

DESIGN & ACCESS STATEMENT



Oglesby & Limb Ltd

Chartered Architect

Suites 4 & 5
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

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

For

PROPOSED ALTERATIONS TO REAR OF PROPERTIES

At

**No.s 21 & 22 VICTORIA STREET
SPALDING
LINCOLNSHIRE
PE11 1EA**

For

MR. N. REVILL

Director
A.J. Oglesby RIBA

Company Reg. No.
4419410

PLANNING APPLICATION ISSUE

Site observation and analysis

Location

The site is located at numbers 21 and 22 Victoria Street, Spalding, Lincolnshire. The site stands within the town centre and immediately inside the boundary of the conservation area. The full address is 21 & 22 Victoria Street, Spalding, Lincolnshire, PE11 1EA. A location plan at recognized scale is provided within the application pack to enable it to be located and the extent to be identified.

Site description

Numbers 21, 22 and 23 Victoria Street form a terraced block which features shops at pavement level with residential accommodation above. The east elevation of the units sits tight to the back of the footpath on the west side of Victoria Street (fig. 01). To the rear (west) of the units there is a partly developed yard area (fig. 02). The area to the south is the Victoria Street pay and display car park (fig. 03). On the north side the terrace abuts the property known as 24 Victoria Street which is identified by SHDC as a 'Building of local heritage interest' (fig. 04).



Fig. 01 – 21, 22 & 23 Victoria Street (in foreground).



Fig. 02 – Partly developed rear yard area.



Fig. 03 – Victoria Street Car Park to the south.



Fig. 04 – 24 Victoria Street adjacent.

Access to the site is available on foot only. There is a pedestrian path running along the south gable of number 21 which then gives access to the west entrances to all units.

Site boundaries

The site boundaries are as defined within the site description above and as indicated on the site plans. The south boundary is formed via a garden wall that stands between the gable of unit 21 and the adjacent pay and display car park (fig. 05). The west boundary is formed by a garden wall running north to south beyond which stands the telephone exchange (fig. 06). The north boundary is formed by the plot line that separates number 22 from number 23; this being an unmarked line within a residential back-yard area. The east boundary is formed by the building frontage which directly abuts the rear edge of the footpath to Victoria Street.



Fig. 05 – Boundary wall to the south.



Fig. 6 – Garden wall on the west boundary.

Neighbouring Development

The site sits in a relatively densely developed part of the town where there is a mixture of commercial and residential use. That said, the area remains commercially dominated with residential accommodation generally being relegated to upper floor areas.

Immediately opposite the site to the east is the library beyond which stands the Sheep Market; a commercial space and one of the major retail areas of the town. To the north stands Station Road which again is retail dominated at ground floor level. To the west stands the telephone exchange beyond which is Winsover Road. This is predominantly retail dominated though the emphasis changes to residential as one moves further away from the town centre. To the south stands a public parking area beyond which is the Crescent, a mixed use area.

Existing access arrangements

As previously stated, pedestrian access to the site is from the west side of Victoria Street along a path adjacent the south gable. There is no vehicle access directly to the site (except across the pavement for servicing of the shops).

Streetscape / planting

The site sits within the 'hard' urban centre of Spalding. There are few trees and little soft planting in the vicinity of the site except for a small area in the north-east corner of the Victoria Street car park immediately to the south of number 21. The context is largely building dominated.

Amenities

The site sits in the town centre close to all amenities.

Views into, through and out of the site

In general, all views to and from the west are completely obscured by the telephone exchange building which towers over this terrace (fig 07). There are only limited views to and from the north as number 24 Victoria Street again blocks off this perspective. The frontage to Victoria Street is clearly visible from the East but again this conceals all views to and from the site proposed for development. The only open view of the site is from the south, within the public car park (fig. 08). At present the rear elements of the site are in a state of disrepair and as such to not make a positive contribution to the streetscene. There are no significant views through this site.



Fig. 07 – The Telephone Exchange to the West.



Fig. 08 – View to the south across the car park.

