

Spalding Conservation Area Appraisal and Management Plan

May 2026



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Summary of Special Interest

The context and historical development of Spalding are unique to the town, and it is from this that it draws its individual character. This strong sense of place comes from many facets, but the following characteristics are of particular importance to the character and appearance of Spalding:

- Spalding is a large market town with a strong relationship to the River Welland which flows through it from south to north. The town retains its medieval core formed around the river and its crossing point, and the market areas of Market Place, Hall Place and the Sheep Market.
- The town was the seat of monastic order at Spalding Priory, elements of which still resonate within the town.
- Building types, hierarchies and boundaries illustrate the variations within and between the medieval and post medieval development of the town.
- The organic evolution of the buildings means there is an array of building types and styles that document the development of the town and its thriving port. Phases of particular note include the Georgian terraces and detached houses that line the river south of High Bridge and warehouse buildings north of High Bridge.
- The buildings largely conform to the established scale, proportions, orientation and materials of their neighbours, and so whilst there is eclecticism in architectural styles there is an overarching coherence that ties the street scenes together and means buildings and terraces often have group value.
- The continuing use of buildings in the town for a range of functions brings variety and activity to the streets, with a mixture of residential, commercial, educational, religious and civic buildings throughout the town.

Summary of Issues

The Spalding Conservation Area Appraisal has identified issues that adversely impact its special interest.

- Gradual loss of historic detailing across the built environment which cumulatively harms character of the whole conservation area.
- New development that dilutes the character of the area due to its design and detailing not responding to the unique character of Spalding as a place.
- The neglected condition of buildings in some places adversely impacts the appearance of the area.
- Parked cars continue to line the edge of the river, despite this being identified as detrimental to the conservation area in the 2009 appraisal. These vehicles block intervisibility between the river and pathways and the buildings running parallel to them.

Introduction

Conservation area designation is about celebrating and preserving the local distinctiveness of places, but what exactly is a conservation area and what are the implications of designations? The aim of this section is to explain why we designate an area, why is it important to protect their character and appearance and how this legislative protection relates to Spalding.

What are conservation areas?

In 1967, the Civic Amenities Act introduced the concept of recognising buildings and areas of historic interest and making provisions for the protection of that special interest. Today, the spirit of that Act is extended and incorporated into the Planning (Listed Buildings and Conservation Areas) Act 1990, which makes provision for the designation of “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”.¹ The legislation applies nationally to England, although conservation areas are identified and designated by local authorities based on criteria appropriate to their area. The Council is responsible for administering conservation areas and managing the impacts of change to their special interest.

To facilitate the preservation or enhancement of a conservation area, as required by the 1990 Act, the designation of an area introduces some restrictions on what can and cannot be done without planning permission. It increases local planning authority controls, such as defined controls exercised over the design of new buildings, and planning applications are judged by their impact on the character and appearance of the area.

What are the benefits of conservation area status?

There are several environmental, social and economic benefits of conservation area status.

Economic:

- The protection of the character, aesthetic and nature of Spalding generally means higher market values for buildings, and their appreciation in value. Research by the London School of Economics in 2012 into the effects of conservation areas on value² demonstrated that conservation area restrictions have benefits beyond the conservation of character and appearance as they help sustain and/or enhance the value of properties within designated areas;
- Retaining and enhancing the buildings, features, and spaces which make Spalding special will ensure that residents, workers and visitors continue to remain, work and visit to enjoy a unique area and invest in its success; and help attract new businesses to the historic centre of the town, making a major contribution to its long-term survival as a vibrant place and an attractive destination;
- Conservation areas often encourage the creation of supportive community groups who can provide opportunities for grant aid to maintain, repair, enhance and reinstate traditional buildings.

Communal:

- Spalding Conservation Area, designated by South Holland District Council, reflects the value placed by the community on this market town and its role in the regeneration of the local area. People are more likely to come together in community groups – and create deep local roots - in protected areas to care for and enhance the significance of their homes, business and their sense of place;

Environmental:

- Green and open spaces and trees, which make an important contribution to the local environment, are protected. They provide the setting for the conservation area's heritage assets and locally valued buildings. They are a vital and treasured resource for the community and nature;
- Locally valued buildings will be protected. The traditional buildings in Spalding were built with lower embodied energy than modern construction is at present today. They have the potential to perform over centuries, with sensible and sustainable maintenance and repair, and reduce their operational energy use through low embodied, sustainable and healthy energy repairs;
- Conservation area controls can provide opportunities for communities to improve the appearance and maintenance of the streetscape with appropriate cradle-to-cradle materials which are environmentally conscious (natural, compatible, repairable, re-usable, recyclable) and work in balance with traditional building materials;

[What about Spalding Conservation Area?](#)

The special interest of Spalding and the desire to celebrate and preserve its historical importance was recognised in 1970 when it was first designated as an area of special architectural or historic interest. The conservation area was then extended in 1975 and 2007. Further extensions have been made as part of this appraisal.

The built character of the conservation area is comprised for these buildings, which includes commercial buildings, town houses and notable warehouses sited along the River Welland, as well as many unlisted buildings of architectural and historical merit. However, the reasons for its designation were not formalised in any enduring way until the production of initial Conservation Area Appraisal in 2007, which this document will replace.

The positive role heritage assets play in defining local identity and character is recognised within the South East Lincolnshire Local Plan. The Plan identifies the historic environment as an asset that needs to be conserved and enhanced, and that its safeguarding needs to be informed by appreciation, understanding and recognition of its special interest and the contribution it makes to local distinctiveness. Spalding does not currently have a Neighbourhood Plan.

What is a conservation area appraisal?

Conservation area appraisals are in essence a tool to help people understand what is important about a place and manage change within it. Change is managed using the information about the conservation area and its character in the appraisal, and by carrying out the actions identified in the management plan.

Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 there is a duty on the Local Planning Authority to determine what parts of their district are areas of special architectural or historic interest and then to designate them as conservation areas. Having established a conservation area, a management plan is needed. Section 71 of the Act requires local authorities to *“formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas”*³.

The status of this conservation area appraisal

This conservation area appraisal and management plan were adopted by South Holland District Council on 30th June 2026. This adoption followed public consultation on the draft version of this document and a proposed conservation area boundary. This consultation lasted six weeks in autumn 2025. All consultation responses, whether received online, in person or by letter have been reviewed, and have informed this adopted appraisal, management plan and boundary.

Boundary changes

Inclusions

Based on the review of the conservation area for this appraisal, the following areas have been included within the conservation area boundary:

- Small outbuilding at the corner of Beechfield Gardens and Holland Road, possibly historically associated with Holland House or another villa
- 76 to 80 (evens) Pinchbeck Road to include The Woodlands. These buildings are of architectural and historical significance and contribute positively to the conservation area.
- 1-12 King Road and Station House on the corner of Kings Road and Sandtone Gardens. These buildings are of architectural and historical significance and contribute positively to the conservation area.
- Spring Street, Spring Gardens, Henrietta Street, parts of St Thomas’s Road, parts of Green Lane, parts of Priory Road, parts of South Parade and parts of Cross Street. The form and layout of this area is illustrative of the Victorian development of the town, laid over the site of the former Priory, and therefore contribute to the understanding of the history of the Spalding. These residential properties, largely terraces and semi-detached villas style houses, positively contribute to the conservation area.



*Inclusion - Outbuilding on the corner of
Beechfield Gardens*



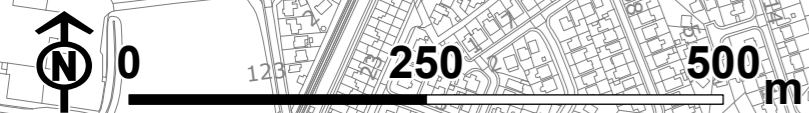
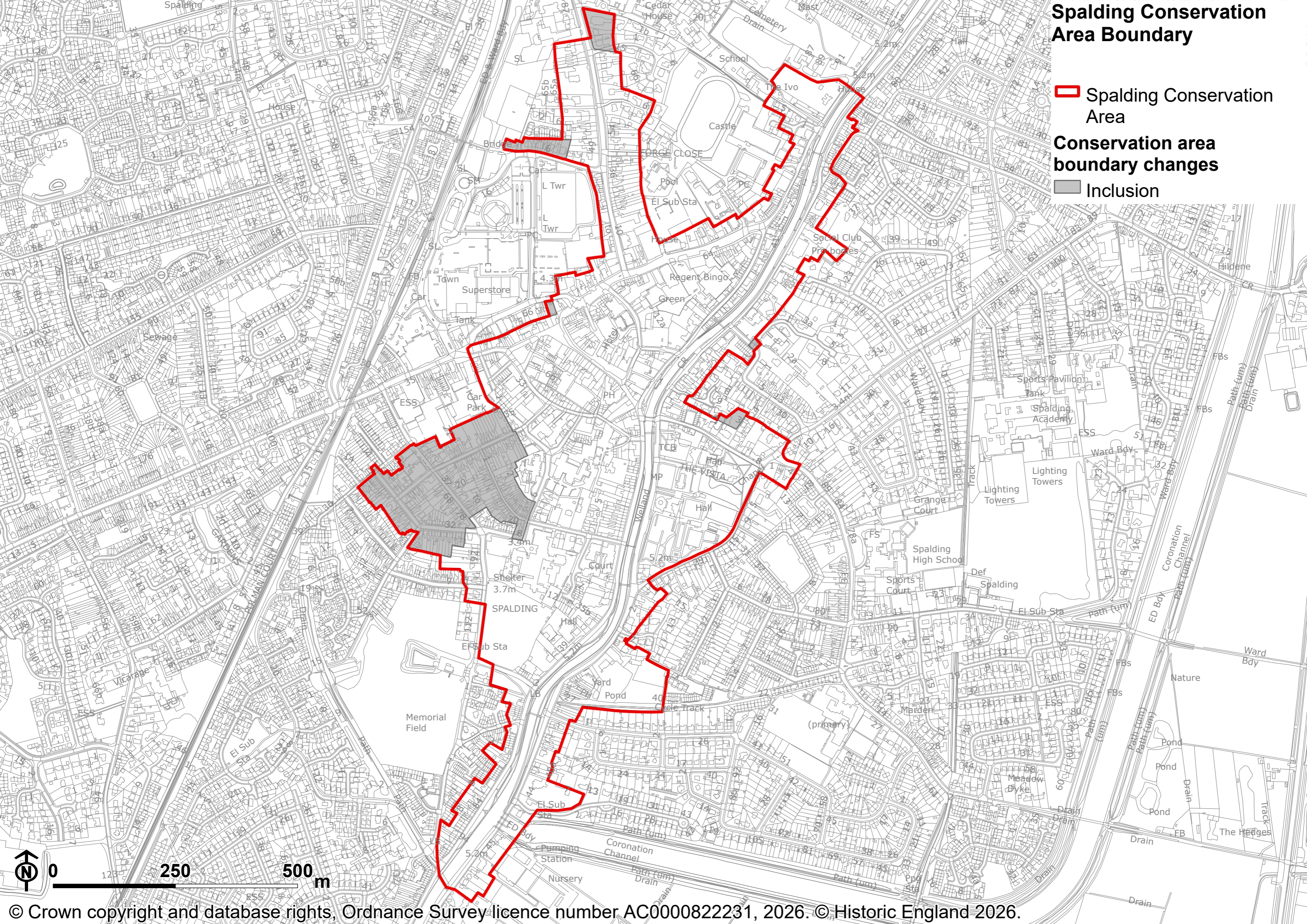
Inclusion - The Woodlands, 80 Pinchbeck Road

