

SPALDING CONSERVATION AREA APPRAISAL



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Introduction

Spalding is an old established market town situated on the River Welland some ten miles from its outfall in the Wash. The town was once a thriving port and a former seat of a powerful monastic order.

Until now, there has been no conservation area appraisal of Spalding. This document is intended to provide a rapid appraisal of the townscape features, buildings and spaces which make Spalding such an attractive historic town that is worthy of protection and to ensure that the best interests of the conservation area are given due consideration in the planning process, but is also to assist with much needed heritage led regeneration funding for the town. This document will be placed before the Development Control Committee in September 2007, followed by full public consultation.

Whilst no appraisal can ever be completely comprehensive, the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

Planning Policy Context

South Holland District Council has designated the historic centre of Spalding as a conservation area of special architectural and historic interest and as such, 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. The South Holland District Local Plan Adopted in 2006 is essential reading for anyone proposing development or change within Spalding conservation area or for anyone with an interest in the future of the town. This Council will adhere to the national, regional and local policy framework when considering any new application for development in the conservation area.

Location and Setting

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 and later Victorian residential development on the

Pinchbeck Road. The conservation area was designated in 1970 and was extended in 1975. (See Map 1 – Appendix 1)

General Character and Form

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 and the river banks provide one of the only open green spaces in the conservation area. Spalding had a thriving riverside trade with a port and warehouses; these are now mainly converted to residential use and are found north of the High Bridge.



Welland Terrace – built circa 1813 and consisting of 15 houses overlooking the River Welland.

The commercial heart of Spalding is based around three interlinked open historic market areas, Market Place, Hall Place and the Sheep Market with narrow streets leading from them. Market Place is the main commercial area with a Tuesday market still held here. Frontages in these areas are continuous, having no gaps, only narrow footpaths through to other areas of the town. Many of these footpaths are medieval in origin and once linked Spalding Priory (where the District Council offices are now sited) and the Market Place.

Whilst the Market Place is based around a square open space, both Hall Place and Sheep Market are based around a triangular space and as a result have buildings which take in the corners, by having a gently curving frontage or by making a feature of two sides of a building. Development to Hall Place

and Sheep Market is generally two storeys with continuous facades, except for the south west of Sheep Market where the Sessions House stands proudly on its own and Victoria Street shows its gable ends.

New Road is very wide and has a mixture of building styles along it. Most are historic, but are generally later in style with more 19th century development. New Road leads to the Pinchbeck Road which contains some early Georgian development at the eastern end but changes quickly in character to that of fine Victorian villas set out along a neat tree lined avenue.

Origins and Historic Development of the Area

The earliest artefacts found around Spalding are early Roman. It is possible that the Romans were involved in early land reclamation though no settlements have been found. This could be due in part to post Roman silt movement on the salt marshes.

The name Spalding may have originated from the tribe of 'Spaldas', or 'spaldingas' – the members or descendents of the tribe of 'Spaldas' who first appeared as Anglo Saxon invaders of the seventh century.

A charter written in AD716 is the first document to mention Spalding. It came from King Ethelbald to the monks of Crowland, which decreed that the lands of Crowland extended 'as far as the buildings of Spalding.'

In the eleventh century, Spalding was mentioned in the Domesday Book as the principle town of the Wapentake of Elloe. A Wapentake was a political unit where meetings usually took place at a crossroads or the ford of a river, where votes were made by the show of weapons such as spears held aloft.

The Spalding Priory was founded in 1052 before the Norman Conquest, and after the Conquests which finished soon after 1066, Spalding Manor was chosen as the residence for Yvo Tailebois, William the Conqueror's nephew.

After the Norman conquests, wooden castles were built outside Saxon towns as a show of strength, and to prevent rebellion. The most common was a Motte and Bailey Castle. Yvo Tailebois, being William's nephew, built a wooden castle on the outskirts of what was then the settlement of Spalding, though it no longer exists today.