Context - Physical

Numbers 21 and 22 Victoria Street comprise two thirds of a terrace. This is a block of typical form presenting an eaves to the road and gables to the north and south. It is typical of terraced development in the town dating from the second half of the 19th Century.

Context - Social

The site currently accommodates two retail units at ground floor level and two residential apartments above. As such it therefore contributes to the retail amenity of the town and likewise provides living accommodation in a sustainable location.

Context – Economic

The shops contribute to the economy of the town by providing services (21 as a computer shop and 22 as a nail bar) and by paying rates etc. The apartments are let on a private basis providing living places for people using the town's amenities.

Site History – Heritage Assessment of Significance

The National Planning Policy Framework (NPPF) published in March 2012 requires that applications affecting Heritage Assets be accompanied by an 'Assessment of Significance'. This section therefore addresses this requirement since the site is within the designated conservation area. This commences with an analysis of the sites history before considering the impact of the proposals:

Site history

The Grundy Map of 1732

The earliest map showing development in Spalding was produced in 1732 and is known as the Grundy Map (fig. 09). This shows no development west of the 'Gore' (today's Sheep Market) at that date.

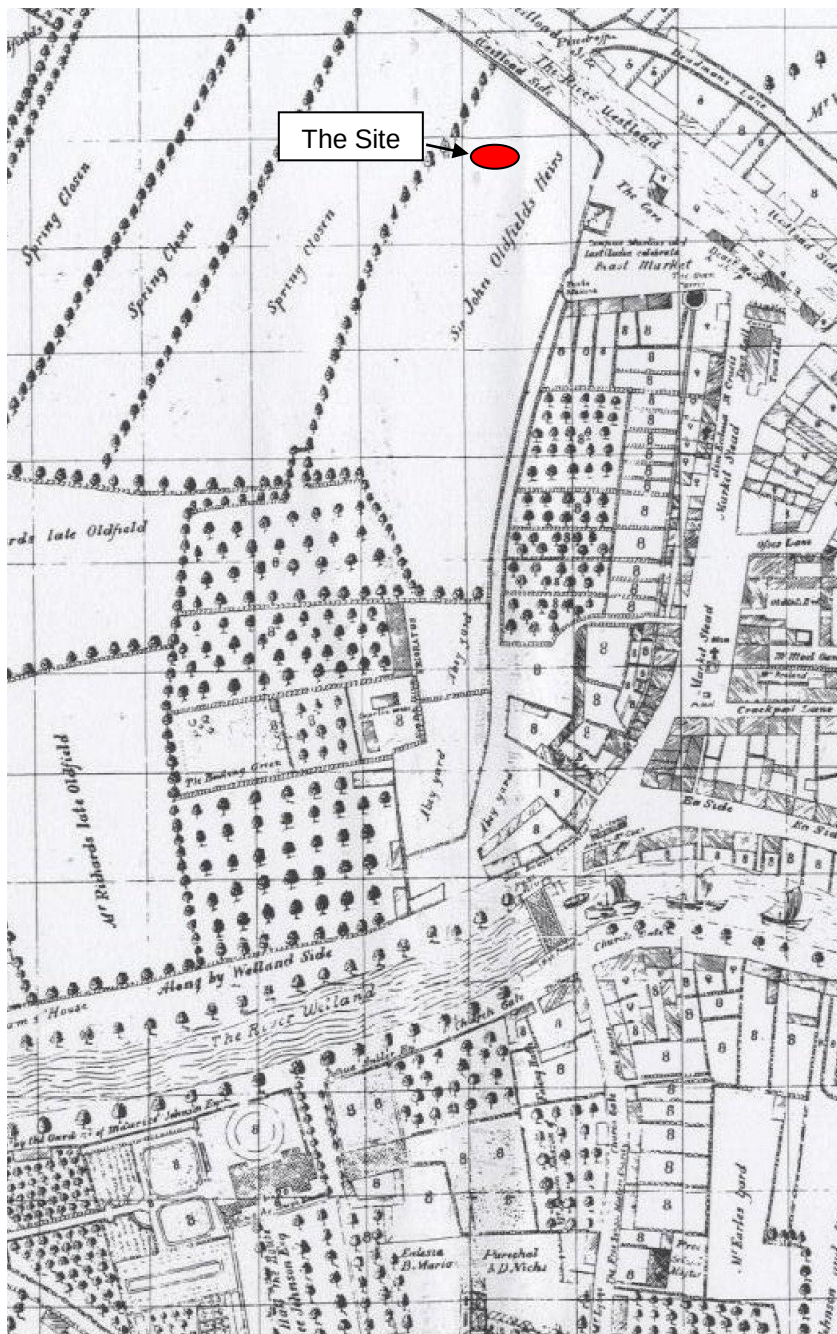
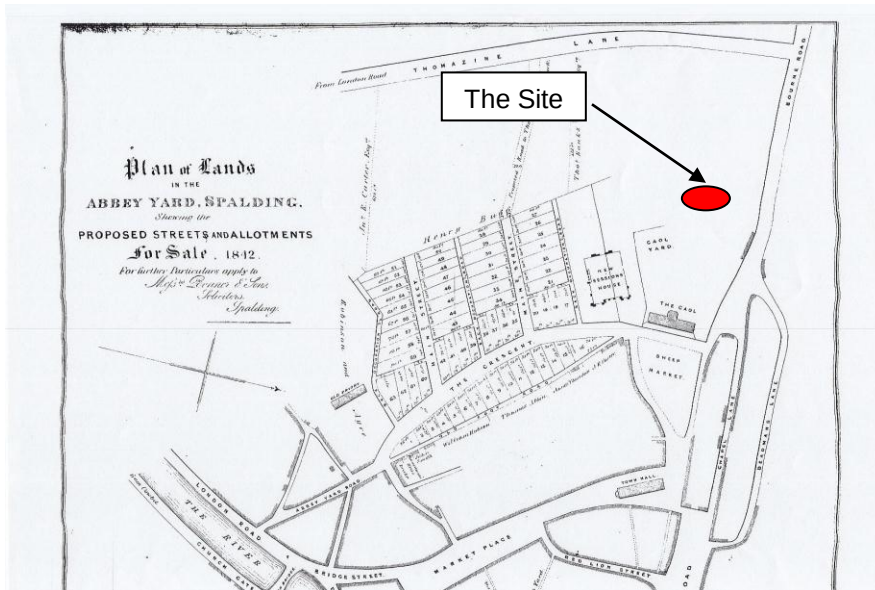