Spalding Conservation Area Boundary

 Spalding Conservation Area

Conservation area boundary changes

 Inclusion



Assessing the special interest

The character of an area starts to form long before human interventions of buildings, streets, fields and towns are established: it starts with the geology and topography of a place. This section considers what it is about the location and context of Spalding that made it suitable for successful occupation.

Location

Spalding is a historic market town in South Holland, in the south of Lincolnshire, 70km south east of the city of Lincoln and 25 km south west of The Wash. The town is the principal market town within South Holland, and as of the 2017 census it had a population of over 34,000 making it one of the largest settlements in the South & East Lincolnshire Councils Partnership. It is also home to South Holland's local government offices, whose administrative base lies within the conservation areas, to the south of central Spalding.

Spalding is within Natural England's National Character Area 46 – *The Fens*, a 'distinctive, historic and human-influenced wetland landscape lying to the west of the Wash estuary, which formerly constituted the largest wetland area in England. The area is notable for its large-scale, flat, open landscape with extensive vistas to level horizons. The level, open topography shapes the impression of huge skies which convey a strong sense of place, tranquillity and inspiration'.⁴

The Historic Landscape Characterisation Project for Lincolnshire records Spalding in WSH6 - *Townlands within the Wash Character Area*. The landscape history is described as predominantly agricultural but encompasses most of the nucleated settlements in the wider Wash region.⁵

Designations

Designated Assets

There are 118 listed buildings within the current boundary of the conservation area;

- Three grade I listed building
- 29 grade II* listed buildings
- 88 grade II listed buildings

There is one registered park and garden within the conservation area;

- Grade II listed Ayscoughfee Hall registered park and garden

There are no scheduled monuments within the conservation area boundary.



Non-designated Assets

Non designated heritage assets are buildings or places that are not nationally designated but contribute positively to townscape and the special interest of an area. While South Holland does not currently have a published list, locally important buildings are recognised as part of the planning process.

Although it is not possible to identify all non-designated assets as part of this assessment some have been shown on the map that follows.

Archaeological potential

In addition to the preserved historic townscape and the individual historic buildings that remain in Spalding, the question of archaeological potential is also highly relevant to the town and the conservation area. Spalding's relatively stable fortune throughout its history has meant that its archaeology has suffered little from the continuing process of development that has affected other historic towns' archaeology, particularly during the post-war period. Added to this is Spalding's location. Situated in the fens, the water table remains high and conditions for preservation are highly favourable, especially of wood, leather, cloth and vegetation. Although a full archaeological investigation of the town centre has hitherto been limited, providing only intermittent evidence, it is likely that Spalding contains important buried deposits. It is vital these deposits are conserved, and full account is taken of their significance in the future planning and development of the town.

Geology, location, topography and landscape setting

The underlying geology of the area is Quaternary alluvial sand, the most recent geological period which covers the last three million years. The movement and melting of ice sheets created new rivers and diverted existing ones. These rivers left behind alluvial deposits of sand and gravel across South East Lincolnshire.⁶

The underlying geology has endowed this area of the county with fertile and cultivatable soil which has influenced human uses of the land. In Spalding, much of this land is composed of marine silt, which is beneficial for bulb growing, for which the town is famous.

The landscape of South Holland is nearly entirely flat, consisting of marshy land, much of which has been reclaimed from the sea. This area, known as the Fens, was drained centuries ago, resulting in a low-lying agricultural region, much of which is below sea level and relies on pumped draining and sluices to manage the low and high tides and maintain agricultural viability. Amongst the many rivers and waterways there are four main rivers in the Fens, one of which being the River Welland which runs through Spalding.

Whilst the topography of the area lacks the drama of rugged mountains or allure of gently undulating hills, the wide-open nature of the landscape offers distant, panoramic views that evoke a true sense of openness.

The town of Spalding sits amongst the patchwork of farms and agricultural land. The flatness of the landscape means the town is not visible from any of the principal roads until travelling along the ribbon developments on the outskirts of the settlement or the routes along the River Welland.



Eagle House, St Thomas's Street



Disused Spalding to March railway bridge at the southern extent of the conservation area



The shop fronts of Market Place looking north west into Hall Place

General character and plan form

Spalding is a large, nucleated settlement which is centred around the River Welland and historic core of the marketplace. The river is both a unifying and divisive feature of the town: it physically divides one half of the settlement from the other and industrial versus domestic activities along its banks have moulded the character of the north and south, but it has at various times also been a source of identity, prosperity and amenity.

The river plays a key role in defining and directing the development surrounding it, creating a contrast between the waterfront townscape and the suburban townscape. The bridge crossing at High Bridge creates a focal point for the roads which run parallel to the river, and then project along Church Street to the east and Bridge Street/Vine Street towards the historic commercial centre.

Although there have been areas of modern infill development within the main historic centre, the main historic core retains the surviving medieval plan and succession of spaces, streets and lanes provide the distinctive character of the conservation area, along with the surviving design and architecture from the medieval period onwards.

Spalding's importance as a successful trading town in the medieval period and onwards can be demonstrated by the survival of many of the original street layouts and several listed buildings dating from this period. The expansion and development of the town during the 18th and 19th centuries into a major market town is also evidenced in the plan form, style and character of the buildings surrounding the medieval core and in the development of streets of residential housing surrounding the commercial centre. Aside from the open spaces of the riverside, marketplace and grounds of Ayscoughfee Hall, the conservation area has a strong sense of enclosure, which is reinforced by narrow streets which are lined with tall buildings. There are several areas of

distinct and different character within the conservation area, where the residential, commercial, industrial and recreational character of different parts of the town is evident.

History and development

This section considers how Spalding developed from its earliest origins into the town we see today.

Early beginnings: prehistory to the Saxons

During the Roman occupation (1st–4th century), Spalding emerged as an agricultural centre and port. The Romans drained the salt-rich fens, constructing an extensive system of drains and banks to reclaim fertile land for farming and salt production. Key infrastructure from this era included:

- The River Welland: Established as a primary transport route, with Spalding serving as its lowest bridging point.
- The "Great Bridge": A large stone bridge built on the site of the current High Bridge, facilitating trade and defence.
- Trade: Spalding functioned as a port, exporting crops as far as Gaul (France).
- Roads: Much of the modern road layout and specific routes in areas like Cowbit and Stonegate originate from Roman engineering.

The town's name likely derives from the Spaldingas, an Anglian tribe that settled in the 7th century. The area was first documented in an AD 716 charter from King Ethelbald, which defined the boundaries of Crowland Abbey. Before the Norman Conquest, the Manor of Spalding was an asset belonging to the King's geld (tax).

Spalding Priory was founded in 1052 as an offshoot of Crowland Abbey. Established just before the Norman Conquest, the Benedictine priory was located west of the River Welland, reinforcing the town's growth through the Benedictine commitment to self-sufficiency and local administration.

The Normans arrive: 11th to 13th centuries

Although Roman occupation preceded it, the medieval period is considered the town's "genesis." The basic urban form was laid out during this time, and much of it remains legible in the modern street plan. Key historical highlights include:

- Political Importance: The Domesday Survey (1086) recorded Spalding as a market town and the principal centre of the Wapentake of Elloe.
- Key Industries: Early economic growth was driven by salt making, farming and fisheries.
- Influential Figures: Ivo Talbois, a nephew of William the Conqueror and Sheriff of Lincoln, ruled from Spalding and significantly influenced the town's religious and defensive structures.

Talbois replaced the Order at Spalding Abbey with monks from the Benedictine Priory of St. Nicolas, Angiers, France which saw the property, wealth and importance of the Priory increase. By 1200, the Priory was one of the wealthiest religious houses in Lincolnshire. While no longer standing, its influence survives through:

- Geography: It occupied a central triangle between the River Welland, the Market Place, and Westlode Drain.
- Architecture: Surviving associated structures include the Prior's Oven (c. 1230), the ruins of Wykeham Chapel, and the Church of St Mary and St Nicolas.
- Nomenclature: Modern street names like Priory Road and Abbey Yard preserve the memory of the site.

The town's defensive and civic landmarks are also tangible links to its medieval history:

- Spalding Castle: Attributed to Ivo Talbois, the site is believed to have been a motte-and-bailey construction. While unexcavated, the land remains open to the public at the Castle Fields Sports Complex, preserving its historic footprint.
- Markets and Fairs: Spalding's status as a commercial hub was solidified by the 13th century, with records of two "ancient" annual fairs (St Nicolas and Holy Cross) dating back to at least 1281.

The earliest mention of Spalding's two annual fairs, those of St Nicolas and of the Holy Cross, which were formally recorded in 1281 but likely date back to the Domesday era. Ivo Talbois may also have built or refurbished 'Spalding Castle' around this time. He chose a dry area of land overlooking the town on the road to Pinchbeck, now the site of the Castle Fields Sports Complex. The exact layout of this castle complex is open to speculation, but it may have been a wooden motte and bailey construction, illustrative of its time, or been built using the stone foundations of an earlier building. Grundy's map of 1792 shows the site, with the keep and moat, set in the middle of open land.⁷

Markets, morality, self-reliance and prosperity: The 14th to 18th centuries

The success of the town as a centre for trade and as a stopping point on the river routes out towards The Wash financed some of the more ambitious buildings in the town. As such, today it is furnished with an array of building types and styles that together document the development of the town and define its appearance. Many of the Georgian 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.