The Spalding Priory was taken over by the Benedictine Monks of Anjou who remained there until the dissolution of monasteries in the sixteenth century. In 1070 it was renewed by the monks to the dependency of St Nicholas (Angers) and grew to be one of the richest religious houses in Lincolnshire. For example, in 1200, the Priory lands were about thirty acres situated within the triangle formed by The Welland, Westlode Drain and Market Place. There are no visible remains to the Priory left apart from the ruins of the chapel at Wykeham, the Vetchery at Low Fulney and the Priors Oven in Sheep Market. Some quoins set within a rear development along the 'Hole in the Wall' passage are also believed to be associated with the Priory.

The Priors Oven (below) still stands and is presumed to be one of the oldest buildings in Spalding, most probably built around 1230AD.



After the dissolution of monasteries the sixteenth century. prosperity of Spalding seemed to decline. with the number of households actually going down. The community had grown dependent on the existence of the Priory, and it was to take some time to recover from the setback.

A map drawn up by John Grundy in 1732 (See Map 2 - Appendix 2), shows the existence of Westload River running down Westlode Street, and where Chapel Street and Sheep were destined Market to Westload River ran just in front of the Priors Oven. The main streets existing that time at were: Deadman's Lane (Swan Street), Westload Side (New Road and Westlode Street), Barkers Row (east end of Westlode Street) the start of Pinchbeck Road, Double Street,

Market Street, Crackpool Lane (Broad Street), Hog Market and Ofses (Red Lion Street), Churchgate (half to become Church Street), New Gate Lane and Stonneygate Lane (Love Lane) and Halmeargate. There were some buildings running along the sides of the river, but these streets were not named on the 1732 map. In 1794, an Act of Parliament was passed to improve the Welland from the Reservoir to Fosdyke Wash, which meant Westlode Drain was no longer needed

Spalding gradually grew in prosperity, especially between 1750 and 1850 due to the drainage of Deeping Fen and improvements in road links, to become the leading market centre. The population rose by about 267%.

Most goods were distributed via water rather than road, and Spalding had very good waterway links due to the Welland, the Glen, the Westlode drain, and sea routes to the north east and south east coast lines. Corn and agricultural produce was exported, and coal and timber was imported to the area. Many of the Georgian and Victorian properties along both sides of the river were built due to this time of prosperity. The tallest residences in London Road were built around the area of High Bridge, itself constructed in 1838, the buildings getting progressively smaller the further they went from the town centre.

The next streets to emerge were Winsover Road, Holbeach Road and Albion Street. The Crescent opened up the west side of the Market Place and was opened in 1843

The railway, built in the 1850's, proved a faster freight service, and the importance attributed to the river Welland declined. This was reflected in later development of Tomazin Lane (St Thomas Road), and then the Pennygate area as growth moved away from the river. However, the national rail links meant goods could be transported directly and Spalding was no longer needed as a distribution centre. The port, in gradual decline, ceased to operate in 1939. The population fell between 1861 and 1891.

From 1900 to the mid 1980's, Spalding found a new prosperity with the bulb industry. By 1920, Spalding had 21 acres of flowers grown under glass, the total acreage being 3,000. By 1975, there were 10,000 acres in total being grown. The famous Spalding Flower Parade began in 1957, and continues today, despite the fact that between 1985 and 1999, the bulb industry had fallen from 10,000 acres to under 1,000.

The historical street pattern for Spalding conservation area has remained unchanged, further development concentrating on the outskirts of the town.

Interest in the River Welland reawakened in the 1980's onwards, as the collapsing wharfs were rebuilt and new uses found for the warehouses along the banks of the Welland.

Map 2A shows the growth of the conservation area and pattern of development.

Archaeology, including Scheduled ancient Monuments

There are no Scheduled Ancient Monuments in the conservation area.

Definition of Character Areas

Spalding has four quite distinct areas of character within the conservation area boundary. (See Map 3 – Appendix 3)

These are:

- **a. Riverside** (north and south of High Bridge)
- b. Historic Commercial Centre (Market Place, Sheep Market, Hall Place etc)
- c. Pinchbeck Road
- d. Church Street
- **a.** Riverside the riverside has different qualities to the north and south of High Bridge, which delineates the extent of historic port activity. To the north there is a more industrial character. To the south, the character has a more 'polite' feel with grander architecture.

South of the River along the Riverside: Cowbit Road / Church Gate / London Road

 The river is overlooked by a variety of Georgian town houses, the majority of which are listed. From continuous terrace frontages ranging from two to three storeys in height to the grandeur of Ayscoughfee Hall, Westbourne Lodge and 38 London Road (right, now a school) which are all grade II* listed.