Fig. 09 - The Grundy Map 1732

The Plan of Lands in the Abbey Yard of 1842

Though not specifically focused on the area of the proposal site, this map shows no development in the area except for the Sessions House (then under construction) and the 'Gaol' (fig. 10).



Ordnance Survey map of 1903

The next map available for reference in this report is the Ordnance Survey map of 1903, the main surveying for which was completed in 1886-87 (fig. 12). This shows the House of Correction gone and replaced by a Drill Hall on a smaller plot. It also shows Victoria Street in the space between the Sessions House and the Drill Hall. The street has two legs, one running south-west from the Sheep Market and the other north to Station Street, this route likely followed the outer line of the Gaol Yard as indicated on the map of 1842. This map shows the west leg of Victoria Street fully developed with a terrace of dwellings running full length of the western side. The east side of the road is defined by the south elevation of a property fronting Station Street and also by the ancillary buildings associated with the Drill Hall. The terrace of which this site forms the northern element was clearly therefore constructed at some time between 1842 and 1903. This gives a window of 61 years during which time much of this area of the town was developed.



Fig. 12 - Plan of 1903

Photograph dating from 1909 or after

The next available evidence is a photograph which is known to have been taken after 1909 (M. J. Elsdon 'More Aspects of Spalding')(fig. 13). This shows the House of Correction demolished and a new building in its place. Michael Elsdon clarifies in the accompanying text that the building on the right was constructed as a Drill Hall in 1890 (and hence this reference on the map published in 1903 must have been updated between the survey date in 1886/7 and the updated print date of 1903) but was sold to H. Leverton & Co. in 1909. This photograph is however extremely useful in that it shows the terraced dwellings to both 'legs' of Victoria Street. From this one can clearly identify a terraced block immediately at the end of the east leg of Victoria Street and also terraced houses along the south end of the west leg. This therefore narrows the possible window of construction of both Victoria Street and the terraced blocks to between 1884 (when the House of Correction still existed) and 1903 when the most contemporary OS map was published.