Many of the developments from this phase have been conserved, maintaining their outwards appearance despite an inevitable change in use over the years; the 18th century wharf buildings and warehouses along the banks of the River Welland being an example of this.



The Benedictine monks remained at Spalding Priory until the dissolution of the monasteries in the sixteenth century. After this time, the prosperity and population of Spalding seemed to decline. The community appears to have grown dependent on the Priory, and it was to take some time to re-establish its prosperity.

Before the dissolution of the monasteries, the eligible youths of Spalding received their education at the Priory, but no royal funds were forthcoming to provide a replacement building for their education. Therefore the responsibility to establish a new school fell to philanthropic benefactors. The Queen Elizabeth Free Grammar School of Spalding was founded in 1588, but there was no building, so the school began in the upper floors of the St Thomas' Chapel in the now demolished parish church where it remained for nearly 300 years.⁸

Grundy's map of 1732 is a valuable source of information on post medieval Spalding. The map shows that sheep had been sold certainly since this date. The beast and sheep markets can be seen on the drawing, as well as a pinfold for holding errant livestock west of Prior's Oven.⁹ The road layout detailed in the map shows the existence of Westlode Street, and where Chapel and Sheep Market were destined to be. The Westlode River/Drain ran just in front of Priors Oven.

The principal streets at that time 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 Stead
- 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)
- Halmeargate.¹⁰

The areas of the Town adjacent to the rivers have a number of large dwellings that were originally owned by wealthy merchants and warehouse buildings. There were also riverside wharves where trading occurred.¹¹

Notable buildings built during the 18th century include Holland House, described as the finest house in Spalding, built by William Sands Junior (grade II, NHLE ref: 1063982); and Spalding High School for Girls (grade II* NHLE ref: 1306654).

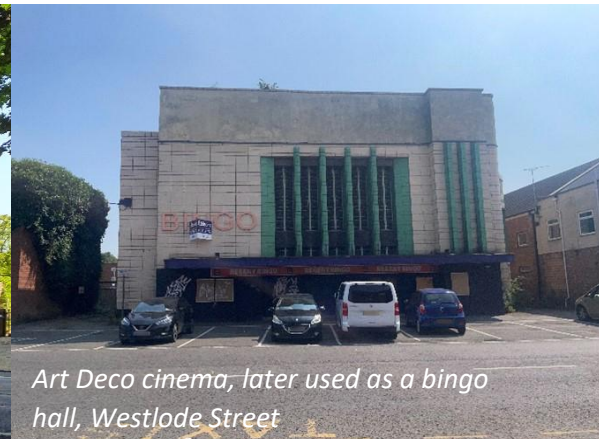
Railways and residences: 19th century to mid-20th century



The Victorian expansion of Spalding saw the construction of residential terraced, semi-detached and detached homes on the outskirts of the historic core of the town



Buff brick used for residential villas along Pinchbeck Road



Art Deco cinema, later used as a bingo hall, Westlode Street

This phase marks the increasing population and prosperity of the town, which is reflected in its outward expansion. Land and water management in the 18th century were to play a significant part in the renewed prosperity of Spalding. The 1794 Act of Parliament to improve the River Welland led to the filling in of the Westlode River. Simultaneously, the drainage of Deeping Fen improved road access and reclaimed land. These improvements triggered a population surge; the town grew by 267% between 1801 and 1826 (reaching nearly 6,500 residents). Despite better roads, the town's wealth was built on its waterways. Spalding became a hub for exporting corn and agricultural produce while importing coal and timber. Prosperity manifested in high-quality construction. Stately Georgian and Victorian properties rose along the riverbanks, with the most imposing residences concentrated near the High Bridge (1838). Growth moved outward from the historic core onto former agricultural land, creating new residential streets that permanently altered the town's layout. The high architectural standard of buildings from this era—extending into the 1930s—remains a defining feature of the town's conservation area. This phase of development in Spalding saw the building of new streets around the historic centre, including;

- Winsover Road to the west
- Holbeach Road to the east
- Albion street on the western bank of the River Welland
- The mid-19th saw an era of prosperity and the construction of many civic, industrial and financial buildings such as;
- 1842 – The Sessions House, Sheep Market
- 1854 – Spalding Cemetery was consecrated
- 1855-56 – The Corn Exchange
- 1866-67 – St Mary and St Nicolas, Spalding was extensively restored by Sir George Gilbert Scott.
- 1857 – The Butter Market
- 1858 – The police station

In 1848 the Great Northern Railway opened its railway station at Spalding which allowed the public to travel on the loop between Peterborough, Spalding, Boston and Lincoln. In 1850, the Peterborough to London line opened, allowing passengers to travel from Spalding to Kings Cross.¹²

Improvements to railway services coincided, or were perhaps responsible for, a decline in the importance attributed to water transportation and the River Welland. Within Spalding, developments no longer prioritised a waterside location, reflected in later developments of Tomazin Lane (St Thomas Road), and then the Pennygate area as growth moved away from the river. Equally, the national rail links meant goods could be transported directly and Spalding was no longer needed as a distribution centre.

The town underwent numerous changes in the 1870's including the sale of the market places to the Spalding Improvement Commissioners who resurfaced the market place and installed permanent iron livestock pens.¹³ Further churches and schools were built at this time to support the population of over 9,000. Spalding Grammar School was built in the 1880s, allowing the pupils to transfer from the church rooms to the present site.

The layout of Pinchbeck Road (previously Pinchbeck Street) was well established by this time and was the principal route north out of Spalding towards Pinchbeck. The southern end of the road, closest to town, consisted of commercial and religious buildings, leading to Victorian terraced housing. During the later 19th century, grand detached town houses were built along the northern stretch of Pinchbeck Road, such as Mercia Lodge (grade II*, NHLE ref: 1356653).

In 1938 the five livestock markets in Spalding were merged into a single site, having previously been held in various parts of the town.¹⁴ However, the port in Spalding, which had been in gradual decline, ceased to operate in 1939. Notable buildings from this period include Elsom House on Broad Street, the headquarters of Elsom Seeds built in 1934 and the Art Deco cinema on Westlode Street.

In 1941, a stray Luftwaffe bomber dropped its bombs on Spalding, destroying much of Hall Place and causing damage to several businesses. Hall Place has been rebuilt along existing layout with modern 20th century buildings.

The recent past: Mid-20th century to present day

Following the war, changes in demand saw the closure of many of the railway connections through Spalding, including services to Leicester, Great Yarmouth, Boston and London.

Throughout the course of the century, demolition and infill of plots across the town continued to be carried out largely on a piecemeal basis – an inevitable, and at times necessary, process of evolution of the settlement's building stock. The infilling of backlands is a trend that was well- established by now and one that continued in the latter half of the 20th century. Similarly, the demand for housing also continued. This principally took the form of extensions on peripheral land around Spalding.

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 continued throughout the 2000s, despite the fact that between 1985 and 1999, the bulb industry had fallen from 10,000 acres to under 1,000.

Following serious flood throughout the early-mid 20th century, the South Holland Drainage Board decided to divert the run off from the Urban District of Spalding into the adjacent Coronation Channel which had opened in 1953 and forms part of the River Welland.¹⁵

There have been signs of regeneration of Spalding's key historic events and assets. 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.

The merits of buildings from this era are limited: at best they are innocuous, at worst they fail either to express and respond to Spading's individual character – taking the form of a generic historical pastiche or making a token gesture towards local materials – or to add an ambitious, contemporary building that would continue the rich architectural legacy of the town. The town's retail offering has shown resilience during challenging times for local high streets, and therefore the number of historic buildings in current use on the high street remains proportionately high and there is still a good balance of commercial and residential properties right at the core of the town.

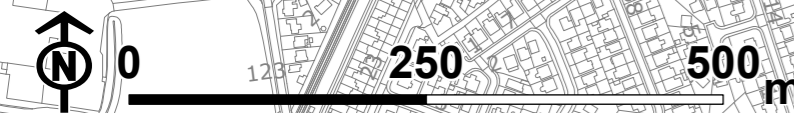
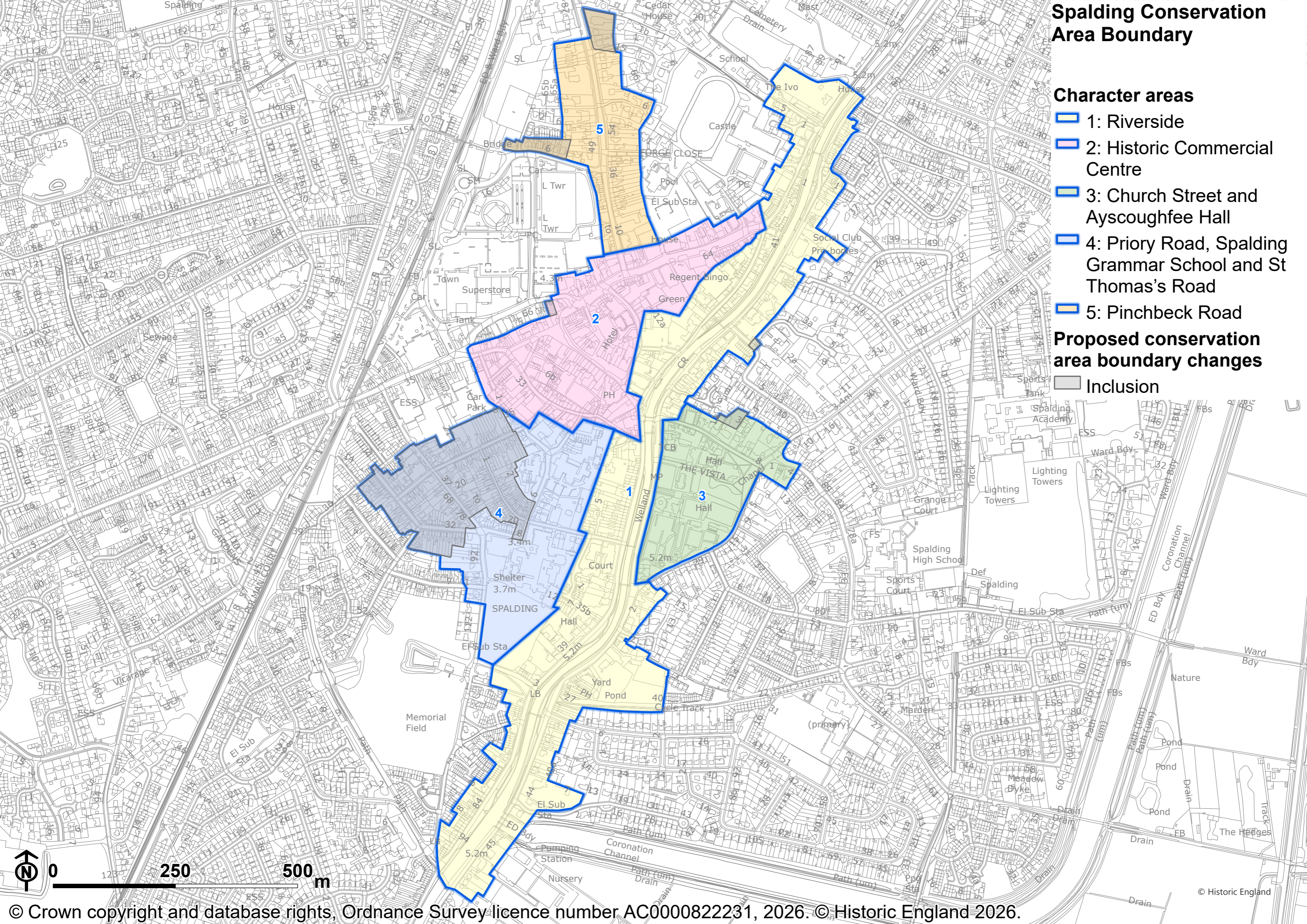
Spalding Conservation Area Boundary

