SUPPORTING STATEMENT
(Incorporating Heritage Impact Assessment)

For

PROPOSED REDEVELOPMENT OF FORMER BUTCHER'S FACTORY SITE

At

FOUNDRY LANE
SPALDING
LINCOLNSHIRE

For

GCM ADAMS 2007 DISCRETIONARY TRUST

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



PLANNING APPLICATION ISSUE

Application Summary

- This full planning application seeks approval for the redevelopment of a site in Spalding town centre.

- The key components of the proposal are as follows:

    1. To demolish a derelict factory and former cottages.

    2. To reclad a portal frame shed and repurpose it for storage complete with access and parking.

    3. To reuse the cleared site to provide additional external recreation space for the adjacent nursery buildings.

- The site is in Flood Zone 3.

- The site is within the Spalding Conservation Area, but the specific site contains no buildings of historic interest and could, in its present state, be considered to be detrimental to the Spalding Conservation Area.

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Introduction

On the 11th August 2025 Oglesby & Limb Ltd submitted a pre-application advice enquiry for the potential redevelopment of the former butcher's factory site off Foundry Lane in Spalding town centre. The enquiry set out the components of the proposal and these remain largely the same within this application. The major components that remain the same are as follows:

1. The cottages fronting Foundry Lane are still to be demolished and the ground resurfaced for parking. The only change here is that the cottages partially collapsed on the 23rd March 2026 and so are in a deteriorated condition.

2. The portal frame building is still to be stripped back to the frame and reclad to enable it to be used as a store.

3. The irregularly shaped, flat roof block is still to be demolished down to slab level and the upper surface is to be covered to facilitate use as an outdoor recreational space for the nurseries adjacent.

The following elements from the pre-app enquiry have been altered:

1. The previously proposed covered link canopy connecting the two nurseries that defined the south boundary has been omitted as this is not required by the nurseries.

2. The boundary treatments to the Priory Road frontages (east and south) have been amended and some low-level brickwork has been introduced on the east and south boundaries to conceal the unsightly concrete and brick edge to the former loading dock. Hedging is also now proposed outside of these boundary fences to create a soft, green appearance.

3. The rear (north-west) wall of Munchkins Nursery is now to have a new access doorway formed in it and the ground level immediately north-west of the building is to be lowered to reduce water ingress to the building (an historic problem). Steps up will be introduced between the two levels. The rear wall of the building is in poor condition and is partly constructed of blockwork. This wall will become external after the works are complete and so it is proposed to render this to provide a more presentable façade.

4. The step and ramp arrangement between the raised play area and the existing lawn has been simplified.

Site Observation

Location

The site is located within Spalding town centre, approximately 175m south-west of the Market Place. Within inset map 2 of the SELLP, it is located immediately outside of the Town Centre Boundary. It can be located via the following means:

Nationally recognized references:	
Grid reference:	TF 24672 22513
Easting / Northing:	524672, 322513
Latitude, Longitude (degs, mins, secs):	52°47'09''N, 000°09'10''W
What3Words:	rival.snake.dairy

Refer to drawing A1771-01 for the location and extent.

Size and topography

The site is fully developed and is of irregular shape. The buildings within the footprint of the site are derelict or semi-derelict. The west side has a frontage to Foundry Lane. The south-west and south-east sides have frontages to Priory Road.