- Open views up and down the river, shielded only by the large trees, mainly willows and limes, which provide copious green canopies and foliage in the summer months.
- A tree lined pathway on the very edge of the conservation area near Balmoral Avenue gives open views across the grounds of Westbourne House (below), which has very large private gardens and a paddock which contribute to the quality of the conservation area, having a very rural quality, despite being within the town.

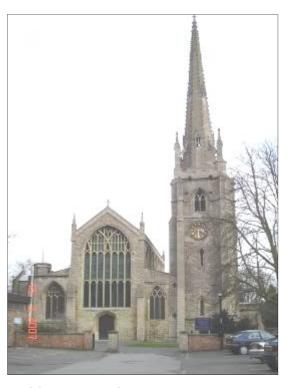


 The trees in the gardens of Ayscoughfee Hall can be seen above the enclosed wall, giving the impression of open space beyond, which can be viewed from London Road, and is a picturesque view on the approach to London Road from Haverfield Road.

- The view of the parish church of St Mary and St Nicolas is not as extensive from London Road as would be expected, but can be seen when looking directly down the Vista, which was created in the 1960's. There are long views of the church spire from Hall Place and also from the footbridges over the river Welland on the Cowbit Road.
- London Road and Cowbit Road

 Southern Extension to the
 Riverside Character Area. The
 lower part of London Road and
 Cowbit Road represents an
 extension to the town that began in the late 18th/early 18th century

 and continued until the



Edwardian era. There are a number of fine villas of both the late Regency and Edwardian era, along with some well detailed Edwardian semi-detached houses and number of more humble cottages and one good example of a 1950's house. This area is also tree lined with long views back towards the spire of the Parish church seen over the tree tops. There are also important views looking out into the countryside where the Coronation Channel links back to the river Welland. The end of the conservation area is bounded by an imposing iron railway bridge which once served the Spalding to March railway line. Although this line is abandoned, the bridge is a familiar feature and an important industrial structure which gives added character to the river.



Views out across the Coronation Channel to countryside beyond (left).

North of the River: -High Street / Double Street / Albion Street / Commercial Road

- This side of the High Bridge is more commercial than the south side with tall warehouses and steam mills interspersed with some large high quality merchant's houses along High Street.
- Double Street has a more modest commercial aspect along the river, but many historic buildings have been lost. New buildings have replaced many of the warehouses that used to stand along the dock area of the Welland.
- The Limes and The Sycamores are noted as grand town houses positioned where Double Street begins to depart from the riverside, and both have small separate gardens beside the river with cast iron railings.

View of the River Welland north of High Bridge showing green open space along the river bank.



- Whereas the other buildings along the Welland face the river, both Double Street and Albion Street have buildings which begin to turn their backs to the river, while the road veers away from the river. This is the only area along the entire stretch of both sides of the river within the conservation area that does this. It could be influenced by the Westlode Drain which once passed, but this area also housed the smaller artisan terraces which would not be designed to show off grand frontages from the river, but instead designed to be inconspicuous and practical. There are also smaller more storage orientated warehouses, possibly indicating imports from this side of the dock rather than the larger more industrial buildings on the other side of the river which appear to be more orientated towards local produce being processed and exported outwards bringing wealth to the land owners who utilised them.
- Once the road returns alongside the river further down Albion Street, the large three storey warehouses and grand town houses also reappear such as White House Chambers which is grade II listed and Willesby Hall, grade II* listed.

Centre (Market Place, Sheep Market and Hall Place, The Crescent, etc)

Essential characteristics are:

- Market Place, Sheep Market and Hall Place are all spacious open paved areas.
- Market Place is a large open square, enclosed by tall, impressive buildings, mainly three or even four storeys.

Market Place circa 1900 (right) and as it appear in the present day (below right). Cobbles were evident along with gas lighting. A fine three storey Georgian town house with a parapet front has been lost.



However, the neo Georgian National Westminster Bank is a high quality replacement that has architectural merit and repeats the historic form of development around the Market Place.



