



DOWLMAN
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Planning | Design | Project Management

HISTORIC IMPACT STATEMENT

FOR

PROPOSED RESIDENTIAL DEVELOPMENT

AT

**Broad Street Business Centre
10, Broad Street,
Spalding,
PE11 1TB**

FOR

Active Property Management Ltd.

Job No B2931

February 2016

Architectural Consultants



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**By appointment only*

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AT

**Broad Street Business centre,
10, Broad Street,
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PE11 1TB**

Date:	February 2016
Project Number:	B2931
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1.0 INTRODUCTION/EXISTING

1.1 Active Property Management Ltd has commissioned Neil Dowlman Architecture to procure Planning Permission for a proposed new development on land occupied by the Broad Street Business Centre at 10, Broad Street, Spalding PE11 1TB.

1.2 PPS5 has introduced a requirement to provide a *Historic Impact Assessment* on all projects that are likely to impact upon the setting or fabric of any Listed Buildings or assets in the vicinity, and therefore, the following document seeks to investigate any impacts on any assets in the vicinity of the proposal site, resulting from the proposed work.

1.3 **This assessment studies the impact of the proposal upon the Listed Buildings and Assets in the vicinity of the site, but does not look into the impact of the proposal upon any known, or hitherto unearthed, archaeological assets in the vicinity.**

1.4 The site of the proposals described below is on the north-east side of Broad Street, just 50 metres south-west of the junction with New Road. Broad Street runs south from here, joining the east end of Spalding Market Place 175 metres south of the site, and New Road leads west to the opposite end of the Market Place and east to the river and the Pinchbeck Road. The site is currently occupied by a C20 industrial unit which presents to Broad Street with a 2.5/3 storey frontage of 7 bays width. The lower storey is all in brick with a slightly off centre doorway, three tripartite casement units to the left and 2 similar units to the right with a single bay window beyond. All of the openings have ashlar surrounds. Above, the upper storey is all clad in coloured, profiled, metal or similar material with no windows and the block appears as having a flat roof. This front block is, however, only 10 metres or so deep beyond which there is a single storey portal framed building that fills in the remainder of the site area, back to the boundary with an old cinema (now Bingo hall and club) on Westlode Street. Included in this rear range is a small shop with a brick frontage to Westlode Street, (No 77). This also has a corrugated roof with sheet cladding on the exposed west wall.



Spalding Business Centre,

1.5 The site does not have a regular shape, but presents to Broad Street with a frontage of 18/19 metres and has an overall depth of approximately 66 metres. The area of the site is 1198 square metres

1.6 The north boundary of the site abuts The Spalding Gentlemens' Society museum and then wraps around the rear (east) side of the museum where the north boundary then adjoins the back boundaries of a number of small houses facing onto Westlode Street. The east boundary, as mentioned above at 1.4 adjoins the perimeter boundary of The Umbrella Club and Bingo Hall, (also off Westlode Street). To the south, the whole site boundary abuts the grounds of the Spalding Constitutional Club. (car parking, gardens and bowling green) and across Broad Street, the site faces the Spalding Methodist Church and school rooms.



Umbrella Club and Bingo Hall on Westlode Street (Site is to right)



Nos 77 & 78 Westlode Street

1.7 The following Listed Buildings/Assets have been identified from the Lincolnshire Register of Listed Buildings:-

- i) The Spalding Gentlemens' Museum, abutting the north boundary of the site,
- ii) The Spalding Constitutional Club, immediately to the south of the site with grounds stretching back the full length of the site's south boundary,
- iii) Broad Street Methodist Church and Attached Sunday School, immediately opposite the site, and
- iv) A wall at 11, Broad Street (The Constitutional Club). It is assumed from the description with the listing that this wall is possibly that to the front of the actual club, although it is clear that this existing wall has no stucco facing.



Spalding Gentlemen's Museum
(note No 10 Broad Street to right)



Spalding Constitutional Club and wall
(10 Broad Street to left).

