

Oglesby & Limb Ltd

Chartered Architect &
Technologists

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

O&L

Heritage Impact Assessment



Proposed Conversion of Offices to Dwelling at 15 High Street, Spalding, PE11 1TW

September 2022

A1609 – HIA rev P1 – PLANNING / LBC APPLICATION ISSUE

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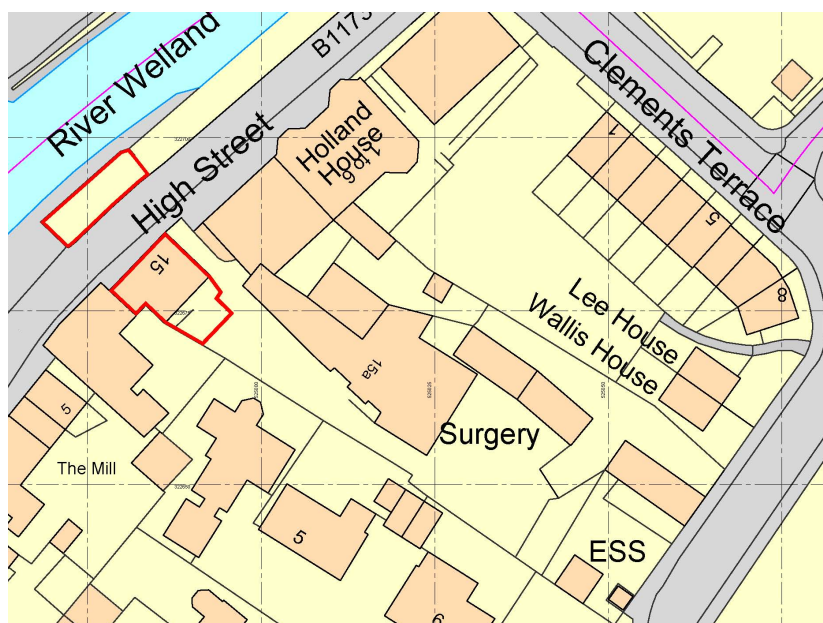
A1609.01. P1	Site Location and Block Plans
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A1609.03. Pr	Elevations and Photos
A1609.04. Pr	Site Block Plan - showing proposed fence location
A1609.05. Pr3	Floor plans as proposed

1.0 INTRODUCTION

- 1.1 This Heritage Impact Assessment (HIA) has been prepared on behalf of South Holland District Council (SHDC) by Oglesby & Limb Ltd (O&L). The report has been written by John Hemingway BA (Hons), MA (Arch. Conservation) MRICS ACIfA IHBC,
- 1.2 The assessment supports proposals to change the use of 15 High Street, Spalding PE11 1TW, from A2 (Financial and Professional Services) to Residential. The proposals do not change any of the historic fabric internally or externally. All new works will be formed around historic fabric and the works will be completely reversible. The works are discussed in Section 5.
- 1.3 The Heritage Impact Assessment responds to the requirements of Section 16; paragraphs 189 to 208, of the National Planning Policy Framework (NPPF) revised 20 July 2021, particularly paragraph 194 which requires that applicants for planning permission and listed building consent should describe the significance of any heritage assets affected by development proposals, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 1.4 The Heritage Impact Assessment describes the setting and significance of the building and its contribution to the adjacent designated heritage assets. 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 development on the significance of heritage assets, together with its compliance with heritage planning policy.
- 1.5 15 High Street, Spalding PE11 1TW is a Grade II listed building that is situated on the east side of the River Welland

Fig 1 Extract from the Ordnance Survey map showing the property with its parking area close to the river.

Location (Long/Lat
52.7872 N . 0.1481W).



2.0 LISTING AND ENGLAND'S HISTORIC ENVIRONMENT RECORDS



Fig 2. View of 15 High Street from across the River Welland

2.1 Historic England listing

Heritage Category: Listed Building

Grade: II

List Entry Number: 1169025

Date first listed: 29-Dec-1950

Statutory Address 1: 15, HIGH STREET

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 24986 22678

Details

HIGH STREET 1. 5313 (East Side) No 15 TF 2421 1/81 29.12.50. II GV

2. Early-mid C18 house with modern fenestration 5 storeys and basement in brick with Welsh slate roof. Small wood cornice. Band between basement and ground floors. 4 steps to inset door of 6 panels (2 glass in plain moulded stucco case with plain pilasters, frieze and cornice. Interior has C18 panelling in hall.

Nos 12, 14, 15, Warehouse occupied by G W Plowman and Son and Holland House form a group.