Character areas

- 1: Riverside
- 2: Historic Commercial Centre
- 3: Church Street and Ayscoughfee Hall
- 4: Priory Road, Spalding Grammar School and St Thomas's Road
- 5: Pinchbeck Road

Proposed conservation area boundary changes

- Inclusion



General characteristics of Spalding Conservation Area

The aim of this appraisal is to identify the special character of the areas that provides Spalding with its particular 'sense of place' and to summarise the details and features that are important. Spalding derives its main character from the River Welland, which runs south-north through the town and physically divides it into two. The majority of the conservation area is on the western side of the river. The general form of the town was laid out in the medieval period, and this basic form is still legible today in the routes across the river and around the commercial centre. 18th century industrial and 19th century residential developments have furnished the town with an array of building types and styles that together document the development of the town and define its appearance. 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.

Traditional building materials and important details

Walls

- 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 on a few historic warehouses along the riverside.
- Ashlar limestone has been used but only on a few buildings including the parish church of St. Mary and St. Nicolas, The Sessions House, 39 New Road and 12 Market Place.

Roofs

- The predominant historic roofing material is Welsh Slate, followed by red clay pantile.
- Thatch was abundant historically, only the White Horse public house now retains thatch.
- Roof lines are largely homogenous within each character area, with the exception of landmark buildings such as St Mary and St Nicolas Church and Old Johnson Hospital.

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.



The White Horse public house is the only building that has retained a thatched roof



The riverside is lined with mature trees, with views either side of the conservation area



Ayscoughfee Hall, with its mature landscaped gardens and sports areas

Green space and trees

There are four principal public green spaces within the conservation area:

- The riverside – a key path follows the meander of the River Welland, linking the town centre at High Bridge with the east bank of the river. There are additional pedestrian crossings along the river route. It is lined with mature trees and allows views to both sides of the conservation area and the residential and industrial buildings in the immediate vicinity.
- Ayscoughfee Hall Registered Park and Garden (grade II) - 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. In its present form, which appears to retain the original boundary despite modern leisure developments within the park, it is shielded from the busy road by the boundary wall and mature planting and provides an immediate break from the inevitable noise and activity in the area. This space is complemented by the greenery and tree cover in the ground of St Mary and St Nicolas Church.
- The churchyard of St. Mary and St. Nicolas - 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 a brick wall which are grade II listed in their own right. The traffic and activity of the street and car park along The Vista gives way to quieter, green, softer environs, providing a visual and audible contrast. This space is complemented by the greenery and tree cover in the ground of Ayscoughfee Hall.
- A small area of land on the corner of Welland Road which compliments the view of the river and historic buildings as the road curves, provides a valuable habitat for wildlife.

There are also areas of private green which, whilst not accessible to the public, still contribute to the character of the conservation area:

- Private Gardens along the Welland, including the gardens to The Limes, The Sycamores, Westbourne Lodge and Willesby House.
- Spalding Grammar School - set within a pleasant green space with a number of mature trees on and around the perimeter of the site.

Public Realm

Historic street furniture such as milestones or lamp posts can greatly enrich the streetscape. Within Spalding there are examples that possess both intrinsic design quality and illustrative historic value, even on a modest scale, such traditional cast street signs fixed to buildings and remnants of the town's industrial past along the River Welland. The importance of these remaining asserts is significant, especially given the removal of large amounts of historic street furniture over time and replacement with modern materials.

Historic street surfaces can also make a considerable contribution to the historic environment. There is one small area of historic street surface remaining in Spalding, between Abbey Passage and the Crescent. Unfortunately, there are few other remaining examples of historic paving or surfacing within the town, with the roads and pavements now being largely tarmacked or paved using modern materials.

Note on views

Whilst all senses are engaged in our experience of place, human reliance on the visual does mean that views play a major role in our understanding and perception of character, and Spalding is no exception. There are numerous views that contribute to our appreciation of Spalding, but they all fall largely into three distinct categories: static, glimpsed and dynamic.

Static

These types of views tend to be – although not always – designed or intentional, or at least self-aware. They are a specific, fixed point from which a particular aspect of the area's character can best be appreciated.

Glimpsed

These types of views are often enclosed and fleeting, and principally incite intrigue or surprise in those that notice them that add to the experience of an area.

Dynamic

These are views that steadily reveal different aspects of a place's character and continually evolve as we experience them. These may be panoramic views from a fixed point or kinetic views that are revealed as the observer moves through the area. These views are influenced by both constant features (not necessarily dominant features but those that remain present throughout) and transient features (accents in the view that come in and pass out of views at different points






Character analysis and character areas

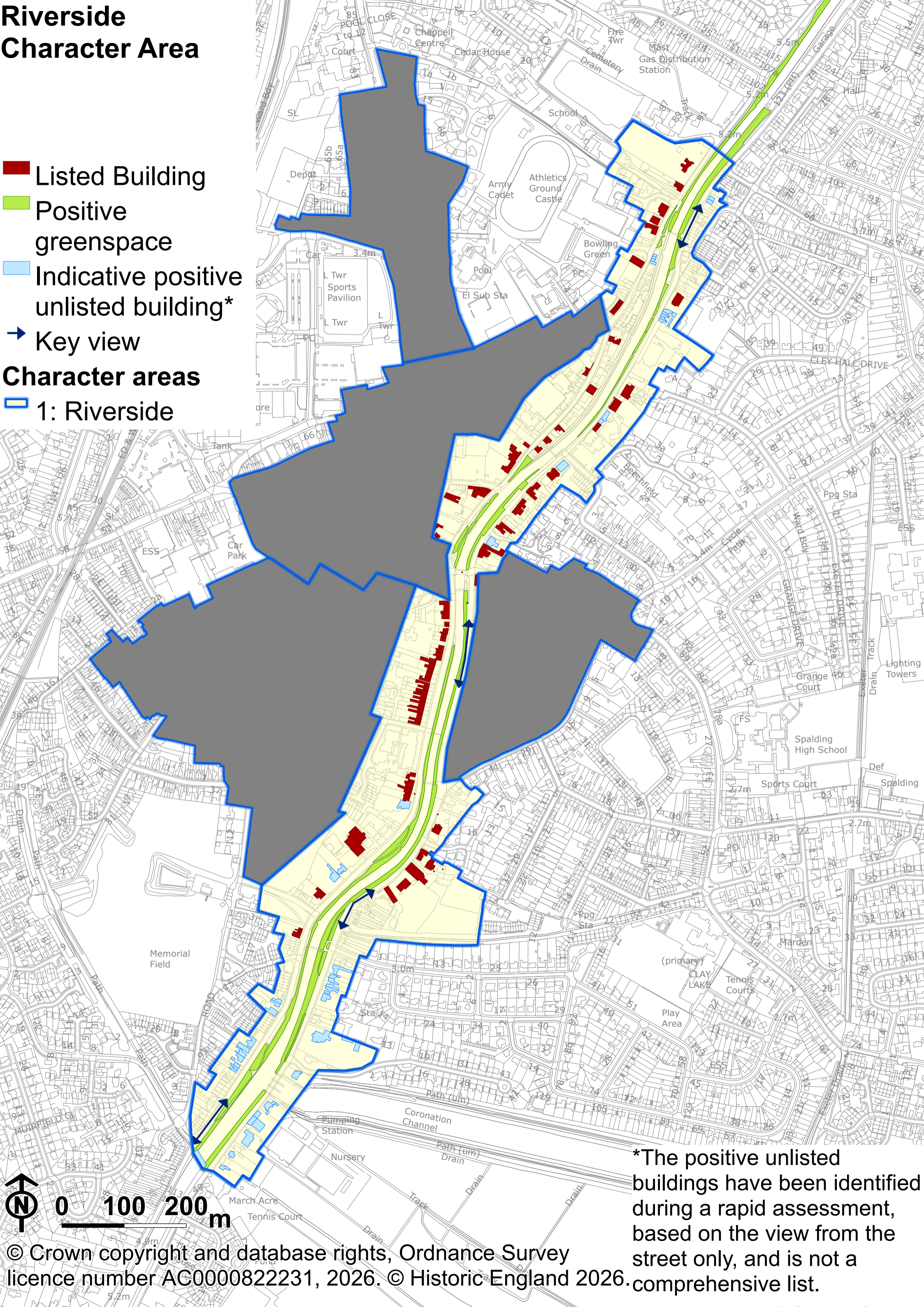
In order to aid detailed appraisal, management and understanding of the conservation area, it has been split into five character areas, as outlined below. The character areas can be defined according to historical development, building form and uses and location. Although each character area is different, they each contribute positively to the overall special architectural or historic interest of the conservation area. The indicative boundary shown on the spatial maps is not intended to represent a hard boundary between the character areas, but rather to identify where the prevailing character of a part of the conservation area changes.