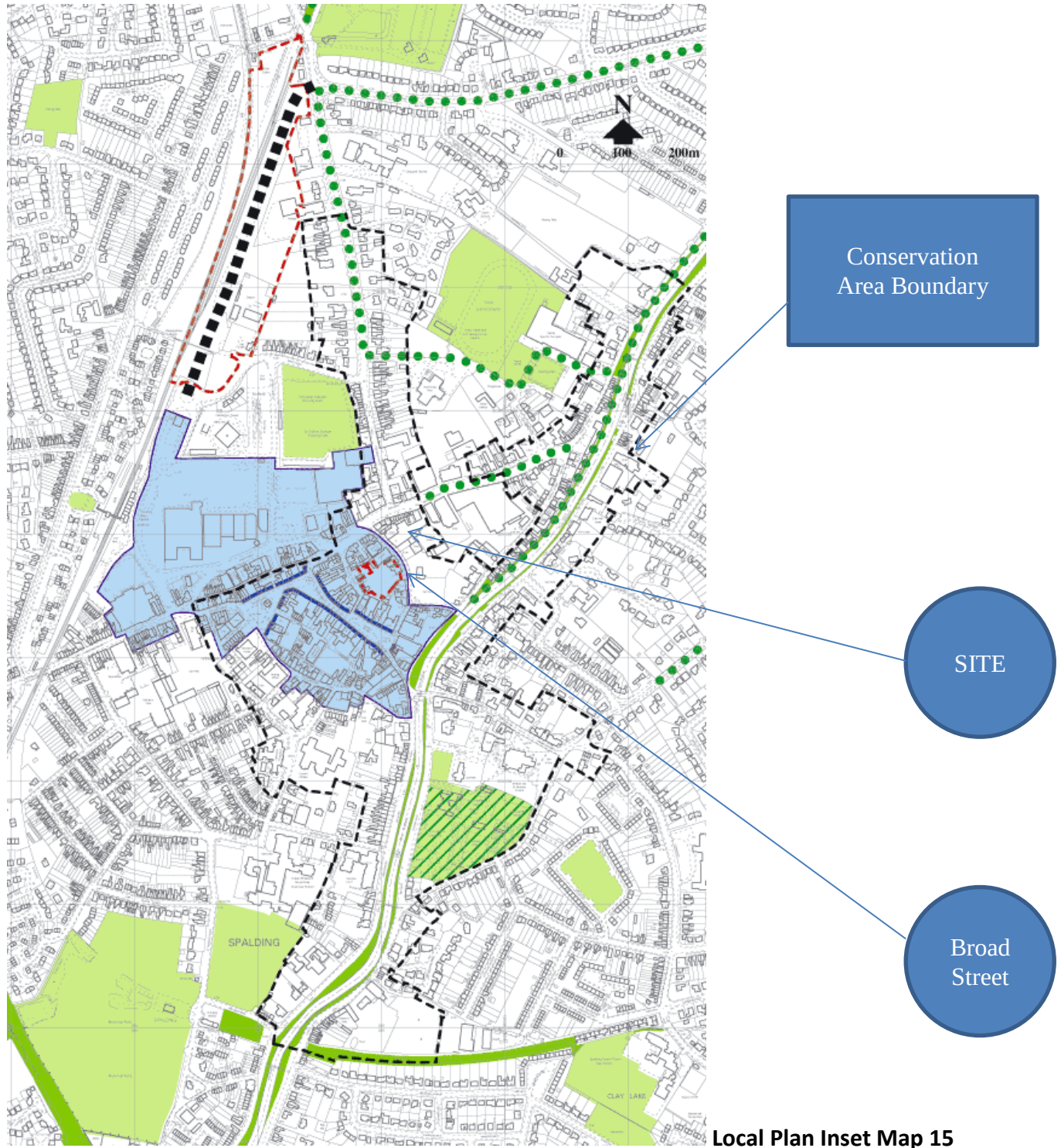


Methodist Church Schoolroom opposite site



Spalding Methodist Church (Note modern flats beyond).