Listing NGR: TF2498622678

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 197305

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.

2.2 The Heritage Gateway List

The property is not mentioned in the list

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

South Holland District Council has designated the historic centre of Spalding Conservation Area under section 69/70 of the Town and Country Listed Building and Conservation Area Act 1990 and as a conservation area of special architectural and historic interest has duties as a result.

These include:

National Policy Framework

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

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

The District Council adopted a new Local Plan in July 2006. The plan contains robust policies with regard to the preservation and enhancement of the conservation areas within the district.

4.0 CONTEXT OF THE BUILDING

4.1 Location and Setting of the town

Spalding is the principal market town within the administrative district of South Holland, Lincolnshire. Spalding is located to the east of the district and is approximately fifteen miles north-east of Peterborough and fifty miles from the City of Lincoln.

The Spalding conservation area covers the commercial heart of the town centre and most of the historic settlement which straddles both sides of the River Welland.

4.2 General Character of the town

Spalding derives its main character from the River Welland which physically divides the town, with the parish church and Ayscoughfee Hall to its east and the historic commercial area to its west.

Fine Georgian terraces and detached houses line both sides of the river

Many of the original warehouses are now mainly converted to residential use.

4.3 Positional Context

4.3.1 The listing says that No 15 forms a group with:

No 12 High Street – Two storey house built in 1746 of local brick with slate roof, designed by the architect William Sands and now used as a day nursery

No 14 High Street – Selby House, Three storey house built in 1807, built of local brick

Warehouse occupied by G W Plowman and Son - built circa 1800. 4 storeys. 2 adjoining sections in brick, now rendered and carved as stone. 7 windows and 4 windows. Main section has 5 windows and flat-arched doorway. Left-hand section has high round-arched carriage entry and the archway repeated, forming recess over adjoining window. Only 2 top storeys of this section and ground floor have windows.

Holland House - Three storey, brick-built house of c.1768, and altered c.1845. Thought to have probably been designed by architect William Sands Jr.

4.3.2 Pevsner in his perambulation of Spalding stated that:

No 15 has stone surrounds to the windows and may have been built for John Richards by George Sharpe and George Andrews in 1768

The buildings of England – Lincolnshire second edition Nikolaus Pevsner and John Harris
Page 677 ISBN 0 300 09620 84.2

NOTE: Pevsner links No 15 directly to Holland House by its date and owner

5.0 THE PROPOSED WORKS

5.1 Drawings that accompany the application

- A1609.01. P1 Site Location and Block Plans
- A1609.02. P1 Floor plans as existing
- A1609.03. Pr Elevations and Photos
- A1609.04. Pr Site Block Plan - showing proposed fence location
- A1609.05. Pr3 Floor plans as proposed

5.1 Internally the works are shown on Drawing No's A1609-02 p1 (Existing) A1609-05 pr3 (Proposed)

5.1.1 Cellar There are no works proposed to this area

5.1.2 Ground Floor - coat and boot area.

A new section of full height fire resisting stud partition with a fire door.

Existing Historic fabric has been fire proof treated previously, new partition to abut it with soft fireproof joint

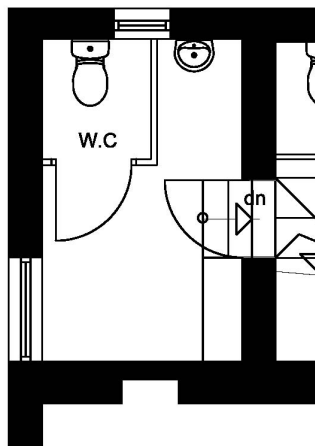
Fig 3. View towards coat and boot area showing existing.



5.1.3 First Floor - Bathroom

Modern partition which clashes with the window to be removed and bathroom facilities installed

Fig 4. Extract from Drawing A1609-2 existing layout and detail from A1609 -03, external elevation photograph (Fig. 9)



5.1.4 First Floor - Living Room

A new section of full height fire resisting stud partition with a fire door to form a lobby

Fig 5. View of the existing office with shelving to be removed and new fire lobby to be introduced



5.1.5 Second Floor - Shower Room

Modern worktops and shelving to be removed, and room reconfigured as shower room, complete with new fittings and alterations to services.



Fig 6 & 7. Modern worktops and shelves to be removed to allow shower installation



5.1.6 Second Floor - Bathroom

A new full-height, stud partition to be added in width and construction to match existing.

Modern worktops and shelving to be removed, and room reconfigured as a bathroom, complete with new fittings and alterations to services.