- There are small groups of listed buildings around Market
 - buildings around Market Place of varying ages and designs including Georgian frontages, (early, mid and late) and some very high quality Victorian buildings.
- Red Lion Street and Broad Street are narrow streets leading discreetly away from the Market Place, both giving a deflective view that is intriguing. This is an important corner as walking from New Street through Red Lion Street, the view stops at a set of three striking listed buildings, 10 – 14 Market Place, all listed and occupied by Curry's, Revill's and Calthorp's Solicitors.
- The spire of St Mary and St Nicolas can be glimpsed through the buildings the entire length of Hall Place and Market Place.
- Hall Place leads on from the Market Place via a pinch point. Hall Place is an open triangular space which, like the Market Place, is enclosed by continuous line of development. Several buildings around Hall Place

were built post war, following air raid attacks. Historic buildings still survive but are not of the same imposing scale of those around the Market Place. A gradual reduction in height from three to two storeys is evident from Market Place to Hall Place and Sheep Market, but old photographs show that this area also had tall imposing historic buildings.

 The Bass public house closes the view out of Hall Place, but the imposing 1907 Land Agents on the corner leads the eye to New Road.

Views of Hall Place into New Road circa 1900 (above right) and circa 1986 (below right). The three storey Bass House Public House (1930's) has replaced the Georgian public house.

The Jacobean style (1907) Kingston Land Agents replaces a two storey terrace. The replacement Buildings show that consideration was given historically to the siting of buildings in a historic town and that attention was also paid to design quality and detail long before the



conservation area was designated. These are lessons that should be heeded when considering new development.

- New Road is a wide street which once had the River Westlode running through it. Later and much more varied styles and heights of development are seen here.
- Sheep Market leads from Hall Place, another triangular space.
 However, building lines are not continuous; sets of terraces are interspersed with narrow side streets.
- Victoria Street is a neat late Victorian terrace of shops.

 Station Street leads out of the Sheep Market with buildings of varying heights and scales, predominantly late nineteenth century.

 The Sessions House (right) by Charles Kirk dominates one end of this triangular area. Station Street and The Crescent run off at



angles, deflecting views and leading out. Victoria Street has its gable to the Sheep Market.

 The Crescent was formed in 1843 and links the Sheep Market back to the River Welland. The Crescent contains some fine early Victorian two storey town houses. Many other buildings have been degraded by alterations.

Pinchbeck Road

Essential characteristics are:

- A wide road lined with very tall London Plane trees. Gives an impression of space, although its views are of a very urban nature.
- The east end of this road has buildings that have a commercial usage but around the Congregational Church and no. 10 Pinchbeck Road, the character of the road changes again to residential, which it maintains thereafter.
- Pinchbeck Road contains a social mix of housing, varying from the grand detached town houses such as Mercia Lodge which is a listed grade II and number 8, the Grange listed as grade II*, to the Victorian terraced. This range is as varied in height as types as some, especially along the eastern side of the street, have three storeys.

Church Street

Essential characteristics are:



A wide airy road with green space formed by the private gardens of the many listed Georgian dwellings such as Gamlyn's Almshouse (left) which has a neat courtyard garden, and the churchyard.

 The view to the bottom of the road is stopped by Stonegate Lodge (below), a grade II listed building. This view is further framed by the parish church on one side, a grade I listed building, and No 8 Churchgate on the other,

the former vicarage and is listed grade

II*.

- Some buildings have very small garden frontages where short walls and railings predominate, but most are built to the back edge of pavement, although often staggered to maintain individuality.
- The parish churchyard opens up with trees and open space area. There are significant views of the church from

Halmergate and Stonegate junction where a vista of the churchyard with its trees open up gradually to reveal the church.



The Qualities of the Buildings and Contribution to the Area



Spalding was among some of the earliest conservation areas to be designated due to its demonstrable architectural and merit. The Spalding conservation area contains the grade I listed church and twentynine grade II* listed buildings. Ayscoughfee Hall (left), The Olde White Hart Hotel (now Shanghai Garden Restaurant) and the Prior's Oven are all medieval in origin and much of the ancient street pattern is still extant today.

