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DESIGN & ACCESS STATEMENT

For

PROPOSED RECLADDING & EXTENSION TO ANNEX TOGETHER WITH COVERED LINK TO MAIN BUILDING

At

**AYSCOUGHTEE HALL SCHOOL
WELLAND HALL
LONDON ROAD
SPALDING
LINCOLNSHIRE
PE11 2TE**

PLANNING APPLICATION AND LBC ISSUE

Site observation and analysis

Location

The site is an annex building within the grounds of the former Welland Hall, Spalding, Lincolnshire. The site stands approximately 550m due south of the Market Place within the town of Spalding and is within the town's conservation area. The full address is Ayscoughfee Hall School, Welland Hall, London Road, Spalding, Lincolnshire, PE11 2TE. 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

Welland Hall was constructed as a grand 3 storey house in the mid 18th C. The annex that forms the focus of this application was erected within the grounds on the west side of the site in the mid to late 20th C, an exact date is not available though it is suspected that it was probably during the 1950s to 1970s. An extension, of modern design, was added to the main hall in 2002. This wraps around the northern side of the host dwelling and is of two storey construction to the north-west side and a high single storey to the north-east. The buildings and site are currently in use as a primary school. The original dwelling is located towards the south frontage of the site (fig. 01). The annex sits close to the south-west and north-west boundaries (fig.02). In the south corner of the site there is a car park and developed play area (fig. 03). The area to the north-east is used as drive access to the rear of the site (fig. 04).



Fig. 01 – The original Welland Hall Building (main school premises).



Fig. 02 – Annex block in the west corner of the site.



Fig. 03 – View to London Road in foreground.



Fig. 04 –North-east boundary.

Site boundaries

The site boundaries are as defined within the site description above and as indicated on the site plans. The south-west boundary is formed by a brick garden wall beyond which a private dwelling is situated (fig. 05). The north-west boundary is formed by a close boarded timber fence between the Ayscoughfee Hall School and the adjacent Spalding Grammar School field (fig. 06). The north-east boundary is formed by a brick garden wall running north to south beyond which a private dwelling is situated (fig. 07). The south-east boundary is formed by railings beyond which is London Road (fig. 08).



Fig. 05 - West-South boundary adjacent the annex.



Fig. 06 - North-West boundary to the Grammar School field.



Fig. 07 - North-East boundary across playground.

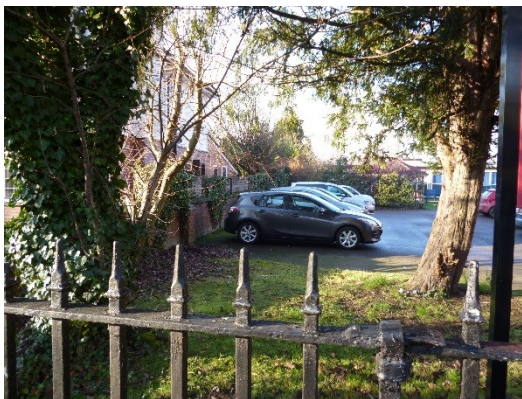


Fig. 08 - South-East boundary railings.

Neighbouring Development

The site sits just south of the main urban area of the town. It is in a location where land use becomes predominantly residential in nature though this particular site is adjacent undeveloped recreational land (school playing fields). As such, general development density here is lower than in the town centre.

To the east of the site is London Road beyond which is the River Welland. To the south of the site stand residential properties that front London Road. These dwellings are generally two storeys high. To the west of the site is the playing field of the Spalding Grammar School, the school itself stands slightly to the north. To the north of the site there are further residential dwellings fronting London Road.

Existing access arrangements

Pedestrian as well as vehicle access to the site is direct from the south-east off London Road. There are vehicle gates in the east and south corners of the site and a pedestrian gate midway along the road frontage.