The detailing and appearance of the buildings would tend to support a construction date between 1884 and 1903 as there are many other examples of that period evident within the town. In addition it is noted that numbers 21, 22 and 23 are constructed in a pale cream brick often referred to as 'Gault' bricks. These became popular in the 18th Century when red bricks fell out of favour and are known to have been more widely used once rail transport became available to a town. It is documented that Spalding railway station opened for business on 17th October 1848 which would support this theory.



Fig. 13 – Photograph taken after 1909

Photograph dating from circa 1930

The next available evidence is a photograph which is known to have been taken around 1930 (M. J. Elsdon 'More Aspects of Spalding')(fig. 14). This shows the Victoria Street terrace intact as in 1909 but illustrates the Regent Cinema as replacement to the former Drill Hall.



Fig. 14 – Photograph taken circa 1930

Ordnance Survey map of 1973

The next map referred to is the Ordnance Survey publication of 1973 (fig. 15) and this appears to show the central section of the overall west terrace removed and an opening created through to the area where the car park and Telephone Exchange now stand (though neither are shown or identified at that time). The 1973 map shows the block containing nos. 21 – 25 as they exist today.

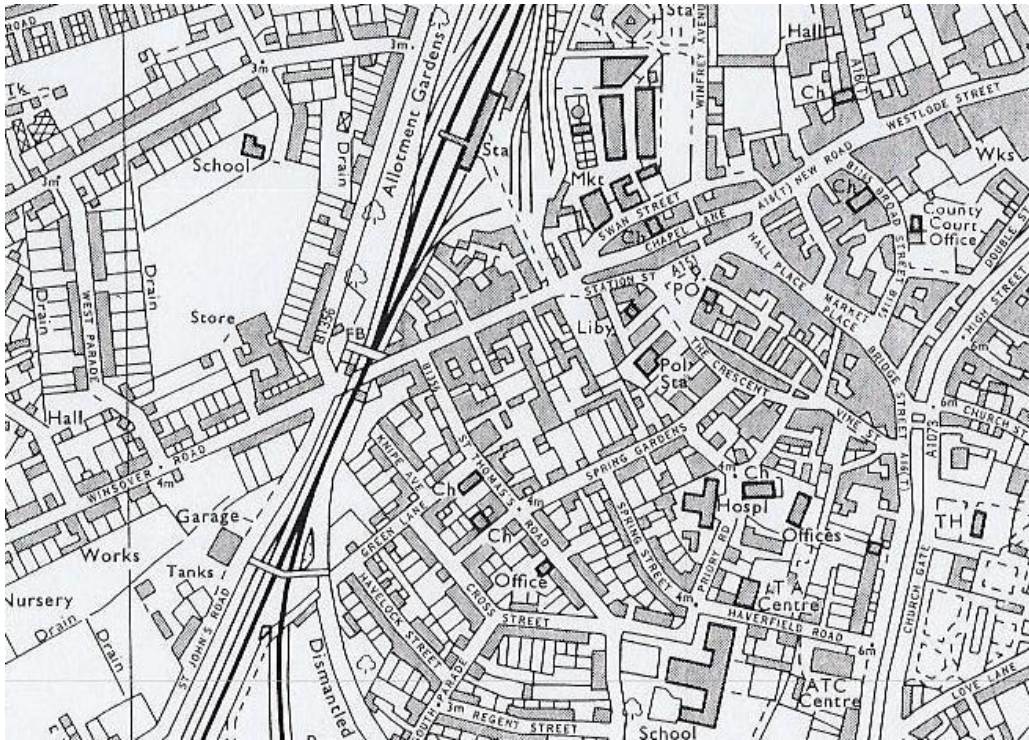
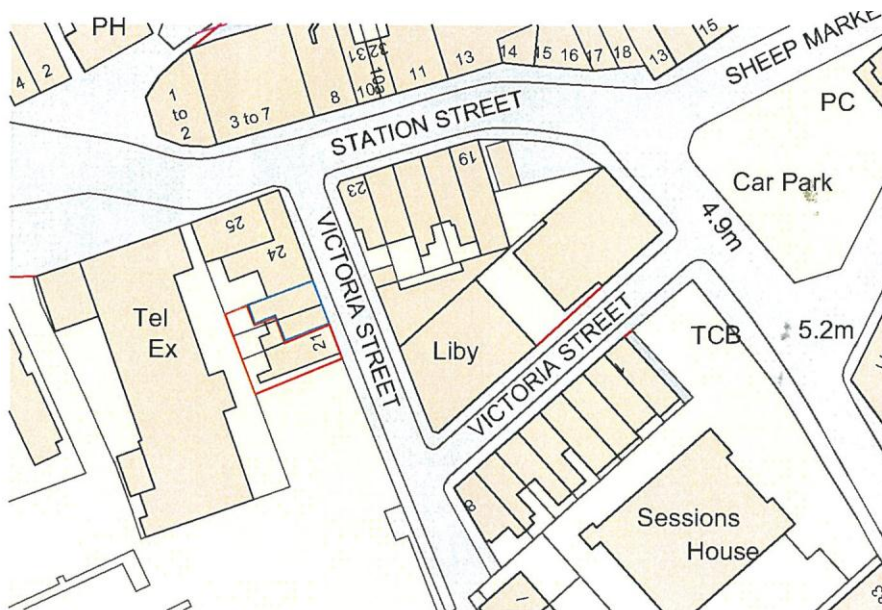