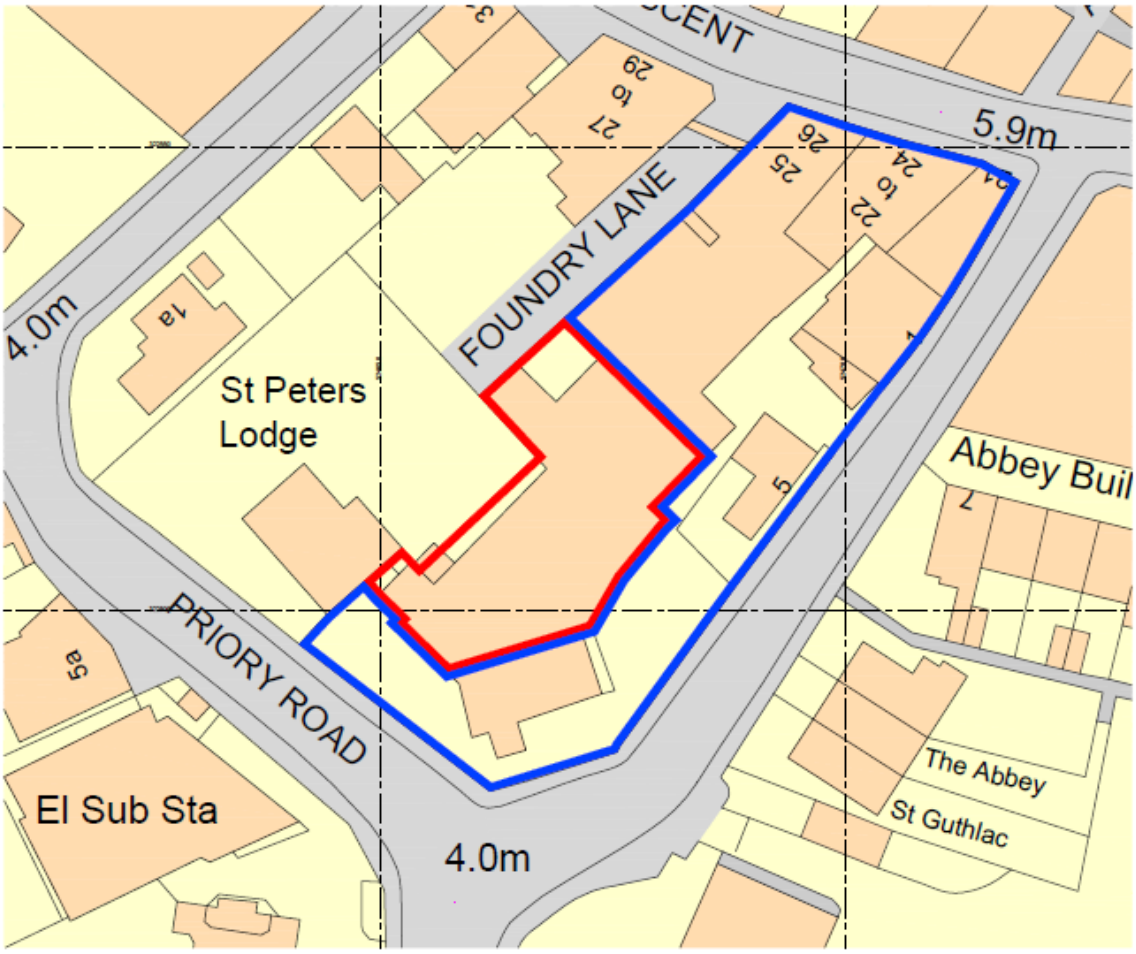


Fig 01. Block plan of the site.

Access to the site

There is currently no direct access to the site from the surrounding roads, however there are frontages on Foundry Lane (fig. 02) and Priory Road (figs. 03 and 04). There are roads and footpaths giving easy access around the site generally.



Fig 02. Road frontage to Foundry Lane (PRE 03/26)



Fig. 03. Frontage to Priory Road (south-east).



Fig 04. Frontage to Priory Road (south-west).

Site Boundaries

The site boundaries are all clearly defined.

The north-west boundary is formed partly by the extant frontage of the derelict / collapsed cottages and partly by an area of derelict commercial building, both of which coincide with the south-east edge of Foundry Lane (fig. 05). Beyond this boundary is Foundry Lane and a small private car park.

The north-east boundary is defined by abutting industrial buildings that form the operational butcher's workshop (fig. 06). Beyond this is the operational factory.

The south-east boundary faces the rear of no. 5 Priory Road and Munchkins pre-school nursery and has an open loading area between (fig. 07).

The south-west boundary is currently open land that fronts on to Priory Road (fig.08).



Fig 05. North-west boundary pre 03/2026 (Foundry Lane).



Fig 06. North-east boundary (abutting building).



Fig 07. South-east boundary (Priory Road).



Fig 08. South-west boundary (Priory Road).

Views into and across the site

There is a partial view of the site from the north-west but this is only visible from the private car park off Foundry Lane (fig. 05). The extant derelict cottage front wall blocks any views into the site.

There is a view of the site from the south-east along Priory Road. Most of the site is however obscured by Munchkins Nursery and 5 Priory Road (fig. 07).

There is a partial view of the site from the south-west from Priory Road, but this is only a largely blank wall (fig. 08).

There are no notable views across the site.

Views out from the site

Views out from the site, in all directions, are partially obscured by neighbouring development.

Use and development of the site

The site has been developed since at least as early as the 19th Century. The existing buildings on site comprise the following:

To the Foundry Lane frontage is the remains of a row of derelict cottages. The map of 1887 indicates that there was once a terrace of 4 cottages here, though virtually all has now been lost.
The central section of the site contains a portal framed building with corrugated claddings. This was part of the butcher's factory.
The south section of the site contains a single storey infill block that abuts Munchkins Nursery. This is a flat roof building, irregular in shape, which stands a generous single storey in height.
All buildings on the site are either collapsed, derelict or semi-derelict.


Fig 09. The remains of derelict cottages (pre 03/26).


Fig 10. The portal framed shed.