Streetscape / planting

There are trees and soft planting around the perimeter of the site with further greenery along the River Welland to the east and within the Grammar School Field to the west. None of this will be impacted upon by the proposals. The streetscene of London Road is relatively soft with a pleasant established appearance.

Amenities

The site sits within walking distance of the town centre and is therefore close to all amenities.

Views into, through and out of the site

In general, there are only limited views to and from the south-west and north-east as abutting dwellings block all lines of sight. The frontage to London Road is clearly visible from the south-east but again this is partially obscured by planting around the car park in front of the site proposed for development (fig 09). All views to and from the north-west are substantially obscured by the close boarded timber fencing and trees along the western edge of the Spalding Grammar School Field (fig. 10,11,12). At present the annex does not make a positive contribution to the general appearance of the site. There are no significant views through this site.



Fig. 09 – View from Cowbit Road (SE) across River Welland towards site.



Fig. 10 – View from St Thomas's Road and Welland Road junction over the football field.



Fig. 11 – View from St Thomas's Road to north-west across Spalding Grammar School football field.



Fig. 11 – View from St Thomas's Road to north-west across Spalding Grammar School outbuildings (left) and football field.



Fig. 12 – View to north-west abutting football field and school play area.



Fig. 13 – Overview of the site from the play area.

Context – Physical

As has previously been described the main building of Ayscoughfee Hall School stands within a developed area of the town. Development locally is largely 2 storey and of traditional construction through the main hall itself is three storey.

Context - Social

The site currently accommodates two blocks of school premises. It is unlikely that anyone would have any social aspirations for this site beyond its current use.

Context – Economic

Ayscoughfee Hall School is a private, fee paying school and as such it makes a contribution to the town as an employer and a business as well as providing a service. This situation would not be significantly impacted upon by the proposal though it would improve delivery of this service.

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

Very little is known of the history of Welland Hall. This fine Georgian mansion was built by a Deeping Fen Farmer in late 1700s. In 1836 the property passed into the hands of Henry Hawkes. In 1851 Henry Hawkes sold the hall to Spalding Railways.

In 1872 it was occupied by Miss Sarah Ann Philips who used the building as a Lady's Day and Boarding School. In 1874 she purchased the property from the Railway company and at this stage it became known as Welland Hall. She remained in possession of the site until 1899. In 1901 it was purchased by Boston corn merchant, William Cooper, but remained a private school for girls until 1920. In 1920 the house was sold to the Governors of the Grammar School, and later that year changed hands once more when it was sold to Holland County Council. In 1920 it became Spalding High School for Girls and remained as such until 1984 when the remaining junior department finally joined the senior school at the Stonegate site. In 1993 Ayscoughfee Hall School was opened and in 2002 an application was made for planning permission to demolish some single storey ancillary buildings and construct a new hall to provide functional premises.

Historic timeline



Photographs



Fig. 14 – Photograph taken with site and surroundings from London Road (date unknown).
Sourced from <http://www.southhollandlife.com/category/spalding>



Fig. 15 – Photograph taken from Cowbit Road shows Welland Hall, London Road on the left and River Welland (date unknown).
Sourced from <http://www.southhollandlife.com/category/spalding>



Fig. 16 – Photograph taken with site and surroundings in foreground from Cowbit Road (date unknown).
Sourced from <http://www.southhollandlife.com/category/spalding>



Fig. 17 – Photograph taken at the back of the Welland Hall (1924).
Sourced from <http://www.southhollandlife.com/2015/07/spalding-girls-high-school-1924/>

Ordnance Survey Maps

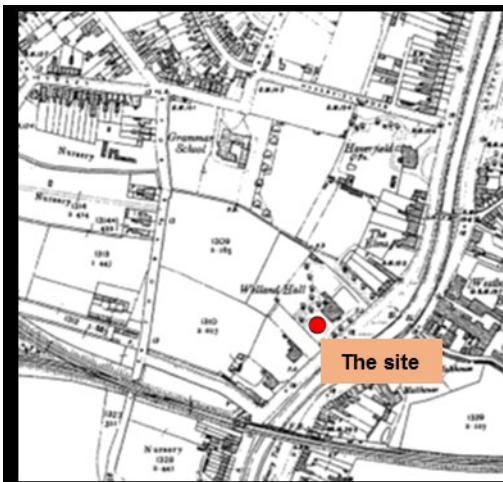


Fig. 18 – Ordnance Survey Map 1903 showing Site and surroundings.
Sourced from <http://www.southhollandlife.com/category/spalding>