These areas are:

- Riverside
- Historic Commercial Centre
- Church Street and Ayscoughfee Hall
- Priory Road, Spalding Grammar School and St Thomas's Road
- Pinchbeck Road

Riverside Character Area

-  Listed Building
-  Positive greenspace
-  Indicative positive unlisted building*
-  Key view
- Character areas**
-  1: Riverside



*The positive unlisted buildings have been identified during a rapid assessment, based on the view from the street only, and is not a comprehensive list.

Spatial Character and layout

The River Welland runs from south to north through the character area, physically dividing the town in two and creating an enticing linear green space within the wider conservation area. A key path follows the meander of the river, linked by High Bridge, and allows views across the church and Ayscoughfee Hall in one direction, and over the river to the built-up core of the town in the opposite direction. The character area of the Riverside has different physical and aesthetic 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.

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.

Views and landmarks

This character area is rich in dynamic views that steadily reveal different aspects of the town's character and continually evolve as we experience them. This experience is shaped by both constant features – those that remain with us as we move through our journey such as the river itself – and transient features – those that come in and pass out of view at some point on the journey, such as the historic buildings that line the riverfront.

Views along the river can be wholly peaceful and green - a reminder of why the town is where it is in the first place - or take in part of the urban development as well. There are 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, 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. There are also important views looking out into the countryside where the Coronation Channel links back to the river Welland. The bridges across the river are key landmarks within the character area. Of these, High Bridge is the most significant, both historically and aesthetically.

Built form and activity

The character area represents something of a juxtaposition as the calmness and tranquillity of the River Welland and surrounding green space abuts the busy roads parallel to it. Despite this, the mature planting in place along much of the river creates an experience of privacy and seclusion, of visual and auditory respite and the abrupt change of pace that the area provides.

Outside of the river route, the area is rich in listed buildings which line the river from north to south, interspersed with undesignated buildings, and little modern infill, enhancing the overall charm of the riverside. The character here is largely residential, comprised of buildings originally built as living accommodation, and warehouse buildings which have been converted into apartments in recent years. There are few buildings used for commercial or hospitality purposes in this area, with the grade II listed thatched Olde White Horse Inn being a notable exception.



South of the Riverside, with grand terraces lining the river



The river forms a linear green space through the conservation area



Large residential villas facing the riverside

Important details and features

South of the River

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 elegance of Westbourne Lodge and 38 London Road which are both grade II* listed. 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. This area is also tree lined with long views back towards the spire of the Parish church seen over the tree tops. 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.

North of the River

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.

The orienting of buildings along Double Street and Albion Street away from the river 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

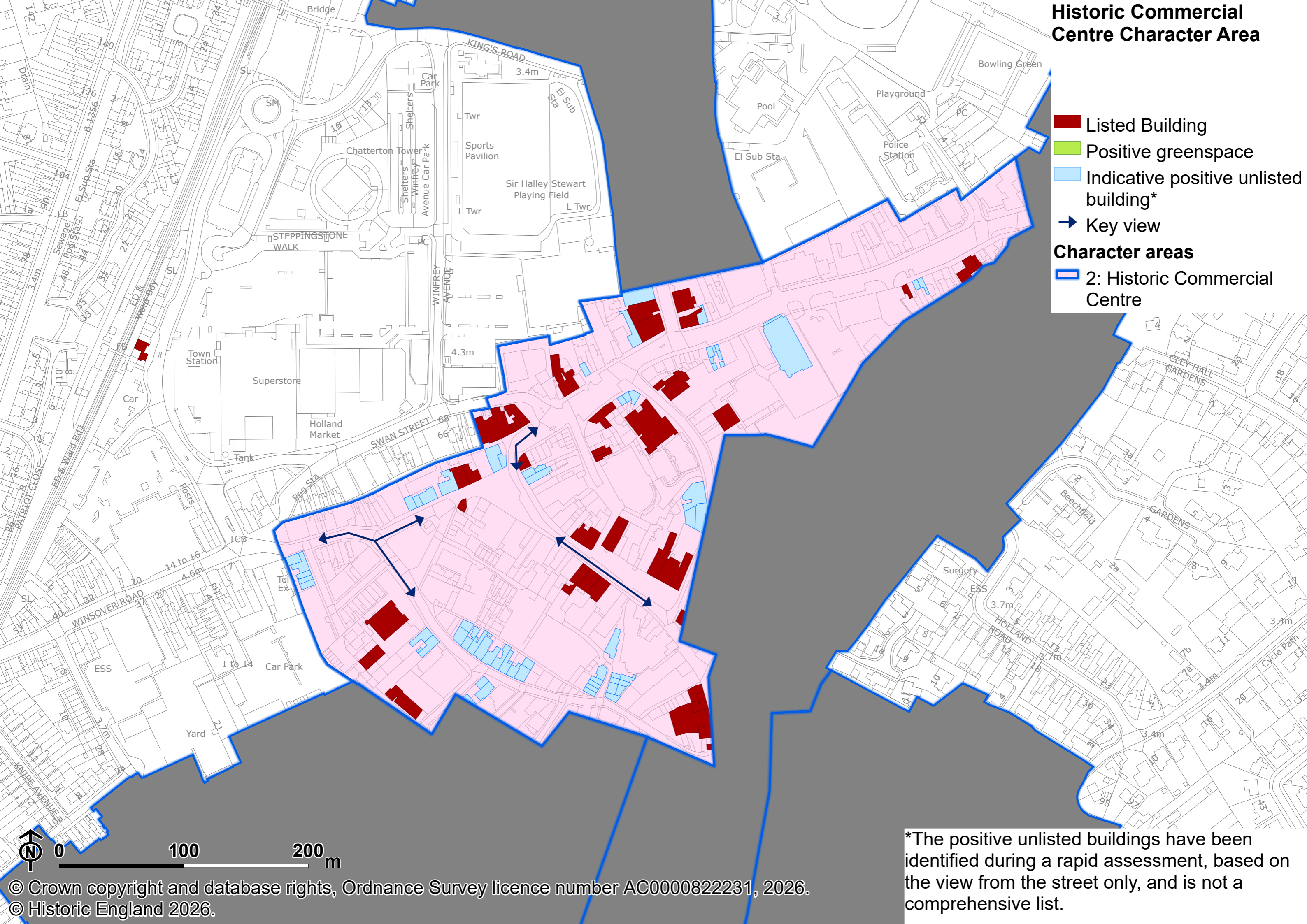
inconspicuous and practical. There are also smaller more storage orientated warehouses, possibly indicating imports from this side of the dock rather than the larger more industrial buildings on the other side of the river which appear to be more orientated towards local produce being processed and exported 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.

More information on the character and layout of the Riverside area is available in a report from the Spalding Civic Society published in 2017 (<https://www.spaldingcivicsociety.org.uk/>).

Areas of loss or intrusion

There is little intrusion or damage to the Riverside. However, parked cars line the edge of the river, particularly along Churchgate, blocking the views of the water and wildlife along the bank and of the historic buildings from the riverside. In the centre of the character area, the position of footbridge installed south of High Bridge means that views of the listed bridge are largely obscured when approaching from the south on foot or by vehicle.

Historic Commercial Centre Character Area



- Listed Building
 - Positive greenspace
 - Indicative positive unlisted building*
 - Key view
- Character areas**
- 2: Historic Commercial Centre

*The positive unlisted buildings have been identified during a rapid assessment, based on the view from the street only, and is not a comprehensive list.

Spatial Character and layout

The areas of Market Place, Hall Place and the Sheep Market form the main commercial centre of the town. These three interlinked open historic market areas, and streets radiating from them, contain a mix of commercial, ecclesiastical and civic uses with a range of spatial layouts, building types and building materials. This area is characterised by the surviving medieval plan, narrow side streets and succession of spaces, streets and lanes, lined with buildings dating from the medieval period and onwards.

Market Place is the main commercial area with a Tuesday market still held here. It is a large open square, enclosed by tall, impressive buildings, mainly three or even four storeys. 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. 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. Sheep Market leads from Hall Place, another triangular space. However, building lines are not continuous; sets of terraces such as Victoria Street and Station Street are interspersed with narrow side streets.



Francis Street, looking north



Market Place, opening up towards Hall Place



Two storey continuous facades within the Historic Commercial Centre

Views and landmarks

This character area is especially well-endowed with glimpsed views because of the number of alleyways and side entrances that give views to back streets and yards. This is not the only place that glimpsed views add to our experience of the town, however, as individual assets may appear briefly in any number of dynamic views. Glimpsed views are often enclosed and fleeting, and principally incite intrigue or surprise in those that notice them.

Around the marketplace views tend to be strongly, or even wholly, urban and commercial in character: the open, paved space of the marketplace itself, the wide streets, the bustle of commercial activity and grand architecture, which create an experience of Spalding as an historic market town.

Red Lion Street and Broad Street are narrow streets leading discreetly away from the Market Place, both giving a deflected 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.

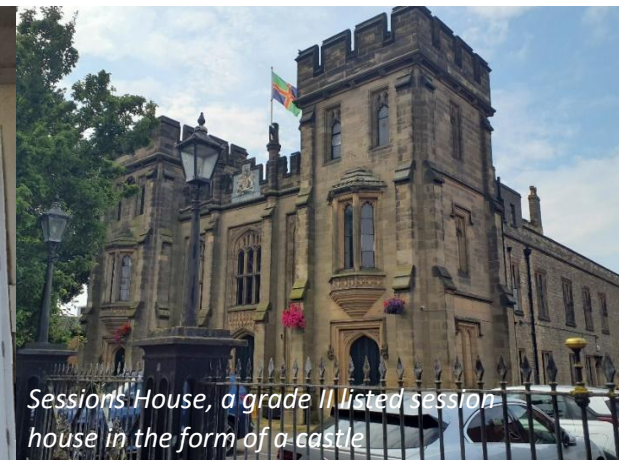
The strategic location and prominent spire of St Mary and St Nicolas means that views along Hall Place and Market Place take in the view of the church across the River Welland.