Fig 11. The portal framed shed.


Fig 12. Derelict single storey block.

Use and development on land surrounding the site

The site sits just outside the Town Centre Boundary. North, east and west of the site development is primarily commercial at pedestrian level, with some residential use above. South of the site use becomes dominated by residential development.

The majority of buildings in the area are two to four storeys in height with most dating from the early 19th Century or later. There is a mix of styles, with no particular one being dominant.

Landscaping

In general, the area of land enclosed by The Crescent, Spring Gardens and Priory Road is heavily developed. St. Peter's Lodge and the adjacent bungalow on the corner of Spring Gardens and Priory Road have private gardens with some trees and this is also the case for Ambrose Villa on Priory Road. That aside, the reminder of the area is developed or hard-standing.

There are a small number of trees and shrubs within the area of the former cottages and at the abutment of the portal frame shed with the single storey flat roof block. In all cases this is self-set, unmanaged vegetation that is growing through the derelict structure. The nearest tree of any significance stands immediately to the west of the site within the grounds of St. Peter's Lodge.

Amenities

All town centre amenities surround the site, and the Market Place is just 150m away to the north-east.

Architectural Context - general development

The site is in a urban environment with building styles of many types evident within a few hundred meters. The higher quality buildings near the site are of traditional brick construction and are of relatively domestic scale. The wider context has a range of retail, commercial and residential buildings of the type typically found in South Holland District.

Demolition statement:

The proposed works would require the demolition of the partially collapsed derelict cottages on the Foundry Lane frontage. These are in extremely bad condition with the roof and part of the walls having collapsed in March 2026. In any event, even prior to its partial collapse the frontage façade was significantly altered with many of its original window and door openings have been infilled historically.
The proposals also involve the complete demolition of the single storey flat roofed factory area. Again, this is in very poor condition with areas of collapsed roof.
The central portal frame structure is intact but will require all claddings and roof coverings to be removed and replaced.
Overall, the extant buildings have deteriorated significantly and are detrimental to the Spalding Conservation Area (SCA). Their removal would therefore be a positive benefit to the SCA.

Flood Risk Assessment:

The Environment Agency Flood Risk Map identifies the site being within flood zone 3, and a site specific Flood Risk Assessment is provided as part of this application. That said, no new floor area is proposed, and the existing shed that will be repurposed will contain accommodation that is no more vulnerable in terms of flood risk than was previously the case.

Pre-Application Enquiry Response

SHDC provided a response to the pre-application enquiry dated 19th September 2025 under reference PE-00192-25.

Principle of Development

In general, the response was supportive of the proposal and indicated that previous approvals granted in 2006 to demolish the buildings would be a material consideration despite them being expired and under a previous local plan.

Visual and Heritage Impact

Visual impact was suggested to be key with further details required of the cladding for the portal framed shed, and for the boundary treatments to the Priory Road frontages. In both cases this information is provided as part of the Full Planning Application.

Impact on Trees

It was highlighted that trees with a trunk diameter of 7.5cm or more are protected when inside the Spalding Conservation Area and as such this needs to be accounted for within the application.

Impact on Amenity

Regarding the impact of amenity of neighbours, it was considered that the proposed use would not be detrimental provided there are no significant increases in numbers of children at the nursery or any changes to the operating hours.

Highway Safety and Parking

Since the drop off area adjacent Priory Road will be retained it was considered that the proposal could be acceptable.

Flood Risk

The site was noted as being within flood zone 3 but it was acknowledged that no new floor space is being created. A brief site-specific Flood Risk Assessment is provided as part of this application submission.

Biodiversity Net Gain

The advice outlined the requirements in terms of biodiversity net gain (BNG), however the area of biodiversity impacted upon is less than 25m^2 and the site area is less than 0.2 hectares, therefore it is considered to be exempt as it is below the BNG threshold.

Development Proposal:

The proposal comprises the following:

1. The demolition of the former cottages on the Foundry Lane frontage and their replacement with parking and access for the adjacent shed.

2. The removal of roof and wall claddings from the central, portal frame shed and the installation of new coloured steel claddings. The reuse of the building for storage (previously part of the butcher's factory).

3. The demolition down to floor slab level of the single storey flat roof section of the former butcher's factory that sits between the two nurseries. The reuse of this area as external recreation space for the adjacent nursery including the introduction of fencing, hedging, stairs, guarding and resurfacing etc.

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 site is located within Spalding town centre. It is inside the Spalding Conservation Area, but just outside of the Town Centre Boundary (as defined on the SELLP Policies Map Inset 2 Spalding and Pinchbeck).

2. The location is sustainable because it is in a Sub-Regional Centre which is at the top of the hierarchy where development is generally supported.

