Heritage Impact Statement.

Retrospective listed building consent Ref: H16-1188-22, H16-1189-22.

This document addresses changes made to the property detailed below that include:

Demolition of outbuilding, new windows and doors to front elevation, erection of fence to rear. Changes to windows and or doors to rear elevation.

Heritage Overview.

Location: **43 London Road, Spalding, South Holland, Lincolnshire, PE11 2TG**

Reference: IOE01/13837/06

5313 (West.Side) Nos 42 to 44 (consec) TF 22 SW 4/95 II GV

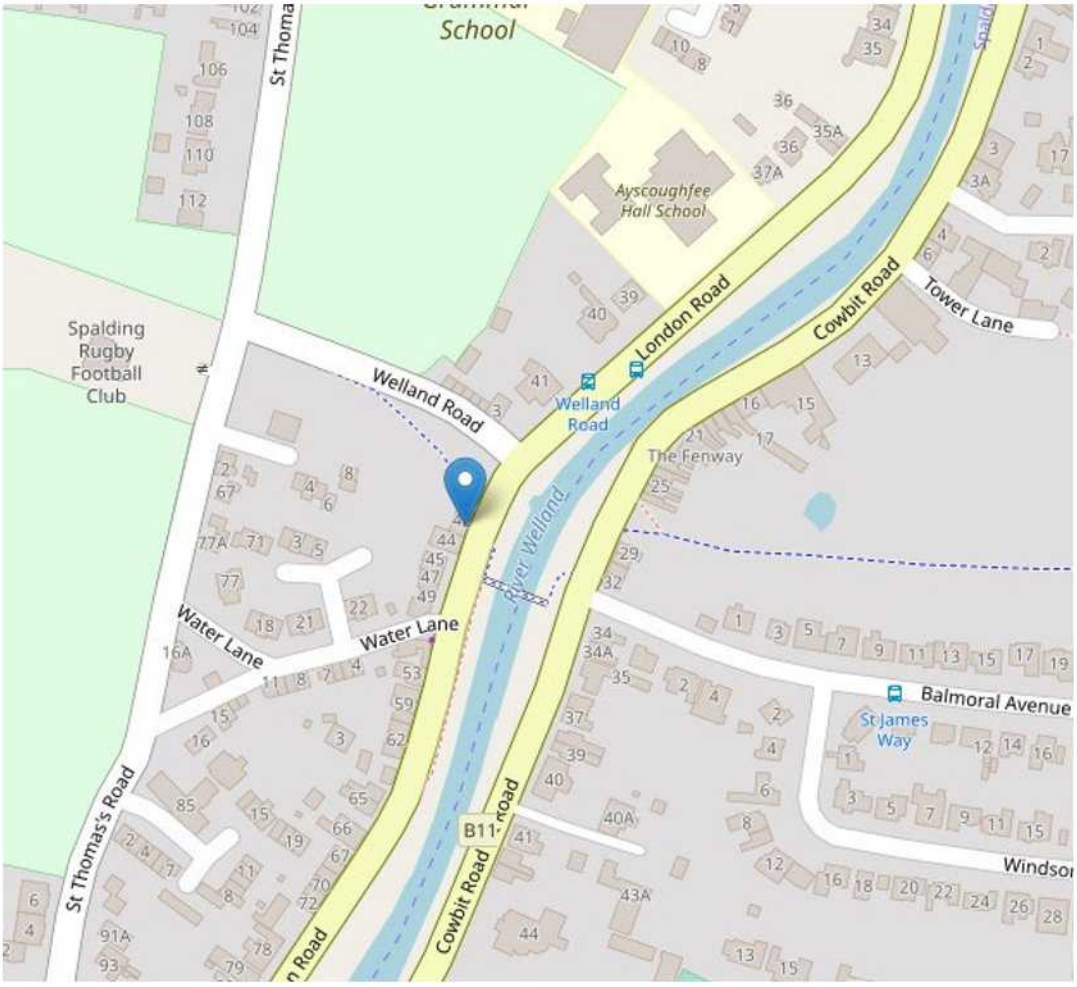
1. Mid C18. Small houses of 5 storeys in red brick, roughcast to No 44. Parapets of differing heights, replaced to No 44. Nos 42 and 43 have 1 window, segmental arches, hung sashes with glazing bars, No 44 has 2 windows, 1 without glazing bars. No 42 has an attractive bowed ground floor shop front, without glazing bars, with an ornamental frieze and cornice and rusticated stone base. No 44 formerly had similar shop front, now has modern shop. No 43 has door of 6 panels and blocked fanlight. Painted blank panels to upper part of No 44. Included as part of a group.

   Nos 42 to 50 (consec) form a group. (Nos 45 to 50 (consec) are local interest buildings).

   Listing NGR: TF2460521965.

2. No. 43 of 4 storey construction with brick faced elevations to front and rear.





Changes to windows and entrance door to front elevation.

The pre-existing windows were of non-period design or construction have been replaced with craftsman manufactured wooden Georgian six pane box sash box construction windows to reproduce the original presentation of the front elevation as would have been the original construction. Light above front door restored. The restoration to the front elevation replicates the original facade in terms of style and materials used returning the property to its original architectural presentation. The heritage impact of these improvements is positive.





Rear Elevation and Outbuildings, windows and doors.

An outbuilding constructed mid 70's was removed to reveal the original rear elevation. This has added to the presentation of the original Georgian construction.

The pre-existing rear outbuilding was of non-period construction built in a combination of 70's brick and breeze block with cement bond together with a rusted through corrugated iron roof. The outbuilding was dilapidated and (believed) possibly an addition from the late 70's, built without footings and not actually attached to the property as shown in the original block plan (fig 19), there is no indication to the original brickwork on rear elevation to suggest otherwise. Its removal has revealed the original rear elevation of the property as it would have presented when the house was originally constructed. The new owner has made every effort to maintain the original integrity and appearance of the property.