Glimpsed views along Hole in the Wall Passage, looking north



Narrow streets leading away from Market Place create intriguing views



Sessions House, a grade II listed session house in the form of a castle

Built form and activity

The character area is generally urban and concentrates on the principal historical core and accompanying routes through the town so predominantly contains a mix of commercial and civic uses. This is interspersed by places of worship, largely 19th and early 20th centuries and more recent residential developments of flats and apartments. There is also a good number of public houses in the town, as well as restaurants, cafes and a theatre. The area is largely built up, with few green spaces. As well as the permanent commercial premises, a twice weekly market is held the area along Market Place and Hall Place. In contrast, Sheep Market is now the site of a small surface level car park.

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. 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 historical photographs show that this area also had tall imposing historic buildings.

The core of the character area is pedestrianised along Hall Place and Market Place. There is on street parking bays along New Road as it reaches the pedestrianised zones as well as a small car park and bays around Sheep Market and The Crescent. Alternative routes around Spalding means vehicles within the character area will consist largely of local traffic.

Important details and features

The Historic Commercial Centre of Spalding contains some very significant buildings which contribute to the conservation area. One of the few visible remains of Spalding Priory is Priors Oven in Sheep Market (grade II*, NHLE re: 1359545), a small, round building of brick and stone, dating to around 1230. In addition, the quoins set within a rear development along the 'Hole in the Wall' passage which are believed to be associated with the Priory.

The Sessions House by Charles Kirk dominates one end of the triangular Sheep Market area. The principal elevation of the courthouse is public facing and is a composition intended to be seen, intended to convey the status and authority of the institution it represents. It is from this point that the building is at its most imposing and its finer detailing can be best appreciated. It is a building that also clearly adds to the architectural legacy of Spalding and makes a powerful contribution to the character and appearance of the conservation area, due in part because this view is still so coherent and demonstrates the importance of Spalding's historical role as a centre of law enforcement.



Grade II listed buildings on Market Place

The character area contains interesting shop front features such as tiling and leaded lights

20th century features also contribute positively to the character area

Despite modern infill, there are small groups of listed buildings throughout the character area, varying in age and architectural style, including Georgian frontages and some sophisticated Victorian buildings. The neo Georgian Westminster Bank, located on the former site of a fine three storey Georgian town house, is a high quality replacement that has architectural merit and retains the historic form of development around the Market Place.

There are numerous features that illustrate the both the homogenous and individual details and features that create the character of the area, including:

- 24-26 Market Place (grade II, NHLE ref: 1169400 and 1063954) – narrow 18th century four storey buildings facing into the historic market place, with modern shop fronts.
- 39 New Road (grade II, NHLE ref: 1359543) - an imposing 1907 land agent’s office on the corner of New Road and Hall Place, in modified Jacobean style, with prominent ashlar carvings. The building replaced a two storey terrace.
- 17 Broad Street (grade II, NHLE ref: 1064000) – an early 19th century four storey brick building with a 19th century shop front.
- Bentleys Bar and Grill, 2 New Road – a three storey public house (1930’s), formerly ‘Bass House’, which replaced a Georgian public house.

Areas of loss or intrusion

Hall Place has suffered considerable loss of historic building and replacements have mainly been in a modern post war style, of a different scale and height to those they have replaced. Sheep Market has also suffered from loss of historic buildings, and replacements here are plain, and do not make a positive contribution to the street scene. The concrete car park and a public convenience located between Sheep Market and Sessions House detract from the setting of the historic buildings and erode the relationship between Sessions House especially and the wider conservation area.

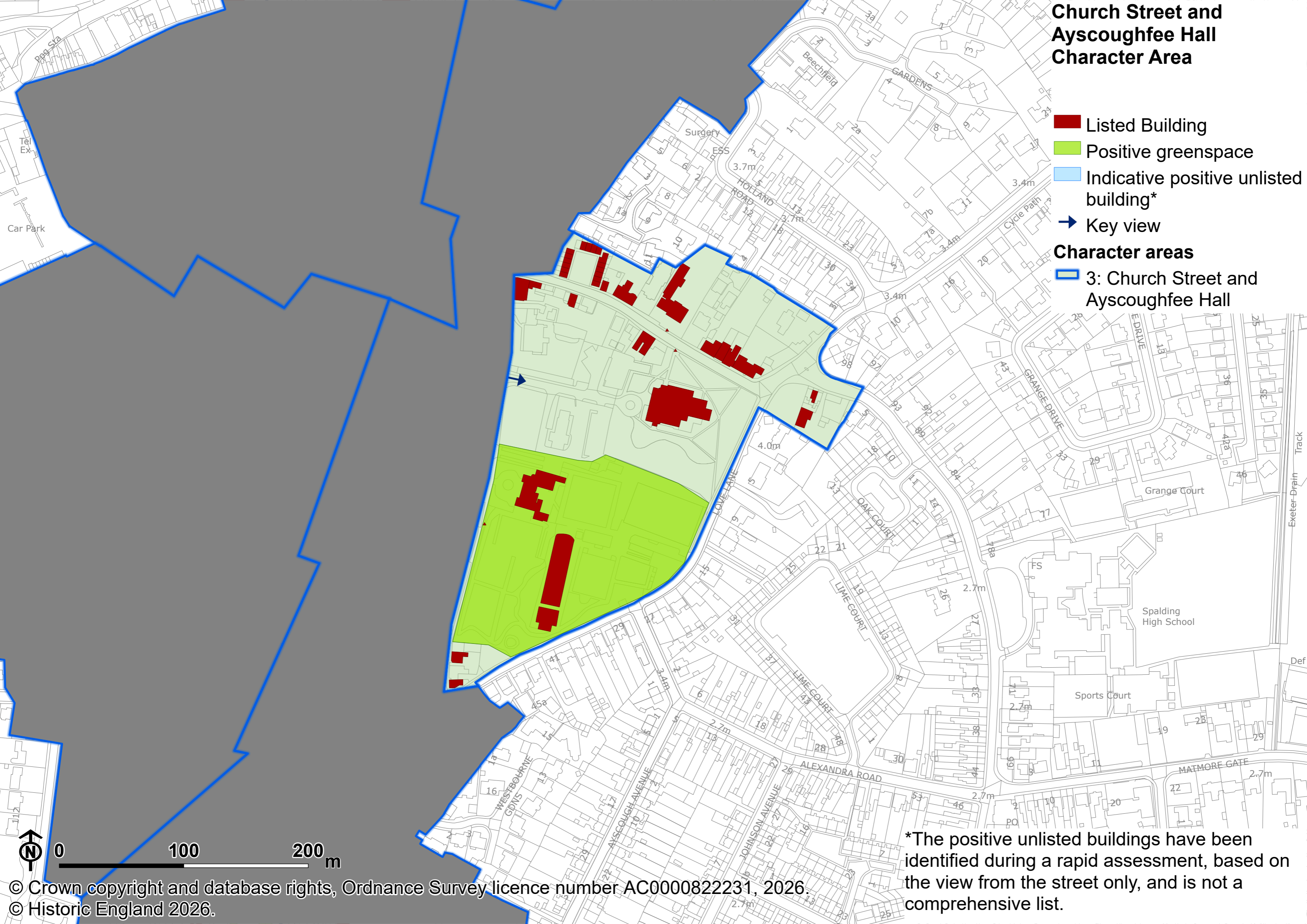
The Market Place has also seen many changes with several historic buildings being lost or replaced over the 20th century. However, in contrast to Hall Place, many of the replacements here have been built with consideration of their historic setting and reference the building they replace, and do not detract from the character of the Market Place.

In the north of the character area, the management of shop fronts to commercial buildings around the junction of New Road and Pinchbeck Road is an area of concern. These buildings appear to have signages erected which are in stark contrast to the muted colours of the historic buildings around them.

Church Street and Ayscoughfee Hall Character Area

- Listed Building
- Positive greenspace
- Indicative positive unlisted building*
- ➔ Key view

Character areas
■ 3: Church Street and Ayscoughfee Hall



*The positive unlisted buildings have been identified during a rapid assessment, based on the view from the street only, and is not a comprehensive list.

Spatial Character and layout

This part of the conservation area contains wide airy areas with green space formed by the prominent buildings and grounds of the Church of St Mary and St Nicolas and Ayscoughfee Hall, and the private gardens of the many listed Georgian dwellings such as Gamlyn's Almshouse with its neat courtyard garden.

The grounds of the church and hall provide respite from the activity and intensely urban character of the town, and the contribution of the landscaping around Ayscoughfee Hall compliments the landscaping of the River Welland opposite entrance to the Hall and extends the open character of the area.

Views and landmarks

The Church of St Mary and St Nicolas with its prominent tower and spire is a landmark building, intended to draw attention to itself. The mass of the church itself and contribution of the landscaping and wall around it are particularly striking due to the contrast with modern buildings that now surround it. 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 opens up gradually to reveal the church. However, the impact of the church has been compromised by modern developments along The Vista which intervene in the view of the church from the public thoroughfares such as Churchgate. In contrast, Ayscoughfee Hall has retained an uninterrupted visual presence along Churchgate, and is therefore more immediately impactful on the character area. There are long views of the church spire from Hall Place and also from the footbridges over the river Welland on the Cowbit Road.



The narrow, curving street forms and sense of enclosure along Church Street mean that the historic buildings are not visible within the wider area and therefore act as eye-catchers only at relatively close range.

Built form and activity

Church Street and Ayscoughfee Hall character area constitutes an area of Spalding that was formerly the site of a 13th century parish church and a high status medieval open hall and was further developed in the 18th and 19th centuries. These developments included the restoration of the church, laying out of gardens around the remodelled medieval hall, and construction of Georgian residential dwellings. Whilst the church and residences have retained their original uses, the hall is currently home to the Ayscoughfee Hall Museum Gardens, attracting local and national visitors to the historic building and gardens.

These elements combine to create mixed activities within the character area, including leisure, ecclesiastical, residential and commercial.

Important details and features

This part of Spalding contains the two most significant building within the town, the grade I listed Parish Church of St Mary and St Nicolas (NHLE re: 1359547) and grade I listed Ayscoughfee Hall (NHLE re: 1359532). These are the only two remaining buildings of medieval origin:

- Parish Church of St Mary and St Nicolas – built around 1284 on the site of a Normal Chapel, some of which remains. Constructed in a cruciform shape with 14th and 15th century additions, and 19th century restorations including a perpendicular hammerbeam roof and chancel ceiling.
- Ayscoughfee Hall - dating from the mid-15th century with 17th, 18th and 19th century extensions and alterations. Constructed of red brick, much of which is medieval, with ashlar stone dressings, gables, crenelated parapets and a tall bridge chimney, it has an H shaped plan formed around the original open hall and is set within 0.3ha of 18th century formal landscaped gardens (grade II RPG, NHLE re: 1000969).