Most of the remaining grade II* listed buildings were built originally as townhouses of very high quality from the Georgian era. Willesby House (below) is the one exception to the above being an early 17th century house. Most of these fine town houses line the River Welland giving rise to a unique



townscape commented upon by many visitors both past and present. Pevsner states 'the towns of Lincolnshire are a delight' but that for architecture of the early Georgian period, Spalding (along with Stamford) are pre-eminent. Henry Thorold in his book 'Lincolnshire Houses' 'there is a wealth of states. eighteenth-century houses and

terraces here, a feast of Georgian architecture' and that, 'This is a town with few blots'.

In addition, there are eighty-eight grade II listed buildings with many commercial buildings located in the heart of the town centre with some town houses and notable warehouses sited along the River Welland. There are many more unlisted buildings of architectural and historic merit.

The conservation area also contains Ayscoughfee Hall and its grade II listed garden, a five acre park which still contains the historic remnants of the Georgian garden and a Lutyens war memorial circa 1925 which is grade II listed. The house was also home to Maurice Johnson, the founder of the Spalding Gentlemen's Society, founded in 1710 which included many prominent people such as Isaac Newton, William Stukeley and Alexander Pope amongst its membership. Polite Georgian society has perhaps been influenced by those such as Johnson and those within the membership of his society, and this is reflected in the graceful architecture along the Welland.

There are small groups of listed buildings around Market Place and a commercial frontage facing the River Welland in Bridge Street. Historically, Spalding had a thriving riverside trade with a port. Large sea faring ships were 'turned' where the Vine House Public House now stands and could travel no further than the High Bridge. Although the port closed for business in 1939, there are a number of warehouses (now converted to residential use) that were built alongside fine merchants' houses. (Map 1 – Appendix 1shows all listed building within the Spalding conservation area)

Unlisted Buildings

Spalding contains many unlisted buildings of Local Historic Interest (LHI). These are marked on Map 1 – Appendix 1. Many of these buildings are



commercial, but there are also residential properties as well. Buildings of local heritage merit range in date from the 18th century to the 1930's with the majority being built beyond 1840, which precludes these buildings from being listed and protected by national legislation. However, forthcoming Heritage Protection reforms place more emphasis on local lists and the Government White Paper aims to give Local Authorities new planning

tools to give extra protection to buildings of local heritage merit.

Left: Former Methodist Church Hall, a fine example of Victorian Gothic architecture.

Prevalent and Traditional Building Materials and DetailsWalls

- Red/brown brick is the predominant building material throughout the conservation area (and indeed, the wider district).
- Occasional examples of buff brick are seen in Pinchbeck Road and The Crescent.
- Rusticated Render is seen mainly on a few historic warehouses along the river side.
- Ashlar limestone has been used but only on a few buildings including the parish church of St. Mary and St. Nicholas, The Sessions House, 39 New Road and 12 Market Place.

Roofs

- The predominant historic roofing material is Welsh Slate. Some red clay pantile exists also.
- Thatch was abundant historically, only the White Horse public house now retains thatch.

Details

- There is much use of limestone for dressings and details on both Georgian and Victorian buildings, particularly window head details.
- The Georgian art of joinery has left a considerable legacy in Spalding with fine door cases and porches as well as sash windows.
- Victorian detailing is no less varied or splendid, particularly in Villa's along Pinchbeck Road.

Public Realm

- One small remnant of historic public realm is evident between Abbey Passage and The Crescent (right).
- All other public realm is modern and uses non traditional materials in garish colours.





- Various industrial remnants remain along the River Welland (gasworks quay just outside the Conservation Area, see left.)
- Many traditional cast street signs are fixed to buildings in the conservation area and are maintained by the Council.

Green or Open Space – Green and open space as well as private gardens which contribute to the conservation area include:

- The riverside
- Ayscoughfee Hall Registered Park and Garden listed grade II.
- The churchyard of St. Mary and St. Nicholas is a highly significant green space around the fine parish church. The site contains historic grave markers and mature trees. The Church Street entrance is set with a pair of Regency cast iron piers, gates and an old brick wall which are grade II listed in their own right.
- Private Gardens along the Welland, including the gardens to The Limes,
 The Sycamores, Westbourne Lodge and Willesby House.
- Spalding Grammar School is set within a pleasant green space with a number of mature trees on and around the perimeter of the site.
- A small area of land on the corner of Welland Road which provides a valuable habitat for wildlife.