Fig. 15 - Ordnance Survey Plan of 1973

Ordnance Survey map of 2014

The current map reflects the situation on site as it exists today in 2014 (fig. 16). The southern section of the terrace to the west wing of Victoria Street has been demolished between 1973 and 2014 and the car park and Telephone Exchange have been created. No change is indicated specific to the proposal site though it is suspected that the rear store and adhoc stair arrangement was added during this period.



Ordnance Survey, (c) Crown Copyright 2014. All rights reserved. Licence number 100022432

Fig. 16 - Ordnance Survey Plan of 2014

Historic Evaluation

The NPPF guidance states that the depth of the assessment should be proportionate to the specific proposal. This being the case it is noted that the proposal here relates only to the west and south external elevations of numbers 21 and 22 Victoria Street. The development here proposed will impact on the building exterior and the conservation area in two ways:

1. Demolition of rear ancillary block – impact on the building

This existing rear block is typical of terraces of this nature constructed in the late 19th Century. It is however in poor repair structurally and has had substantial structural intervention in the form of steel posts installed during the 20th Century. Furthermore the rear of the building has been added to in an insensitive manner with the overall result being an aesthetically unpleasant hotchpotch of elements. The proposal seeks to demolish the original ancillary block together with the associated 20th Century add-ons.

Assessment of impact on the building.

Given the poor quality of construction and the state of disrepair of the rear block it is not considered that its value, either architecturally or historically is significant and its loss would not be particularly detrimental. Indeed clearing this construction would be of positive benefit to the building and its removal and replacement with the sensitively designed extensions would enhance the west and south elevations.

2. Improvement of views from south i- impact on the Conservation Area.

This existing staircase, store and ‘terrace’ are of extremely poor quality 20th Century construction and present an untidy, non-historic appearance from the south in particular. This has an impact on the view along Victoria Street which is detrimental, albeit in a minor way, to the streetscene.

Assessment of impact on the Conservation Area.

It is considered that the demolition itself would be of positive benefit to the Conservation Area in that it would remove a largely 20th Century eye-sore. Its replacement with a subservient extension of traditional form would be beneficial in that the rear area would continue to look ‘typical’ for terraces of this type and the west yards would again be at least partly concealed (which is often the case with late 19th Century terraces in Spalding).

Summary

Whilst it is acknowledged that the scheme here considered requires the demolition of structures within the conservation area, it is believed that the proposals provide benefit that vastly outweighs the loss.