No changes to the rear elevation other than the above falling under grade 2 significance.



Rear Fence.

A rear fence was erected to define the original curtilage of the property, it is not on public view and its construction is sensitive to the natural environment surrounding it. Constructed in natural wood adding value in terms of defining the properties curtilage. The construction defines the property from its neighbouring properties, presenting the rear elevation as it would have originally appeared (see fig 19).

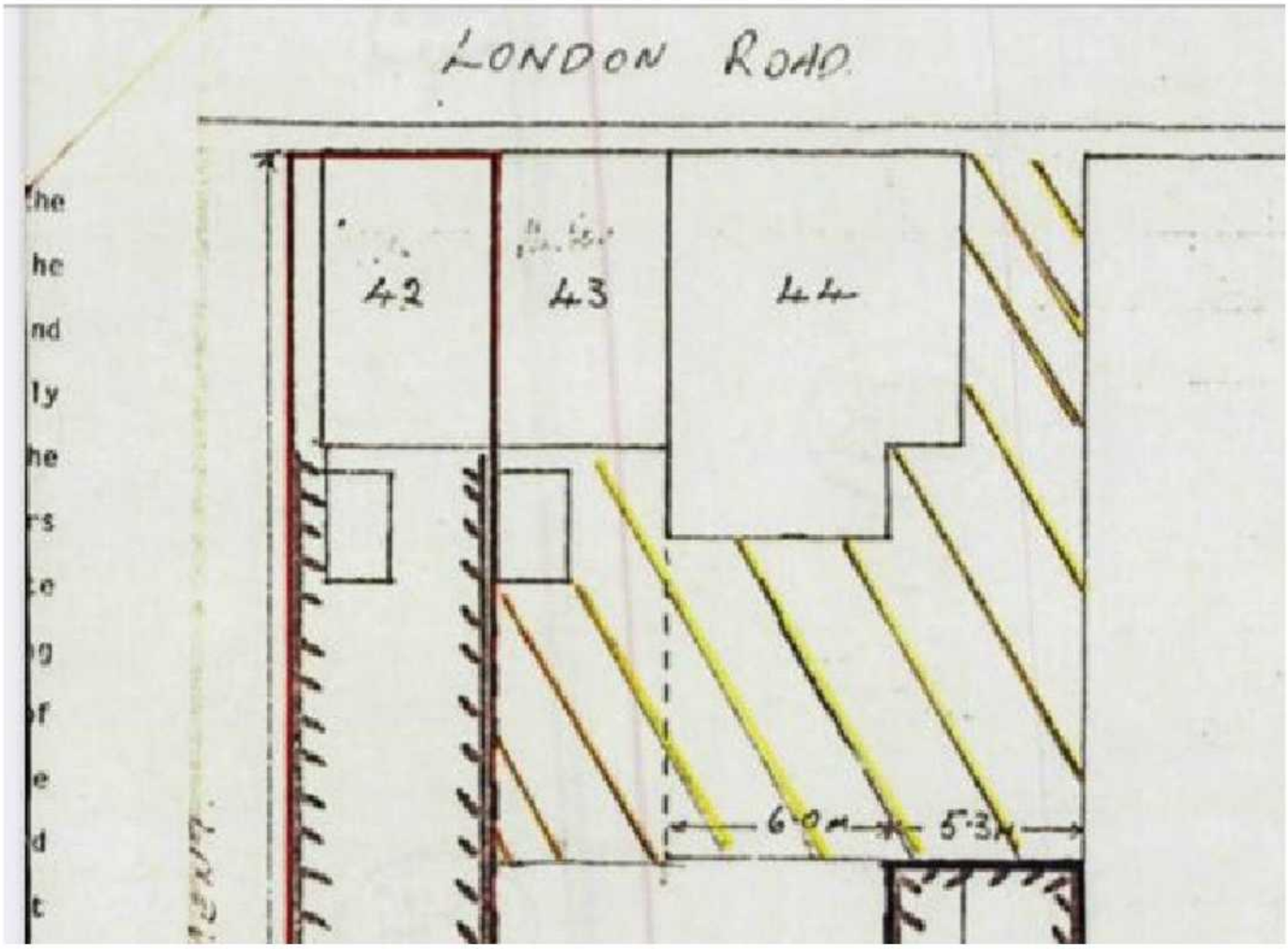
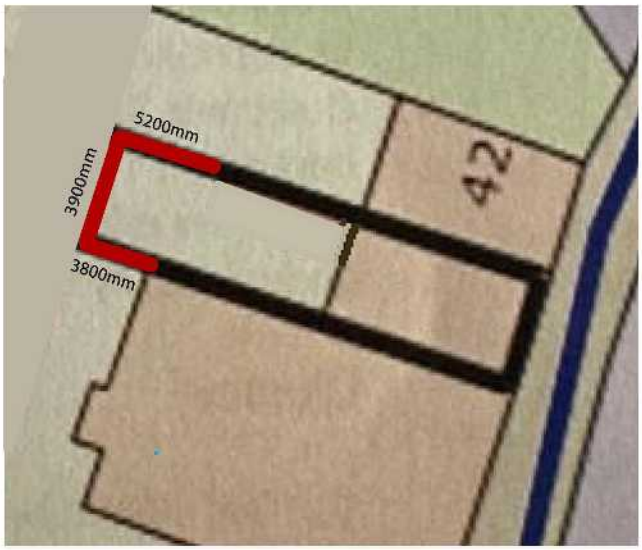


Fig19.





Fence dimensions.