Fig 8. Modern worktops and shelves to be removed to allow installation of a bathroom

5.2 Externally - the proposals are shown on Drawing No A1609-03 pr

5.2.1 Front West Elevation

There are no works proposed to this area

5.2.2 North Elevation.

There are no works proposed to this area

5.2.3 Rear East Elevation

Existing exposed above ground foul drainage to be reconfigured to suit the position of the new internal sanitary fittings. Final positions to be agreed.

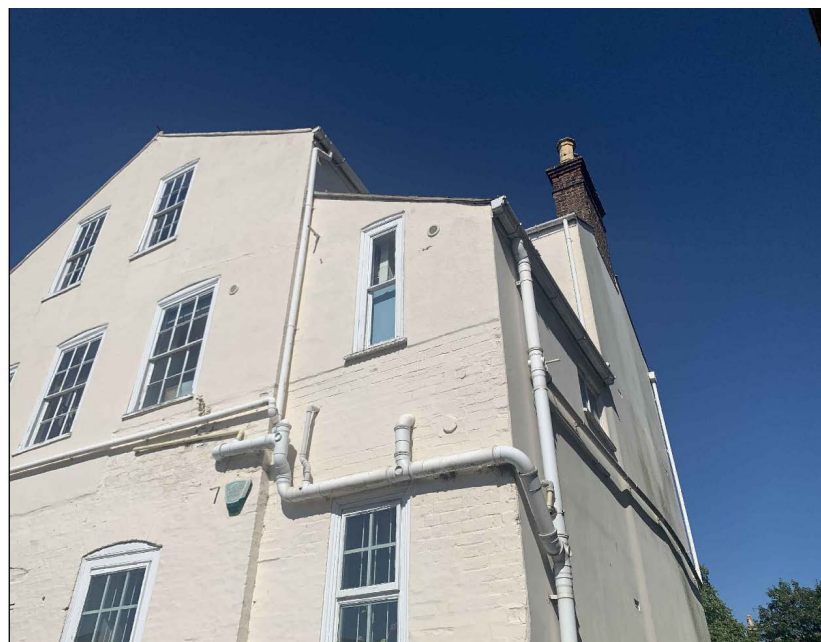
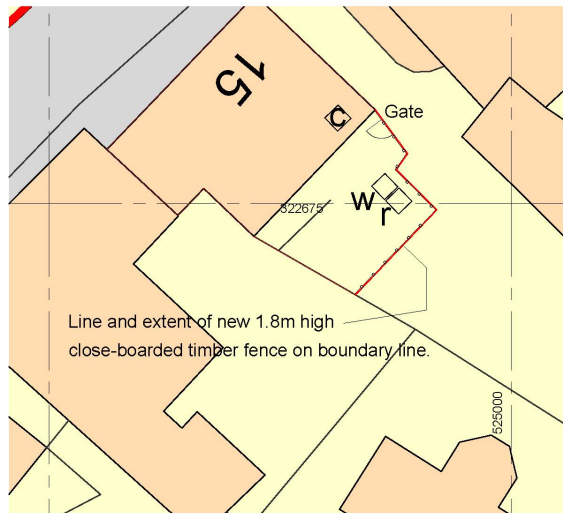


Fig 9. The rear east elevation showing the above ground drainage that requires reconfiguration

5.2.4 Rear of the property

Proposed new close boarded fence with pedestrian access gate.



Site Block Plan - showing proposed fence location
Scale 1:200 @ A3

Fig 10. Line of boundary fence shown on the block plan and photograph of yard that will be enclosed



6.0 CONCLUSIONS

6.1 Design Philosophy

This report has assessed the historical and architectural significance of 15 High Street and assessed the impact that the works that are the subject of the application for listed building consent would have on that significance.

The house and its listed grouping are an important example of 18th Century architecture, the front elevation will not change in any way.

6.2 Removals

The application for listed building consent seeks to remove internal works that have been carried out previously using inappropriate materials and workmanship. These works clearly cause harm to the character of the listed building. Removals will be carried out carefully and any making-good will be done using materials to match the existing and will be carried out by appropriately skilled tradesmen.

6.3 Proposals

The proposed works set out in this application seek to allow the house to be reused as a family home which will improve the property both immediately and into the future. The proposed works will be reversible and have been informed by historical research and are intended to be sympathetic to the existing fabric.

John Hemingway B.A (Hons) M.A (Architectural Conservation) MRICS ACIfA IHBC

16th September 2022

Oglesby & Limb Ltd, Market Chambers, 12 Market Place, Spalding, Lincolnshire, PE11 1SL

+44 (0) 1775 761196