3. The site is derelict and as such has a negative impact on the Spalding Conservation Area.

4. The buildings are all disused and so there would be no loss of currently occupied floor space.

5. Demolition offers the opportunity to improve the general appearance of the site.

6. Clearance of the site would allow the creation of additional recreation space which would enhance the facilities available to the nursery.

7. The creation of an access door within the back of Munchkins Nursery would allow a safe route of passage for the children between the nursery building and the enclosed garden to the rear.

Elements of a 'Design and Access Statement'

Government guidance requires that the statement covers 6 specific areas. These are covered as follows:

Use:
The site is not currently used because the building is derelict, however its most recent use was as part of the butcher's factory. The proposed use for the portal shed building will be for storage. The single storey flat roof element of the building will become an external recreational space for the nurseries that abut it on both sides. Since this will be used by the nurseries and will be ancillary to them, the use appears appropriate in that it will directly support an existing amenity. The use would not appear to create any matters of incompatibility with any of its neighbours because it will remain largely contained by buildings and boundary treatments on all sides.

Amount:
The proposal will reduce the amount of contained internal floor space but seeks to reuse the highest quality building. The 'amount' as such is not entirely relevant in this case.

Layout:
The layout proposed is logical in that it reuses the existing rectilinear shed building and utilizes the irregular shape for an external recreational area. The two uses will be separated by the south wall of the shed.

Scale:
The proposed recladding of the shed will not impact on its scale in terms of its volumetric presence. The cladding will be simple in design and will introduce no more and no less detail that was previously the case. The boundary treatments to the site will be elevated by standing them on the raised floor slab and as such they do not need to be excessively high. The proposal seeks to maintain these at a domestic scale.

Landscaping:
Aside from the trees and shrubs growing through the derelict structure, the site currently has no soft landscaped areas. It stands within an urban environment which is entirely developed and the introduction of new planting within the previously developed areas would not offer any advantages and would potentially be disadvantageous to the building foundations and fabric. It is proposed that the two Priory Road frontages be softened by the introduction of hedges immediately outside of the proposed boundary fences. These will present a soft, green appearance that will reflect those seen around the frontage boundary of St. Peter's Lodge immediately adjacent.

Appearance:
The portal framed building will be clad in colour-coated steel claddings. It is proposed that these be in standard Goosewing Grey with mid-grey trims and rainwater goods etc. Goosewing Grey is a neutral colour which is relatively colour-stable and will not attract attention to the site, nor will it fade of deteriorate rapidly. The removal of the former cottages will expose the north-west elevation of the portal frames shed, but since the shed will be reclad it is not believed that this will do anything other than tidy up the appearance from the end of Foundry Lane. The main single storey flat roof block which is to be demolished is currently aesthetically poor and its removal will be of benefit. The boundary treatments proposed to replace it are of domestic scale and will present an improvement to the streetscene.

Access:

The portal framed building will have doors installed to the Foundry Lane frontage that are of sufficient width to permit access by people in wheelchairs. Since the building will be utilized for storage only, no further provision is currently considered to be appropriate.

Overall Summary

The proposals would remove unsightly derelict buildings that are located within the Spalding Conservation Area. These would include partially collapsed former cottages to the Foundry Lane frontage which must be demolished and the site cleared for safety reasons. In addition, the portal framed shed would be reclad and repurposed for storage. This would improve its appearance and would provide just over 150m^2 of useable space that is currently disused. The irregular flat roof block is disused and in a very poor state of repair and its demolition would be of benefit visually to the Spalding Conservation Area. Considering this irregular area, at present it is not economically viable to redevelop the site with a building and therefore repurposing the area to create external recreational space for the abutting nurseries appears appropriate as it will support and enhance existing amenities.

Overall, it is considered that these elements of the proposal would give the wider site a more presentable appearance. As stated, at present it is proposed that the demolished areas would be repurposed without redevelopment. This is in large part because the costs of construction out-strip the rewards that would be achievable through development. That said, there is a possibility that this could be revisited in the future when the economic climate may be different.

Heritage Impact Assessment

Statement of Significance

The Site

The proposal site comprises 3 interconnected building blocks.

The former cottages that face Foundry Lane date from before 1887 and were once part of a longer terrace. The rear of these appears to have been lost, possibly when the factory was expanded. In 2025 these were in a very poor state of repair with virtually all of the interiors missing and the roof partly absent. In 2026 the cottages collapsed and what remains on site is now rubble. Therefore, there is no remaining architectural or historic value remaining on this part of the site.

The portal framed factory to the rear of the cottages, dates for the 20th Century and is of no architectural or historic value. The structure remains sound (steel frame) but the building envelope, which comprises lightweight sheet claddings, is in very poor condition. Again, there is no remaining architectural or historic value on this part of the site.