Site Evaluation

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

1. The demolition of the rear ancillary block to units 21 and 22 is not considered to be of great significance given that it has fallen in to a state of disrepair and that it has clearly suffered significant movement structurally. In addition it has been altered over time and does not completely reflect what would have originally existed. At present the appearance of the rear block when viewed from the south is untidy and unsightly and, in a minor way, has a negative impact upon the conservation area locally.
2. Redevelopment of the site would appear appropriate provided it is limited in scale and scope and provided it remains ancillary to the existing use.
3. Following partial demolition it would be appropriate if new extensions were of a scale similar to that which existed previously. The extensions would need to be limited in size to accommodate only modest sanitary accommodation. The extensions would need to be of equal size at ground and first floor level so as to allow for a traditional appearance.
4. The roof of any new ancillary extensions would need to remain subservient to that of the main host building. This would dictate limited span at eaves level. It would be appropriate for the eaves of the extension to match the eaves on the existing gable, but the ridge would need to be lower than the main ridge.
5. With regard to materials it would be appropriate for those selected to be drawn from a traditional palette. The roof could be finished in tiles to match the existing main roof. Windows could be in painted timber as this well reflects buildings elsewhere within the conservation area. The south gable wall of No. 21 Victoria Street has been refaced in a brick that appears somewhat alien to the conservation area. Whilst brick would appear to be the appropriate material for the external walls it would be appropriate for an individual brick to be agreed with the LPA rather than simply stating 'to match existing'.
6. It is believed that the demolition and redevelopment on a minor scale could tidy up the south elevation and provide a solution that is sensitive for the conservation area.

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

Numbers 21 and 22 Victoria Street are in retail use at ground floor level with residential accommodation above. No change is proposed to these uses, the proposed new accommodation simply seeks to replace and improve ancillary accommodation provided at both ground and first floor level.

Amount

The proposal looks to demolish the existing ancillary block and later structures that currently blight the rear and gable elevations. The proposed works involve the construction of two, small, two storey extensions that are just of sufficient size to provide the sanitary accommodation required. An external staircase is also proposed that will replace the unsightly stair that currently exists. It is therefore believed that the proposed extension is similar in size to that which is proposed for demolition.

Layout

The proposals follow logical lines and levels and largely redevelop the previously developed yard area. The new circulation stair will be suitable to serve the upper floors of both 21 and 22 Victoria Street and is located centrally for this reason.

Scale

As previously stated, the level of development here proposed is similar to that which existed historically. The eaves lines have been matched with the existing building but the spans have been minimized to ensure a low ridge line. Detailing of the block is simple and traditional to avoid competition with the host building. Overall the extensions have been designed to be aesthetically 'neutral' so as to improve the appearance without attracting attention.

Landscaping

There are no opportunities to introduce landscaping on this site though the rear area will remain a communal yard. This is appropriate in this context.

Appearance

Elevation proposals are included as part of the application drawings pack. These demonstrate that the extensions have been designed sympathetically to 'fit in' with the existing building and tidy up the site in the process. This will remove an eye-sore from the conservation area.

Access Statement:

No changes in access are proposed to the ground floor units. Access to the accommodation within the extensions at this level will be through the existing shop units. The residential flats located at upper level will not be accessible to people with significantly impaired mobility, though this is currently the case in any event.

Demolition Statement (as the building is within a conservation area):

The proposal involves the demolition of the rear ancillary blocks together with later C20 construction. These elements of the building are however in poor condition structurally and as such their loss would not appear to be of great detriment to the site as a whole.

Conclusion:

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

1. The removal of the ill-maintained rear ancillary block.
2. The removal of poorly designed C20 additions in the form of a staircase, canopy and unsafe roof terrace area.
3. The opportunity, through the redevelopment, to tidy the gable elevation generally.

Flood Risk Assessment:

Whilst it is acknowledged that this site lies within a zone identified as being at risk within the Environment Agency's Flood Risk Maps, it is true to say that the proposal simply seeks to replace sanitary accommodation. No new habitable rooms are proposed and the situation post development will be no worse than that which already exists. On this basis the applicant considers an in depth, formal Flood Risk Assessment inappropriate.

END