Beyond the features of these landmark buildings, the more modest residences along Church Street also contain important traditional features that contribute to character such as timber doors with glazed fan lights, sash windows and slate roofs.

Areas of loss or intrusion

20th century developments of The Vista, including the car park and modern buildings have diminished the view of the church when seen from Churchgate to the west. Beyond this, there is little intrusion or damage to the Church Street and Ayscoughfee Hall character area. However, as is the case within Riverside, parked cars line the edge of the river, particularly along Churchgate, blocking the views between the historic buildings and the water and wildlife along the bank.

Spatial Character and layout

This character area radiates south west from the historic commercial centre, and initially maintains elements of urban and civic character, but domestic in scale and less busy, which develops into residential and educational uses creating a clear shift in land use from the commercial core of the town. The area around Priory Road consists of streets of houses that were laid out in the 19th century. Victorian developments are often seen on a grid layout with regular plot widths, whereas in this area the road layout is initially overlaid on what appears to be remnants of the medieval grain of the former Priory. As development continued to expand west, aspects of the grid system become present, particularly around St Thomas's Road and Henrietta Street. Many of the streets within this character area are not through routes, therefore creating a quieter character despite compared to the main streets.

Their character and appearance are very much of their time and add to the architectural variety of the town. As with the previous phase, their piecemeal development has meant that they largely conform to the established scale, proportions, orientation and materials of their neighbours, and so whilst there is eclecticism in styles there is an overarching harmony that ties the street scenes together.

Views and landmarks

In the east of the character area, closest to the historic core of Spalding, where the street pattern is sinuous, there are some dynamic views, particularly moving south along Priory Road past the civic buildings. To the west of the character area, around Henrietta Street and St Thomas's Road, there are elements of a Victorian grid system which means that many of the views are static - they are a specific, fixed point from which a particular aspect of the area's character can best be appreciated. The tight grain of many of the streets mean these views tend to be short, terminating at a dead end or walls.

Whilst the nature of the spatial character and layout of the character area is largely cohesive, there are a number of landmark buildings that punctuate the skyline such as Spalding Grammar School, the Old Johnson Hospital and the modern South Holland District Council Offices.

Built form and activity

The character predominantly contains residential buildings, interspersed with civic, commercial and educational buildings. The height of buildings in the character area is generally 2 to 3 storeys, although the overall height of the building can vary depending on the age of the building and the floor to ceiling heights. The range of these variations is narrow, however, and on the whole the roofscape of the street frontages transitions gently from one building to the next, adding variety and visual interest without any one building particularly dominating a scene.

Exceptions to this are the Spalding Grammar School, the Old Johnson Hospital and the modern South Holland District Council Offices which are of greater massing, sit within their own detached footprint and have more detailed roof treatments.

Important details and features

This character area contains relatively few listed buildings compared to other part of the conservation area and therefore those that are listed are of great significance. 1-7 Abbey Buildings are a row of grade II listed cottages (NHLE ref: 1306500), located close to the historic core of the town. The cottages are

within a long building of seven bays, subdivided by stone buttresses are constructed of the remains of part of the foundation of the Priory, thought to be part of the 14th or 15th century structure.



Abbey Buildings, thought to be part of the former 14th or 15th century priory, contribute to the character and understanding of this part of Spalding

Old Johnson Hospital – a landmark building within the character area

A group of 4 alms-houses, known as Kingston Cottage Homes, are located on the boundary of the conservation area. This grade II listed building (NHLE re: 1342126) was built in 1905 of red brick with ashlar dressings and stands out amongst the more modest residential terraces in the vicinity.

Whilst the 19th century saw a period of expansion in Spalding, it is not one of particular architectural experimentation in this character area, beyond the elegance of Spalding Grammar School. The numerous residential buildings in the character area, whilst composed and robust, are classic examples of Victorian architecture and developed as middle class / artisan housing. The houses are the products of builders working to existing pattern books rather than architect-designed houses, resulting in a combination of conservatism and variations on a theme.

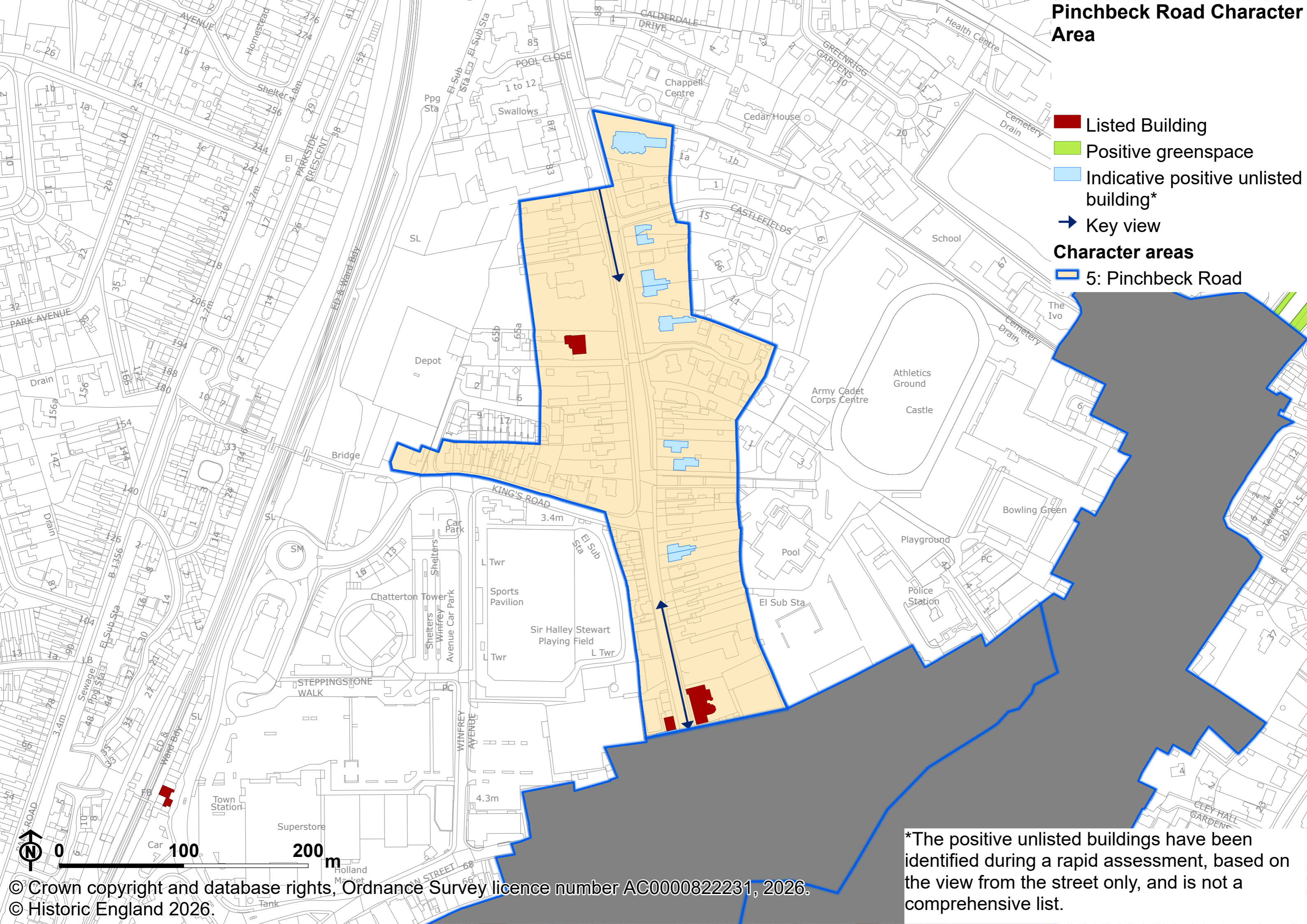
However, this in itself has created the special character of the area – a coherent development of regular widths and rhythms that are illustrative of their time. Additionally where there are architectural flourishes or remnants of the history of the area such as the Abbey Buildings or school, these are elevated to prominence in comparison to the uniformity around them.

Areas of loss or intrusion

One of the landmark buildings, the Old Johnson Hospital, is in poor condition and in need of maintenance. The condition of this building detracts from the area. Many of the undesignated buildings have undergone unsympathetic alterations which have resulted in some loss of historic fabric and features through the use of UPVC windows and doors. Across the character area there has been general loss of historic street surfaces and street furniture, and in addition, variations in boundary treatments further degrades the historic character.

Pinchbeck Road Character Area

- Listed Building
- Positive greenspace
- Indicative positive unlisted building*
- ➔ Key view
- Character areas**
- 5: Pinchbeck Road



*The positive unlisted buildings have been identified during a rapid assessment, based on the view from the street only, and is not a comprehensive list.

Spatial Character and layout

New Road leads to Pinchbeck Road which contains some early Georgian development at the eastern end but changes quickly in character to that of fine Victorian villas, built as residential dwellings for wealthy individuals, set out along a neat tree lined avenue.

The road has a transitional feel as you travel north out of town, with the tighter grain of development opening up as you pass from the terraces closer to town to the semi-detached houses, then grand villas on the outskirts of the conservation area.

The character of the 19th century expansion of Spalding along this route is a noticeable contrast to the medieval layout of the ancient town; the road is straight and wide, with spaces between the dwellings. This may have been from its origins as a turnpike road in the 18th century, when it may have been a suburb of sorts outside the main town, becoming connected to the two following the expansion of the railway.

The larger villas to the north are in marked contrast to the restrained treatment of the terraces to the south.

The area does not have any public space contributing to the overall conservation area. However, the road is lined with very tall London Plane trees. Their presence adds texture, variation and colour to the street scene. Despite the urban nature of the area, the dominating nature of the trees gives an impression of space and openness.

Views and landmarks

The views along Pinchbeck Road are intriguing. The flat topography of the road allows for long views along it but makes the context beyond the road imperceptible. The wide road and tall trees also create an impression of space when travelling along it, but dynamic views to the left or right are clearly of a grand, urban nature.