The flat roof rear block of the factory is of single storey height and is an irregular shape on plan. Most, if not all, of this structure dates from the 20th Century. The design is utilitarian and offers no architectural or historic value.

All three blocks have suffered considerable deterioration over several decades and all are now disused. The whole block is deteriorated to a stage where it is uninhabitable. The deterioration externally is visible from certain locations and is detrimental to the surrounding conservation area.

The setting and nearby sites of heritage interest

The site is within the Spalding Conservation Area and at present those elements that are visible from the public domain are unsightly. Within 150m of the site there are 4 listed buildings and several others considered to be of local interest. Of these, 2 listed buildings and 4 buildings of local interest potentially have sightlines to the site at pedestrian level. The impact on the setting of these building is considered below.

Assessment of the impact of the proposals

The Site

It has previously been stated that none of the buildings on the site offer any architectural or historic value and beyond this, in their derelict state, they are a negative feature within the Spalding Conservation Area. The demolition of the cottages and flat roof block and the stripping of the portal framed structure would not represent a loss or cause any harm. Furthermore, the demolition would remove these unsightly structures from the conservation area and would therefore be of positive benefit. The recladding of the portal framed shed would give it a clean and tidy appearance that would be more aesthetically appropriate for this location. The resurfacing of the former cottages area for car parking would tidy up the appearance from the Foundry Lane frontage and would create some additional ‘breathing space’ around the adjacent trees, which themselves contribute to the setting. The flat roof element of the factory is of poor quality and currently attaches rather crudely to the rear of the Cote on the corner (which is

considered to be of local interest). Its removal will give the Cote some 'visual breathing space' and will also allow the rear elevation of the Cote to be improved. These matters are all considered to have a positive impact both on the site and the Cote. The site boundary treatments proposed would allow the continued definition of the perimeter of the site in an appropriate manner.

The Surroundings

St. Peter's Lodge and the Cote are sited close to the proposal site, but the demolition and site clearance works would have a positive benefit on the setting of these buildings. The reuse of the footprint as a play area, complete with its boundary treatments etc would provide an improvement to the setting of both buildings, without any detriment. It is therefore considered that these works would be beneficial and no harm would be suffered.

Considering buildings further afield the following are of importance:

The Abbey Buildings
The former Refectory building is located approximately 30m east of the east boundary of the site. This building is listed, with the listing details being as follows:

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	29-Dec-1950
List Entry Name:	1-7 Abbey Buildings
Statutory Address:	1-7 Abbey Buildings, Priory Road
National Grid Reference:	TF2472922505

Details
PRIORY ROAD 5313 (East Side) Nos 1 to 7 (consec) (Abbey Buildings)
TF2421 1/113 29.12.50
II GV
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. Rusticatedquoins.


Fig 13. The Abbey Buildings.


Fig 12. Limited view of site.

There will be no physical impact on the Abbey Buildings. Whilst there is a line of sight between the Abbey Buildings and the proposal site, this is largely obscured by Ambrose Villa on Priory Road. It is considered overall that the proposal would not have any impact upon the setting of the Abbey Buildings.

Former Christian Association and Literary Institute

The former Christian Association and Literary Institute building is located approximately 60m northwest of the northwest boundary of the site. This building is listed, with the listing details being as follows:

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	02-Jul-2019
List Entry Name:	Former Christian Association and Literary Institute
Statutory Address:	38 Spring Gardens, Spalding, PE11 2XL
National Grid Reference:	TF2459622548

Details

Former Christian Association and Literary Institute built in 1871.

MATERIALS: rich red brick laid in English bond with dressings in red brick, vitrified brick and limestone.

PLAN: the building has a narrow frontage facing south-east onto Spring Gardens and a long rectangular plan with rear extensions added in the second half of the C20.

EXTERIOR: the former Institute is in a flamboyant Venetian Gothic style with two storeys and an irregular three-bay facade. The floors are demarcated by a mixture of stone bands, brick cogging, and rows of sunken brick panels or square panels of vitrified brick which give the impression of coffering. The building has a pitched roof across the frontage with fleur-de-lis ridge tiles and a parapet at the north-east gable. The roof running at right angles along the rear is plain, although the eaves on the side and front elevations are embellished with brick machicolations.

The first bay is in the form of a three-stage square tower with an elaborate entrance on the ground floor. The double-leaf six-panel door has chamfered edges to the panels and is positioned under a kneelered stone gable with stone coping and a fleur-de-lis finial. The gable has a carved floral design in the gable head and waterleaf enrichment along the bottom. Set within the gable is a pointed arch resting on stone columns with Corinthian capitals and annulets. The recessed tympanum of the arch contains a circular date stone with the date 1871 surrounded by foliate carving; and the bottom edge is carved in a delicate chevron. The second and third stages of the tower have a recessed central panel. The second stage is lit by a four-pane window with wooden glazing bars set under a semicircular brick arch of rubbed red brick with a pointed arch of vitrified brick above. The third stage of the tower contains a blind oculus with a double circular surround of brick headers.