Extent of Intrusion or Damage

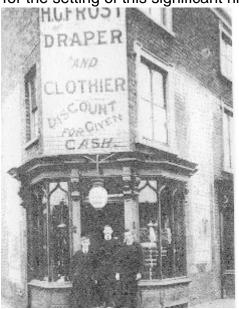
- There is little intrusion or damage to the Riverside, south of the High Bridge, except for the 1960's Bull and Monkie pub and Social Services building which replaced Holyrood House to form the Vista. Public and private car parking detracts from views of the church.
- Parked cars line the edge of the river, particularly along Churchgate, blocking the views of the water and wildlife along the bank.
- The view of High Bridge is obscured by the new footbridge.
- Hall Place has suffered many losses in terms of historic buildings.
 Replacements have mainly been in a modern post war style and are of a different scale and height to those they have replaced. Superdrug (below left) is a particularly poor replacement and detracts significantly (compare with building on left of photo, below right).





- The Market Place has seen many changes with several historic buildings being lost or replaced over the twentieth century. Most replacements have been built with care and consideration and often emulate the lost building and do not detract from the character of the market Place.
- Sheep Market has also suffered from loss of historic buildings.
 Replacements are plain, and often poor in terms of design quality.

- Sheep Market's focal point is unfortunately set around a concrete car
 park and a public convenience and is not at present the pleasant area it
 has the potential to become.
- The corner of Sheep Market, near to the TSB bank, is an untidy and uncultivated area, boarded up and abandoned.
- The buildings immediately to the right of The Priors Oven, one of the most historic buildings within the commercial heart of Spalding, do little for the setting of this significant historic asset.





- The view along Pinchbeck Road is broken by open areas leading out into Kings Road. What could be a significant open view is blocked by the plain high walls of the football ground. Similarly, the view towards the Swimming Pool could be green open space, but nothing has been made of the view into this area.
- Some buildings in the conservation area have suffered from highly insensitive alterations, and although some are historic, many are now sufficiently mutilated to be considered a detraction. Some of these buildings may be capable of restoration, others may be considered for possible replacement. The ITEC building (above) circa 1900 (left) and now (right). Buildings considered to have a negative impact are marked on Map 4 appendix 4 along with sites where new, high quality development may be considered appropriate.

18th century grade II listed cottages in Westlode Street and the modern retail unit directly adjoined (right).



• Westlode Street has an area of relatively new development in the form of a retail site but also a number of large 20th C buildings (circa 1970) which are considered to detract from the conservation area. The juncture of the Carpet Right building and a pair of small 18th century grade II listed cottages shows the inappropriate nature of the recent development which was surrounded by the then conservation area boundary and is also adjacent to many listed buildings, some of which are highly graded. Bringing this area into the conservation area will assist in ensuring that when new development is proposed, which may not be for some time, that the setting of listed buildings and conservation area status will provide impetus for high quality new development which will enhance the conservation area.

Neutral Areas

- The new development of Paddock Green in Pinchbeck Road. Trees protected by Tree Preservation Orders.
- Georgian Court at the junction of Haverfield Road and London Road.

General Condition

A recent survey of historic commercial premises in the Spalding conservation area shows that forty-one percent of these buildings are in good condition; Thirty-two percent are in a fair condition. A further twenty-four percent of commercial historic buildings are in poor condition, with sixteen of those being listed buildings. Finally, there are three percent of commercial historic buildings in very poor condition, including two listed buildings. Therefore over a quarter of commercial historic buildings are in a poor or very poor condition, and another third also will require repair in the next five to ten years.

Problems, Pressures and Capacity for Change

- The poor condition of buildings is a serious threat to the character of the conservation area. However, it is hoped a bid for partnership funding with English Heritage will begin to address this issue via the PSICA (Partnership Schemes in Conservation Areas) Scheme for Spalding. This initiative would assist with both historic building repairs and enhancement by reinstating historic features.
- Houses in Multiple Occupation (HMO). The need for migrant worker housing is a district wide problem. There is pressure on large houses, particularly within Spalding, for this kind of accommodation. We now have a number of large listed buildings where these have become HMO's without the relevant permissions being sought. Regularising and preventing these issues is also placing an increased burden on both Enforcement and Conservation staff. However, the District Council does have a dedicated policy in the recently adopted Local Plan to help prevent such occurrences at a pre-application and application stage.