1.8 The South Holland Local Plan, Inset Map No. 15 shows the centre of Spalding and clearly indicates that the site, as well as being well inside the defined settlement, is just inside the Spalding Conservation Area, with the extreme north-west boundary of the site being concurrent with the boundary of the Conservation Area.



2.0 THE PROPOSAL

2.1 After demolition of the existing portal building, and the frontage to Broad Street, it is proposed that the site be redeveloped to provide up to 26 no. residential apartments, comprising one and two bedroom units.

3.0 IMPACT OF THE PROPOSAL UPON THE LISTED BUILDINGS AND CHARACTER OF THE CONSERVATION AREA

3.1 In the first instance, an assessment of the character of the north part of Broad Street, within the Conservation is proposed.

3.2 Full Listing descriptions of the Listed Buildings above are included at Appendix B below, but if this assessment is limited to the area between New Road and a point equidistant to the south of the site it is clear that, apart from the existing building on the proposal site and a new block of flats to the south of the Methodist Chapel, the majority of the buildings are all pre C20 in origin.

To the north-west of the chapel there is a group of five C18/C19 shops, with two storeys' of accommodation over. These shops are all of a single build and style and stretch around the corner from New Road into Broad Street. There then follows the Schoolroom and Methodist Church, before coming to the new flats, mentioned above, that are opposite the Constitutional Club. Opposite the shops on the nw.corner of the street is a further C18/C19 shop with accommodation over that wraps around the corner from New Road into Broad Street, but between this and the Gentlemens' Museum is a smaller white rendered house with a shop in the first bay. The south-east gable of this house is shared with the Gentlemens' Museum with a narrow passage between the two buildings. South of the Gentlemens' Museum is the proposal site and then the Constitutional Club, but beyond the club there is only No 12 on the east side of Broad Street before a public car park on the corner of Herring Lane. No. 12 is a red brick house with slate roof and a four bay frontage. This is evidently later than the Constitutional Club, but is not C20. Elsewhere, Broad Street, as far as Herring Lane, is largely occupied by much later buildings.

The character of the north-west end of Broad Street is, therefore, singularly defined by the three listed buildings mentioned and the building on the proposal site is somewhat out of place. Buildings of the same age and type continue the theme of Broad Street into Westlode Street, New Road and Red Lion Street with few exceptions.

3.3 It is clear, therefore, that any proposals for the site in question should ideally echo the proportions of the three listed buildings, at least insofar as what is visible from Broad Street (i.e the frontage to Broad Street) and Westlode Street. But it should be noted that east of No. 77, Westlode Street has been transformed by a significant amount of later C20 building and even the shopfronts of No 77 and No 78 have the hall marks of this later development.

3.4 The site has a frontage to Broad Street of 18/19 metres and has the Gentlemens' Society Museum on one side and The Constitutional Club on the other, both of a similar height but the latter having a parapet wall around the roof. Interestingly the roof of the existing building on the proposal site is higher than both of these buildings but not as high as The Methodist Chapel or the new block of flats opposite.

3.5 There is reason to believe that new development on this site could impact upon the three Listed buildings identified because of the narrowness of the site frontage and the proximity of the Listed Buildings, however, if the height of new development is restricted to similar levels as the Gentlemens' Society Museum and the Constitutional Club, then the effect would be minimised and taller buildings could be sited to the rear of the site up to the boundary with the Umbrella Club and Bingo Hall.

4.0 CONCLUSION

4.1 The existing building sited at 10, Broad Street, Spalding is evidently out of character with the area and does not sit comfortably alongside the Listed Buildings identified.

4.2 Broad Street is clearly identifiable by the presence of a number of significantly sized buildings, of a similar age, that form a buffer between the commercial/retail buildings on the east side of Spalding's Market Place and the more industrialised scale of building to the east. The group is located behind a belt of smaller scale shops to the north-west and leads to a more open street character to the south-east, before the close knit environment of The Market Place is then entered. The current building on this site fits more closely with the buildings to the north-east along Westlode Street.