The second bay is lit on the ground floor by a tall window (not original) with a cambered top and gauged brick arch, under a band of vitrified brick which continues across the third bay. The first floor is lit by a semicircular arch window under a pointed arch of vitrified brick which also continues across the third bay to form the window arches. The third gabled bay has tripartite windows on both floors in a slightly different design. Both have two mullions in the shape of stone columns (like those flanking the front door) but

the ground floor windows have cambered upper sections whilst those on the first floor have pointed arches. The kneelered gable head is pierced by a blind oculus. It appears to have been originally surmounted by a finial but this has been removed.

The left return (south-west elevation) is divided into five bays by brick piers. On the ground floor the window in the first bay has been bricked up and a small horizontal window inserted in the C20. The second bay was originally bricked up and the next two bays are lit by one-over-one pane horned sashes with cambered upper sections. The first floor is lit by four-light windows with semicircular upper sections, except for the third bay which is blind. Above all the windows are vitrified brick arches which continue across the elevation. The fifth bay consists of the tower which has the same treatment as on the front elevation, except the ground floor is lit by a semicircular arch window.

On the right (north-east) return the gable end forms the first two bays which are divided by brick piers and lit by four-pane windows with semicircular overlights under gauged brick arches. The position of the internal staircase is articulated by a diagonal line of stepped brick. Following this the elevation becomes plain in detail and is faced in inferior brick probably because it would not have been visible when first built due to the close position of an adjacent building (since demolished). It is divided into three bays by brick piers and lit by a combination of sash windows with cambered upper sections and fixed light, semicircular arch windows. The rear C20 single-storey brick extensions are of standard construction and have flat roofs and are not included in the listing.

INTERIOR: this retains numerous historic features including skirting boards, dado rails, picture rails, cornices and four-panel doors with chamfered edges to the panels. The small entrance lobby has a geometric tiled floor and leads into the entrance hall which provides access to the ground floor rooms and the staircase to the first floor. The closed well, quarter turn stair has a balustrade on the lower end with two balusters per tread that extend below the tread ends. The handrail twists at the end and is supported by a circular newel post with numerous annulets.

The first floor is one open space which presumably was the lecture hall. The high ceiling has a coved cornice and three intricately patterned ceiling roses where gas lights would previously have hung. The moulded window frames have recessed panels. The ground floor presumably contained the reading room, classroom and library but there are no surviving fixtures to indicate their former usage. The room in the south-east corner has been partitioned to create WCs but retains its cornice and two ceiling beams supported by pairs of shaped brackets.



Fig 15. Former Christian Association & Literary Institute.



Fig 16. No line of sight to the proposal site.

There will be no physical impact on the Former Christian Association Literary Institute. There is no line of sight between this listed building and the proposal site at pedestrian level. It is considered overall that the proposal would not have any impact upon the setting of the Abbey Buildings.

The Johnson Hospital

The former Johnson Hospital, now disused is located approximately 30m southwest of the southwest boundary of the site. This building is of local interest but is not listed. It is now vacant and is in a poor state of repair.



Fig 17. The Johnson Hospital (disused).



Fig 18. Line of sight to proposal site.

There will be no physical impact on the Johnson Hospital. Whilst there is a line of sight between the Johnson Hospital and the proposal site, the demolition and proposed boundary treatments will not have a significant impact. It is considered overall that the proposal would not have any impact and would not cause harm to the setting of the Johnson Hospital.

7-13 The Crescent

Numbers 7 to 13 The Crescent are of local interest but cannot be seen simultaneous with the proposal site.



Fig 19. 7-13 The Crescent.



Fig 20 No line of sight to proposal site.

There will be no physical impact on numbers 7 to 13 The Crescent, and there is no line of sight between them and the proposal site. It is considered overall that the proposal would not have any impact and would not cause harm to the setting of these terrace of buildings.

27-29 The Crescent

Numbers 27 to 29 The Crescent are of local interest but cannot be seen simultaneous with the proposal site.



Fig 21. 27-29 The Crescent. .



Fig 22. Limited line of sight to proposal site.

There will be no physical impact on numbers 27 to 29 The Crescent. Whilst there is a line of sight between this building and the proposal site, it is considered overall that the proposal would not have any impact and would not cause harm to the setting of this building.

