AUSTIN JOHN LTD



Heritage Impact Assessment

Proposed minor works to repair a flat roof and internal drainage to 16 High Street, Spalding PE11 1TW, which is adjacent to Holland House, a Grade II Listed Building.

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On Behalf of: South Holland District Council
By Nicola Chamberlain, March 2025

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1. Introduction

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

1.2 The Heritage Impact Assessment supports proposals for the Conservation Consent and Listed Building Consent replace an area of flat roof and carry out associated internal drainage work, which has failed and led to significant water damage and damp. The proposals do not diverse from any of the neighbouring historic fabric of Holland House, which is a Grade II Listed building, List Entry Number 1063982.

1.3 The Heritage Impact Assessment has been produced to comply with the guidance set out in Section 16; paragraph 189 to 214 of the National Planning Policy Framework (NPPF)

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 16 High Street, Spalding PE11 1TW is situated on the South-East bank of the River Welland, and falls within the curtilage of the Grade II Listed Building, Holland House.



Pic 1.
Site Location from Ordinance Survey showing the property.

2.0 Regulatory Framework

2.1. 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.

2.2 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.

3.0 Context of the building

3.1 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.

3.2 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.

3.3 Positional Context

3.3.1 The property, No 16 forms a group associated with the neighbouring Listed Buildings:

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.
No 15 High Street – Five storey house built in the early - mid C18, possibly 1768, for John Richards by George Sharpe and George Andrews, now converted into independent apartments.
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.

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

4.0 The Existing Building

No 16 High Street is positioned on the South West side of the adjacent Holland House, and was built as an addition to Holland House some time in the mid Nineteenth Century but is now completely separate.

The building itself is a polite three storey, four bay, red brick, Georgian style block with an imposing entrance door, reached by a short flight of steps.
To the right of the building door there is an additional single storey addition with a brick built parapet disguising a flat roof with glazed lantern. There is a separate entry door to this area.

5.0 The Proposed Works

This proposal is is to;
Repair damaged areas of the roof, made up of felt covering.
Photographs 2, 3, 4, & 5 supplied.

There is little fall on the roof and the lantern appears to be positioned too close to the building, preventing water to run off the roof and into the downpipes. Water is pooling on the roof and has caused damage to the interior of the building.

This statement should be read in conjunction with drawings;
Site and Block Plan AJA/1347/24/00
Structural Engineers Appraisal 023_013-ISS-00-XX-DR-S-000001

5.1 Internal Works

Accessed from the main building corridor, we would like to strip back the damaged area and investigate the surface water drainage Investigation into the internal downpipes required by removing existing plaster and boxing in. Locate where these downpipes go to, clean and flood test to identify any leaks.

Remove all modern gypsum plaster internally allow wall to dry (dehumidifiers) and install 3 coat lime plaster and a lime wash to decorate.

5.1.2 Drainage

The existing surface water drains internally, this will be exposed and replaced and boxed in to treat water damage and to prevent future damage occurring.

5.2 External Works

Due to tight access to roof above entrance to parking, scaffolding to the roof for safe access may require the entrance being closed for the period of time the scaffolding is erected.

Provisionally allow to replace internal downpipes if leaking/damaged. Replace with like for like.

Carefully remove lantern from site to be repair by specialist glazier.

Remove roof coverings back to structure and assess need for any repairs.

Install new roof covering (allowance for GDRP to new falls to allow sufficient run off of water to outlet. Install step behind lantern upstand to ensure water is not trapped when organic matter builds up.

Install sump into roof structure, allow for stainless steel mesh outlet cover to prevent biological debris blocking downpipe

Reinstate Lantern and seal with traditional puttys/ Burnt sand mastics.

Remove copings and install code 4 lead flashing to parapet and to wall to prevent water ingress into the masonry

Small area's of masonry maybe required to be dismantled and rebuilt to investigate bowing in walls. Allowances should be made to either strip sections and rebuild or grout repairs and helibar installation to consolidate walls as it is. Approx 3/4m2 in various area's

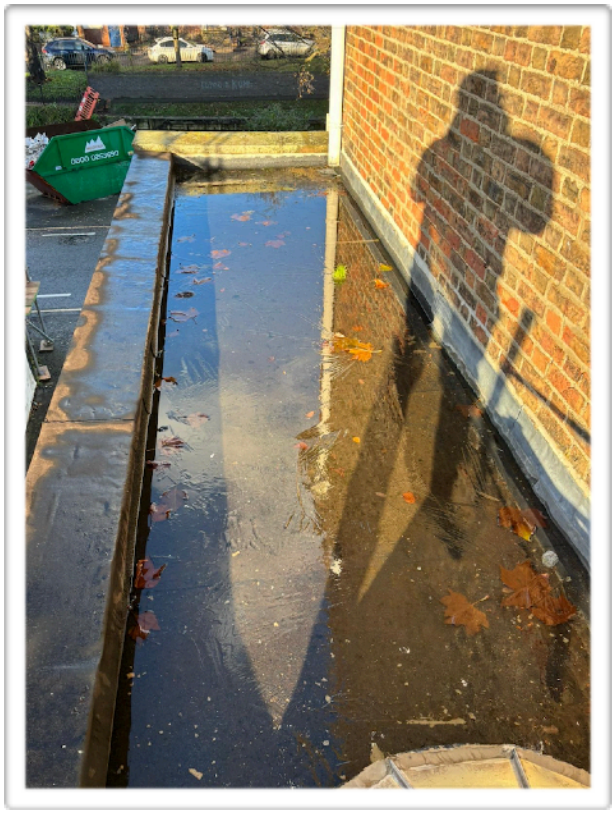
6 Conclusion

This proposal has considered the Historical and Architectural significance of the surrounding Listed buildings and has assessed the impact that the works proposed, which are subject to the application for Planning and Conservation Consent, would have no detrimental effect to the overall appearance of the building, as the proposal is not in view from the public highway.

It is presented that this proposal constitutes a practical solution for the continued use and enjoyment of the building. The proposed repairs set out in this application seek permission to allow the building to improve the facilities within, to preserve the building and prevent from further damage.



Pic 2.
The flat roof area of the building



Pic 3.
Water unable to drain away



Pic 4.
Water and debris build up near lantern



Pic 4.
Internal damage