



Architectural Consultant

Architecture • Interior • Project Management

Planning Statement

Replacement of first floor windows and 1no. ground floor access door

**2 & 2A Sheep Market,
Spalding,
PE11 1BH**



1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a Planning application for the replacement of first floor windows and 1no. ground floor access door at 2&2A Sheep Market, Spalding. This Planning Statement explains the application in greater detail and includes a Heritage Impact Assessment as required due to the building being situated in Spalding Conservation Area and being within close proximity of the Grade II* listed 1 Sheep Market.

Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' has been used as guidance throughout. This document gives advice in accordance with the National Planning Policy Framework and emphasises that the level of detail in support of such applications for both Planning and Listed Building Consent should be no more than is necessary to reach an informed decision, yet needs to be proportionate to the significance of the heritage assets affected in the impact on that significance.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to update the building through the replacement of the windows and door to improve the overall aesthetic.

1.2 Documents List

This application is accompanied by the following documents:

0518-25-01 Replacement Windows Proposal

1.3 Listed Buildings

There is only one Listed building within close proximity of the property, this is the Grade II* Listed 1 Sheep Market, known currently as Priors Oven. The listing description for this is:

SHEEP MARKET 1. 5313 (South East Side). II* GV

2. Circa 1230 in origins. A small building of brick and stone, with almost entirely C19 exterior appearance, except for rounded shape. A hipped slate roof. Interior consists of a single vaulted room on ground floor with 8 concentric arches with chamfered wood beams. A spiral stone staircase in the wall leads to an upper roof of similar proportions but without vaulting. Windows are, in both rooms, of C19 date, the building having served as a house for a blacksmith. Formerly it was part of the Priory, and is said to have been a lock-up for the monks. The present name of the 'Prior's Oven' is derived from its shape, and has no bearing on its former use.

1.4 Conservation Area

The whole of the building and the site falls within the Spalding Conservation Area, as can be seen by the SHDC map extract below showing the outline of the area in purple.



Outline of Spalding Conservation Area in purple

2. Proposal

The existing windows are a mixture of materials and styles, there are some timber, some metal and also some UPVC windows. The style also varies around the building, with clear evidence that the windows to the front and side have been altered more recently than the windows to the rear with no evidence of an attempt to consider the impact on the conservation area. The existing window openings are generally modern in their proportions, suggesting that they have not been altered since their introduction. It is therefore not proposed to alter these openings in any way.

The proposed windows will unify all openings throughout the first floor space with a style that will give continuity throughout. The new windows will be a flush casement UPVC double glazed unit and will contain acoustic glass to help reduce noise disturbance to the first floor areas. The windows in appearance will replicate that of a traditional flush casement unit, the most suitable of the traditional window styles for the proportion of the existing window openings. The new personnel door to the side elevation will replace what is currently a solid blank white door. The door, although hidden from immediate view, offers a far more in keeping style as opposed to the very utilitarian door currently in situ.

3. Heritage Impact Assessment

The building of 2&2A Sheep Market is already long established in its setting and the appearance of which sits comfortably with the surrounding buildings. When looking around within the immediate area there are various styles and materials of windows, given the vast age range of the surrounding properties. However, the overriding theme of property use in the immediate area is commercial, and the properties therefore have been altered in the past to suit this use, losing some of what could be considered the aesthetic of the conservation area.

The style of the proposed windows and door are very much in keeping with what would be expected in a traditional area, the flush casement replicates that of an older style but the UPVC material makes the most of modern methods of manufacture. The windows are all at first floor level so are not

in the immediate view of people passing by and the shop fronts to both 2 & 2A are not to be altered, maintaining the existing appearance within the area. The proportions of the existing window openings suit this style of window rather than a sliding sash that is the more prominent style in the area, however, to modify the existing openings to suit a sliding sash window would be far more detrimental to the area than installing the proposed flush casements into the existing openings.

There have been previous examples where UPVC windows have been allowed in the conservation area, and specifically in close proximity to the proposal site, most notably of these being the construction of 11 new flats to south of the site, on land off Abbey Walk. These were built within the conservation area and in very close proximity to the proposal site, the building is also very large and prominent so would therefore propose a greater impact on the setting of the conservation area generally. Given that this has set a clear precedent and the impact it would have on the conservation area, it can be understandable that the proposal would be in keeping with the area and what has been allowed previously, whilst also making every effort to ensure the proposal does maintain the traditional aesthetic expected within an area such as this.