Historic Map Study

An historic map study (below) indicates the changing footprint as recorded in 1887, 1903 and 1929. This indicates that the cottages on Foundry Lane date from before 1887 and the Church Cote Parish Hall appeared at around the turn of the 20th Century. However, all current development on the proposal site dates from after 1929; which is consistent with its appearance.

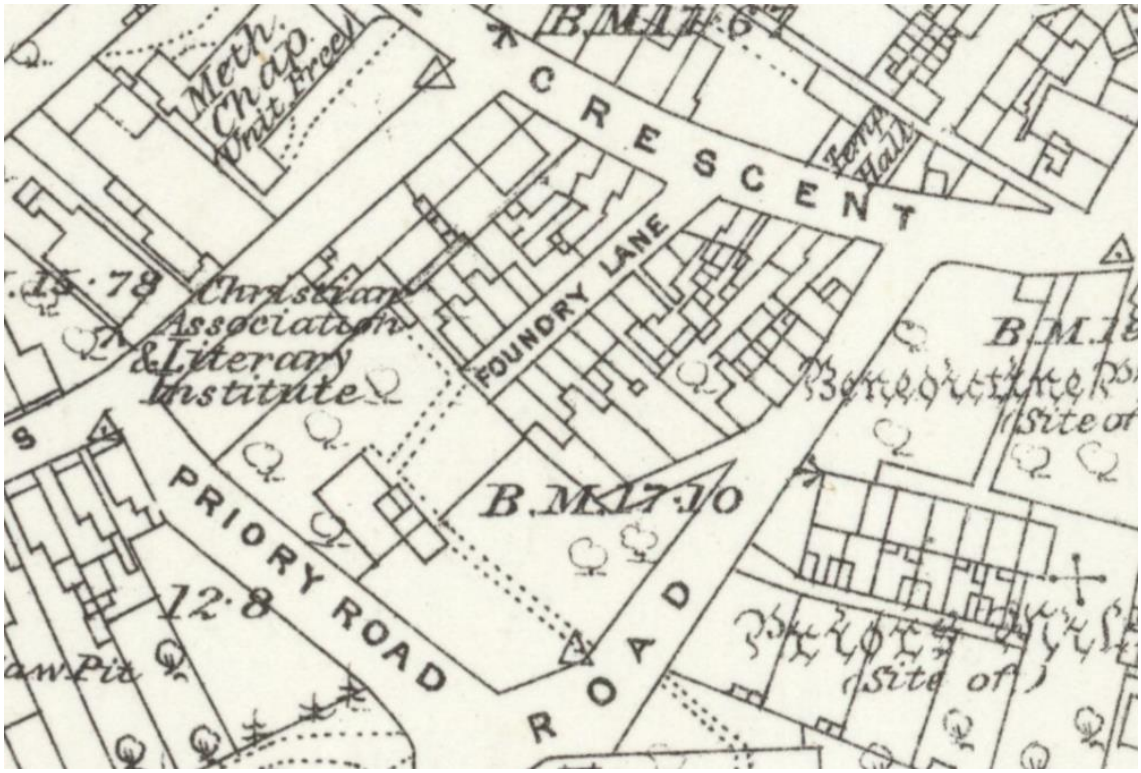


Fig 23. Extract from Ordnance Survey map or 1887.

