alterations to the buildings are limited in scope only to that which is required to meet the client's requirements in respect of kitchen accommodation. Externally, vents and services will be minimized and will be located as sensitively as possible and shall in all cases avoid routes through the Church Street and Courtyard elevations.

Layout

The drawings supplied as part of the application show the layout changes proposed. The general room layouts will remain unchanged. No external layout changes are proposed.

Scale

The works are limited in scope, scale is not considered a relevant issue.

Landscaping

This proposal has no impact upon landscaping.

Appearance

Externally, works will improve the appearance of the Church Street and Courtyard elevations as relevant items will be newly decorated and windows will have been refurbished. New services on the rear elevations will be minimized and sited sensitively to reduce impact. All other works will be internal only.

Access Statement:

The proposed works will not impact upon 'accessibility'.

Demolition Statement:

The proposal only requires partial internal demolition, the extent of which is indicated on the drawings. This has been minimized to provide only what is required in respect of enlarged kitchen space.

Conclusion:

It is concluded that the proposed works would offer the following benefits:

1. The external maintenance works would prolong the life of the external elements and the refurbishment of the windows would allow better operation and improved security.
2. The works to building services would improve efficiency and safety and would again reduce risk to the building from services related issues.
3. The installation of improved heating and ventilation will help to keep the building dry and will therefore reduce risk associated with condensation.