Fig. 19 – Aerial photo of the site and surroundings (dating from about 1968-1974)
Sourced from <http://www.southhollandlife.com/artifact/aerial-photo-grammar-school/>

Listing Text

Description: Spalding High School for Girls

Grade: II*

Date Listed: 29 December 1950

English Heritage Building ID: 197329

OS Grid Reference: TF2469822099

OS Grid Coordinates: 524698, 322099

Latitude/Longitude: 52.7821, -0.1526

Location: B1172, Spalding, Lincolnshire PE11 2TA

Locality: Spalding

Local Authority: South Holland District Council

County: Lincolnshire

Country: England

Postcode: PE11 2TA

LONDON ROAD

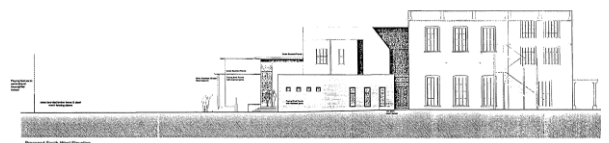
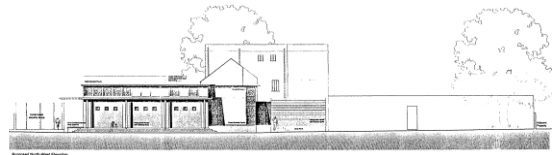
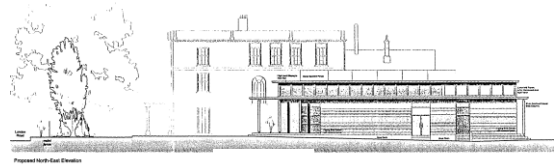
1.
5313
(West Side)
Spalding High School
for Girls (part)
(Formerly listed as No 38
Welland Hall Girls School
TF 2421 1/94 29.12.50.
II*

2.
Large mid C18 house of 3 storeys in brick with moulded stone modillion cornice and pediment in brick parapet with stone panels. 5 windows, centre breaks forward with 1, in moulded stone frames, hung sashes with glazing bars. Centre window on 1st floor has cornice. Good projecting porch in Roman Ionic and elaborate wood doorcase with unusual type of lintel with modillions and cherubs' heads. Side panels ornamented with frieze and capitals. Glazed door. Modern ship weathervane. Interior has staircase of the period and good plaster ceilings and doorcases. Gate piers in rusticated stone with ball finials.

Sourced from <http://www.britishlistedbuildings.co.uk/en-197329-spalding-high-school-for-girls-lincolnsh#.WJMdEm-LSUK>

Existing and proposed 2002 rear extension

In 2002 planning approval was granted for a significant extension to the original Welland Hall. The design was produced by Acanthus Clews architects and the proposal sought to replace redundant single storey facilities with a new hall to provide fully functional areas for the school to use. The extension was constructed shortly thereafter. Design details are as indicated below.



Assessment of Architectural & Historic Value

It is clear from the listing text that the majority of the value of this site is found within the original fabric of Welland Hall. In general terms this retains its architectural features externally and the general layout remains relatively original. Likewise much of the historic fabric remains intact.

Clearly there is no architectural or historic value in the 2002 extension in respect of heritage. The same is true of the annex proposed for refurbishment.