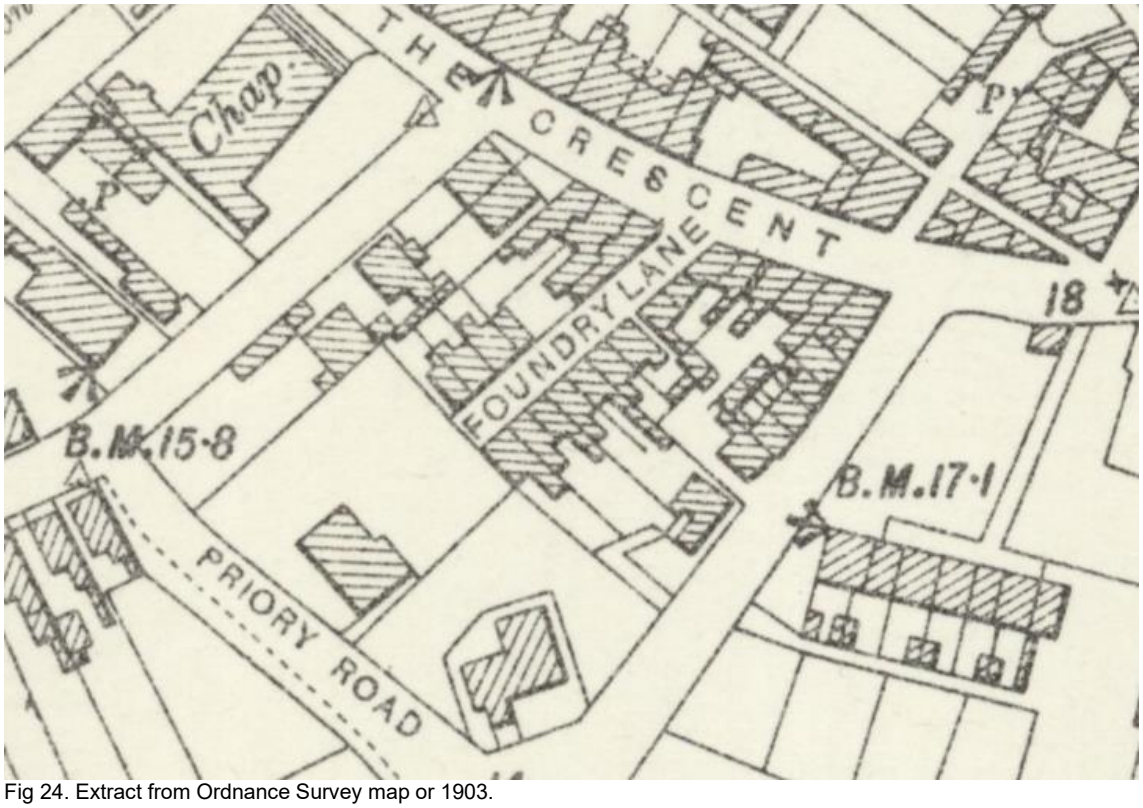


Fig 24. Extract from Ordnance Survey map or 1903.

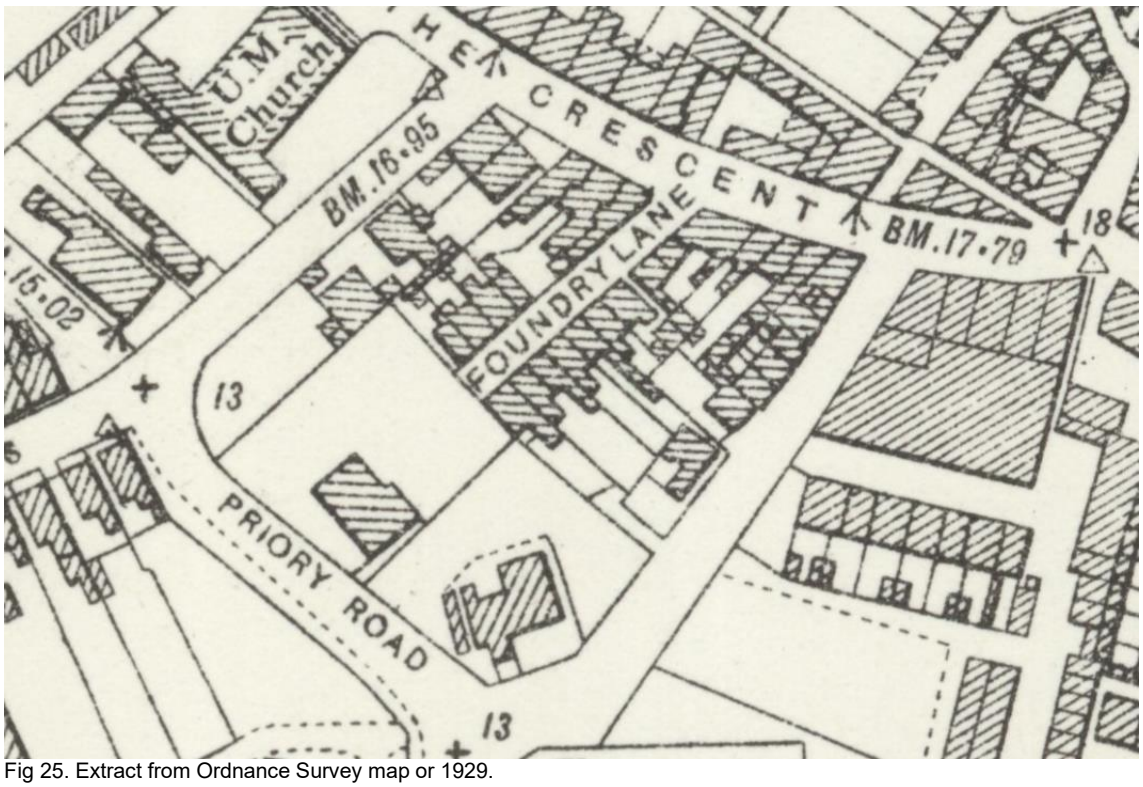


Fig 25. Extract from Ordnance Survey map or 1929.

In conclusion, it is considered that the proposals will cause no harm to either the site, the setting of any nearby heritage assets, nor the Spalding Conservation Area.

END