- Pressure for change. Because Spalding has several sites where potential new development or redevelopment may take place there has been much recent and proposed development. Unfortunately, because this is a rural district it has sometimes been difficult for the Council to adequately resist poor quality developments in the past, perhaps due to concerns that any development is better than very poor existing development or because of unsightly gap sites that have appeared in the conservation area in the past. This has perhaps been exacerbated by the lack of continuity in the availability of consistent specialist conservation advice; a situation which has now been addressed. Indeed, recent improvements to the planning service and the introduction of the recently adopted South Holland District Council Local Plan mean that this Council is now eager to ensure that only development of the highest standards of design quality are considered in order that mistakes of the past are not replicated within the conservation area or its setting.
- This also means that the conservation area has the capacity to change. However, the associated management plan and both national and local policies set out requirements for new development. Change must be for the better and will enhance the character of the conservation area. Please see Spalding Conservation Area Management Plan for full details. To ensure this occurs, all proposed new development or redevelopment sites marked clearly on Map 4 (Appendix 4) will require full pre-application discussion with the planning department. A Site Appraisal will be required at a pre-application stage to inform proposals and their likely impact upon the conservation area. A Design Appraisal must be produced based upon the findings of a thorough Site Appraisal. Both documents will also be required to support planning applications (including listed building consent and conservation area consent applications, where relevant) submitted for any of the sites marked on Map 4 (Appendix 4), and may form part of the required Design and Access Statement.

Site and Design Appraisals:

Site Appraisals must include the following information:

- A thorough contextual analysis of the site and its setting, taking account of the setting of any listed buildings and/or buildings of local heritage merit which may be in the vicinity or other features of outstanding significance, such as the River Welland or open spaces (public or private) which contribute to the character of the conservation area.
- A thorough assessment of the scale, height, form, style, design and materials of existing buildings in the vicinity in order to provide a meaningful assessment of what may be appropriate in terms of new development.

Design Appraisals <u>must</u> include the following information:

3. A full written rationale, supported by illustrative graphic material, explaining the design ethos of any proposed new development and why this will be appropriate to the conservation area, setting of listed buildings and/or buildings of local heritage interest and how this rationale relates to the contextual analysis of the site and its setting and the buildings around it.

Community Involvement

Full public consultation will be undertaken once this document has been placed before the Development Control Committee. We recognise that this document was produced rapidly. We would welcome the views of the community on what they consider is important about their conservation area.

Suggested Boundary Changes – the following areas have been added to the existing conservation area boundary as a result of assessment.

- Haverfield Road Both sides of the street to include the school and important 1930's residences.
- St Thomas's Road which contains good examples of Victorian terraced Villas
- Part of Chapel Street Where views of historic buildings of importance are seen clearly from the conservation area and where it would be desirable to extend the protection of the conservation boundary to allow for holistic management. A further benefit would be that buildings in poor repair may be eligible for grant aid within the PSICA.
- London Road and Cowbit Road both sides of the river Welland as an extension to the current boundary. This area of the town has developed from the early 19th century to the early 20th century with residential dwelling houses. Some of these are imposing detached villas; others are more humble terraced cottages. There is also some more modern infill. The extension runs as far as the disused Spalding to March railway bridge.
- Westlode Street the current boundary almost encompasses this site which contains recent developments of a more industrial nature that are distinctly at odds with the surrounding historic area. Whilst it is recognised that this area is not of a quality that is should be preserved, it is certainly and area that can be substantially enhanced should the opportunity arise. Large areas of this new conservation area will be marked up for high quality re-development (please see Map 4).

Appendix 1

Map 1 Conservation Area Boundary (1975 to present) Showing Listed Buildings and Buildings of Local Heritage Merit

Map 2 Historic Development of Spalding

Map 3 Character Areas within the Spalding Conservation Area

Appendix 4

Map 4 Map Showing Sites for Potential Development and Redevelopment within Spalding Conservation Area.

Appendix 5

Map 5 Existing and Proposed Conservation Area Boundaries