With regard to the impact of the proposals, there is no intention to alter, demolish, extend or refurbish the original Welland Hall and as such there will be no physical change to the most valuable element of the site. The proposal relates only to the annex which in itself has no value. Consideration must however be given to what impact the works will have upon the setting of the listed building. In this respect the recladding and general upgrade of the annex will impact upon the view of the site from the west but the specification of bricks and render will tend to integrate this better with both the host dwelling and the 2002 extension. In general this will therefore enhance the setting of the original Welland Hall. Significantly the link way attaches to the 2002 extension and as such again avoids intervention with the original historic fabric. In conclusion therefore it is considered that the physical fabric of Welland Hall remains unaffected but its setting is enhanced by the concealing of the prefabricated concrete panel annex with materials that are more sympathetic to the site.

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 existing annex has no intrinsic value either architecturally or historically. It is of relatively simple design and the construction detailing is relatively crude as is common for a part pre-fabricated building of its age. Aesthetically it does little to complement either the original house or the later (2002) extension. Any proposal to re-clad the building would improve its general appearance providing the cladding materials are sympathetically selected and cleanly detailed.
2. The site is of sufficient size to accommodate an extension. Creating an extension as an infill will limit the increase in size of the original footprint. The detailing of any infill would need to respect the original block in terms of size. Detailing to match any proposed recladding would be appropriate.
3. The roof of any new ancillary extension would need to remain subservient to that of the main host building, a continuation of the existing flat roof would appear appropriate.
4. With regard to materials it would appear appropriate for finishes and colours to respect the dark red and off white theme set by the host dwelling and the 2002 extension. This would ensure that the distant views of the host dwelling from the west in particular are not visually damaged.
5. It would be appropriate to also replace the windows such that the overall external appearance is lifted. The 2002 extension is fitted with aluminium windows in dark grey finish. These would be appropriate for use on the annex also.
6. Recladding of the annex in red brick and off white render and replacing the windows with aluminium units in grey would assist in creating consistency in appearance between the annex and the 2002 extension which would be of overall benefit to the site from all viewpoints.

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

Ayscoughfee Hall School is currently used as a primary school facility. No change is proposed to this use.

Amount

The proposal seeks to increase the size of the annex building by infilling its north-eastern side. Minor demolition is required to enable this though this is not of significance. The infill seeks only to provide a multi-purpose space incorporating a new entrance. This has been designed to infill to no further than the north-west corners of the H block and will therefore be no nearer to the original building than is already the case. The covered way is proposed to allow movement between the annex and the existing building in bad weather. The size is as required to cover the shortest route.

Layout

The proposal is logical given the plan of the existing building. The location of the infill seeks to minimize architectural impact upon the listed building. The covered way is designed to link with the extension of 2002 and will not contact the original listed building.

Scale

As previously stated, the height of the extension here proposed is to match the existing height of the annex building. Detailing of the block is simple and clean to avoid competition with the main building. Overall the extension and recladding has been designed to improve the appearance of the annex without competing with the listed building. The choice of materials and colours will allow greater integration between the 2002 extension and the annex.

Landscaping

No significant changes are proposed to the existing landscaping.

Appearance

Elevation proposals are included as part of the application drawing pack. These demonstrate that the extension has been designed sympathetically to 'fit in' with the re-clad existing building and to infill space between classroom 1 and classroom 3.

Access Statement:

No significant changes in access are proposed to the site. The proposed extension will have a level threshold and wide clear opening to assist access by people in wheelchairs.

Flood Risk Assessment:

The site lies within a zone identified as being at risk within the Environment Agency's Flood Risk Maps. That said, the proposal only seeks approval for a small increase in floor area and this would be no more susceptible to flooding than the existing building. The risk is therefore not considered significant. The increase in floor area will not increase run off since the site for development is already hard surfaced and drained.

Demolition Statement:

The proposals require only limited demolition of internal structure within the annex. This is not considered significant since the building is of no architectural or historic value.

Sustainability Statement:

The re-cladding of the building will permit the introduction of insulation to the walls which in turn will have a positive effect on fuel use. The same is true for the replacement windows which will be of higher specification than those which currently exist.

END