4.3 The proposal for the site is pre-empted by the demolition of the existing industrial style of unit on the site, but a new development of apartments is suggested. Any development on the Broad Street frontage should be kept to a relatively low height (compared to other buildings on Broad Street) but larger, taller units can then be sited to the rear. In this way, the new development will not impact negatively upon the setting of the Listed Buildings or the character of Broad Street and any larger building to the rear of the site will provide a stepped increase in scale towards the mass of the Umbrella Club and the Bingo Hall and towards the much bigger structures to the west.

APPENDIX A

LISTING DATA

1/ Spalding Gentlemens' Museum. Grade II, Listed 20/11/1975. Building ID 197247.

Dated 1910. Architect, J.B. Corby and Sons. 2 storeys in red brick with ashlar dressings and hipped Welsh slate roof. Gabled centre section breaks forward. 1 window of 16 lights, mullion and transom, beneath rectangular drip mould with shield with coat of arms above. Also 3 labels with legends "Literature", "Art", and "Science". 2 plaques with monograms to sides and centre plaque with frieze of figures above door. Moulded string between storeys. The ground floor of this section has 2 windows of 4 lights under rectangular drip moulds. Doorway in stone with carved spandrels and panelled door with mask in rectangular fanlight. The side sections have one 4 light window to each storey to the left, and 1 window of 2 lights to each storey to the right. 2 labels dated 1710 and 1910 respectively.

Nos 8 & 9 are included in the museum as a group.

2/ Constitutional Club, Spalding. Grade II*, Listed 29/12/1950. Building ID 197248.

Fine mid C18 house in local brick with double Welsh slate roof with end stacks and 3 dormers. 2 storeys and attic. Stone band and moulded cornice and pediment. Parapet with stone capping. 7 windows, centre (with 3 windows), breaks forward, no glazing bars. Painted band between storeys. Good doorcase with pilasters, triglyph frieze and segmental modillion pediment. Double doors, mainly glazed. 6 windows on ground floor. 2 storey lower extension to left.

3/ Wall to No. 11, Spalding. Grade DL. Originally listed on 20/11/1975 then delisted 12/02/1976. Building ID 197249.

Stucco garden wall, railings gone, wrought iron gates and overthrow, rusticated gate piers, stucco on brick.

n.b. It would seem that the removal of the stucco finish resulted in the de-listing??!

4/ Broad Street, Methodist Church and Attached Sunday School. Grade II, Listed 11/08/1995. Building ID 438571.

Methodist Church and attached Sunday School. 1887. By F. Boreham. Red brick with ashlar dressings and Welsh slate roofs with decorated terracotta ridge tiles. Chamfered plinth. Church entrance front has a pair of ashlar doorways which project slightly from façade, both have pointed arch surrounds with moulded arches supported on pilasters with banding and stiff-leaf capitals, plus pairs of C20 glazed doors with quatrefoil overlights. Each doorway is topped by a decorated gable with carved angel kneelers and foliate finials. Behind these gables a band of blind pointed arches continues in brick across the whole façade, and either side are single plain lancets. Above a tall 4 light pointed arch window with rectilinear tracery, moulded brick hood and ashlar impost band. Above in the gable a tiny ventilation

lancet. Either side of this central section are octagonal turrets each topped with a stone spire. Beyond single storey stair wings, each with doorways with gabled ashlar surrounds, pilaster jambs and carved foliate heads, C19 plank doors with ornate iron hinges. Above each door a pair of thin lancets, and an ashlar parapet decorated with trefoils. The ends of these wings have a single lancet and above a circular window under a gable. The side facades each have 8 windows arranged 2:4:2 the 2 central gables each have 2 tall lancets divided at gallery level and topped with a circular window under a coped gable with brick buttresses between and either side each topped by an ashlar finial. The flanking 2 windows on each side are flat headed and divided at gallery level.

There then follows a description of the interior features of the church.
The description does not give any details of the school room.