The secluded setting of many of the villas mean that, whilst they are individually impressive, there is no landmark or standout building. It is perhaps the more modest, but perceptible buildings closer to town that are considered landmarks, such as the congregation hall or The Grange.

Built form and activity

When entering Pinchbeck Road from New Road and the town centre, there is a short run of commercial buildings in narrow terraces, ending at 19th century Congregational Church and an 18th century house called The Grange. This building establishes the change to residential use which continues along the road to the end of the conservation area.

The residential buildings are initially modest in nature and detailing, mostly two storey Victorian terraces with some modern infill. However, there is quickly a noticeable change in the size and detailing as the road continues – two storeys become three, plots get wider, and window and door treatments become more ornate. Planting still remains limited, with some trees and shrubs within the boundaries of individual buildings.

Beyond the junction with Kings Road, travelling north, the road opens up and the full grandeur of the tree lined avenue can be appreciated. Here, the residential villas are often set back from the road in their own, wide plot with driveways and boundary treatments screening many of the houses – now up to four storeys – from view. Restrictions along the road make stopping/parking outside of the private driveways difficult, reinforcing the elite nature of the road.



Looking onto Pinchbeck Road from the Castlefields. The villas are screened behind mature planting and boundary treatments

Villas are set back from the road, reinforcing the elite nature of the housing

Elaborate detailing including iron balconies and railings

Important details and features

The Pinchbeck Road area of Spalding contains an elaborate range of architectural details and features, as would be expected given the range of styles often adopted by Victorian and Edwardian architects.

The Georgian buildings express classical spatial ordering and detailing, with examples of Venetian windows and Ionic style columned porches. Red brick dominates the area, although buff brick also present, and used more commonly here than in the rest of the conservation area.

Building styles can be elaborate, with detailed fenestrations such as bay or bow windows and iron balconies and railings. Door treatments often use limestone for porches and pediments with leaded lights/stained glass also used for decorative effect.

There is a wide variety of roof types used, including gables, cross gables, Dutch gable and hipped. Roofing materials are predominantly Welsh slate and red clay tiles.



Areas of loss or intrusion

There has been a small amount unsympathetic infill of plots along the northern stretch of Pinchbeck Road during the mid-late 20th century.

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.

Condition of the conservation area

Spalding Conservation Area is not the Heritage at Risk register, but does contain one listed building which is on the register, Broad Street Methodist Church and attached Sunday School (NHLE ref: 1067614).

The overall condition of the conservation area is *good*.

However, the following factors are threats to its overall condition and its ongoing preservation and enhancement:

- The Methodist Church on Broad Street is on the Heritage at Risk Register due to concerns regarding the condition of the building's fabric.
- There are concerns for the condition, conservation and management of shop fronts, including the inappropriate alteration or replacement of shopfronts.
- There are some signs of vacant and underused buildings, and lack of building maintenance in some cases.
- The condition of the public realm is currently undermined by street clutter and signage, advertisements, highways design and paving materials, and the loss of historical details or surfaces



Conservation Area Management Plan, Policies and Action Plan

What is a Conservation Area Management Plan?

A Conservation Area Management Plan (CAMP) provides a framework to assist the Council and all stakeholders in the onward management of the Spalding Conservation Area. It explains how the special character of the town will be preserved or enhanced through recognition of threats, pro-active management and local commitment, supplemented with programmes and guidance. The Action Plan will set out a series of identified opportunities and aspirations that could be pursued in the short, medium and long term for the improvement of Spalding Conservation Area.

Objective: To ensure the design of new development is of high quality and complementary to Spalding's Conservation Area

Rationale: Spalding has a varied character, and it is important that new design within the conservation area respects its character and appearance. New buildings should be of an appropriate size, scale and design, reflecting settlement form, views, open spaces and the general context of their location and immediate setting. Similarly boundary treatments should also respect and reflect traditional features.

Appropriate design and features should be used for new builds, materials should match or be compatible with the historic local material palette, or where a modern alternative is proposed this should complement local materials and not be out of character with local material themes. The use of uPVC alternative doors and windows should not be permitted within the conservation area.

New design should be underpinned by an assessment of the character of the area and the impact of the new design upon the significance of heritage assets. This should be evidenced through a suitably heritage assessment provided by applicants as part of any planning application for development in this area.

High quality new design can be secured through planning control, however a design guide, possibly at district level would ensure that developers have published guidelines to steer the initial design before entering the planning process. The Local List should also be used to aid in identifying and articulating the importance of non-listed buildings and structures within the conservation area to improve decision-making, accessibility and connectivity.

The design of shopfronts has the potential to impact upon the character and appearance of the conservation area. Where documentary evidence exists, this should lead design of shopfronts, particularly when looking to reinstate or replace a shopfront. Where no historic precedent exists, the host building should lead the design taking a lead from the host buildings proportion, scale, style, features and form.

New design considerations

Location: is this an appropriate place for new development? Is this an appropriate use of this site?

Context: what is the history of the site? What is its existing character? What is the history / character of its immediate surroundings? How have these influenced how the site appears today?

Positioning: how will the development be accessed? How will it address the street, the river, the surrounding space? How will it interact with and address its neighbours?

Hierarchy: how will different buildings / elements of the building relate to each other? How will they reflect their location within the site?

Density: what is the capacity of the site? How does this fit with the character of the area? How does it relate to its neighbours? How do densities need to change across the site – what and how much development is appropriate where?

Scale: not just about height. How many storeys? Plot and bay widths? Footprint? Mass?

Materials: What type of material? What colour? What texture? What finish? And why?

Proportions: what are the floor heights? How do features relate to each other – how do the windows relate to each other, to doors, to other architectural elements? What is the solid-to-void ratio?

Detailing: how are the elevations going to be embellished and animated? Using what features and to what extent? How will detailing change across the building and across the site?

Style: if the design is to be traditional, what period / phase is it relating to? What features will it have that are characteristic of Spalding? If the design is contemporary, what principles of Spalding's character will be used to inform its design? How does it add to the architectural legacy of Spalding whilst showing respect for the town's history? How does the use of the building affect how it looks?

Views: where will the development be seen from? What do those views currently contribute to our understanding of the town's history or to its aesthetic appeal? How will this change? What types of views will the development create or become part of? Is there an opportunity to reinstate a lost view, or create a new one? How will the new development be experienced in close, medium and long-range views? What assets will it be seen in conjunction with and how will this affect our experience of those assets?

Objective: [Control loss of positive architectural detail within the conservation area](#)

Rationale: Article 4 Directions are used to bring under planning control a range of works that are authorised by the Town & Country Planning (General Permitted Development) Order 1995 (as amended). They remove all or selected permitted development rights of householders to make changes to their properties considered to have potential to negatively impact the special interest of the area.

The purpose of an Article 4 Direction would be to control future change to buildings covered by the direction to stem and ultimately reverse unsympathetic alterations that have taken place to Spalding's historic building stock and the negative impact this has had on the conservation area.

The need for an Article 4 Direction has arisen from incremental change of traditional timber windows, roof coverings, doors and rainwater goods. The loss of these features has been identified during the appraisal as a harmful change to its special interest. Increasing pressures to improve energy efficiency has also seen a notable increase in applications for solar panels (roof mounted or otherwise) and air/ground source heat pumps, both of which have the potential to harm the character and appearance of the conservation area.

We strongly recommend that an Article 4 Direction is pursued in Spalding and that the townscape analysis – buildings map within the appraisal form the basis of the list of properties that should be included. The reversal of the incremental loss of traditional features and inappropriate extension of buildings would provide a significant enhancement of the conservation area. Extension of the article 4 is not part of this conservation area management plan and will require its own engagement.

Establish an Article 4 Direction removing the following classes of Permitted Development Rights:

- Class A - the enlargement, improvement or other alteration of a dwelling house.
- Class B - the enlargement of a house consisting of an addition or alteration to its roof.
- Class C - any other alteration to the roof of a house.
- Class D - the erection of a porch outside any external door of a house.
- Class E – the development or construction a building or structure incidental to the enjoyment of the dwellinghouse within its curtilage.
- Class F – the provision or replacement whether in full or part of hard surfacing for any purpose incidental to the enjoyment of a dwelling house.
- Class G - the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.
- Class H - the installation, alteration or replacement of a microwave antenna, such as a satellite dish, on a house or within the curtilage of a house.
- Part 2 Class A – the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Part 3 Class M – the conversion of a Class E (commercial, business and service) building to a dwellinghouse
- Part 3 Class N – the conversion of an amusement arcade or centre, or casino to a dwellinghouse
- Part 3 Class O – the conversion of a Class B1(a) (office) building into a dwellinghouse
- Part 7 Class A – the extension or alteration of a commercial, business or service establishment
- Part 7 Class G (a) – the provision of a hard surface within the curtilage of an office building to be used for the purpose of the office concerned.
- Part 14 – Regarding the installation or alteration etc of solar equipment/standalone solar equipment/ground source heat pumps/water source

heat pumps/flue for biomass heating systems/flue for combined heat and power on domestic premises/air source heat pumps/wind turbines/standalone wind turbines on domestic premises.

Objective: To better understand non-designated assets within the conservation area

Rationale: Non-designated heritage assets are buildings, monuments, sites and areas that have a degree of heritage significance, but do not meet the criteria for national listing. These assets enrich and enliven the character of a place and contribute to the significance of a conservation area.

Within Spalding there are numerous non-designated assets which have historical, architectural and cultural significance and are considered desirable to preserve or enhance for future generations. The publication of a local list of important buildings within Spalding would further highlight and promote the rich history of the town. It would also act as a reference document for assessing planning applications that may affect these assets and create an opportunity for the council to work with the community to better understand the heritage of Spalding. Potential additions to a published list of locally important buildings would include the Savoy Cinema/Regent Bingo, Westlode Street.

In addition to the local list, individual assets have been identified that may warrant further research in order to assess their significance and contribution to the conservation area;

- Outbuilding on the corner of Beechfield Gardens: Further research should be undertaken on the outbuilding on the corner of Beechfield Gardens with a view to understand its heritage significance and potential for designation.
- The site of Old Johnson Hospital: Further research should be undertaken on the site of Old Johnson Hospital to assess its condition and significance.

Objective: To identify opportunities to restore character in Spalding:

Identification of opportunities to restore character in Spalding should be encouraged as part of all developments. This can include:

- Re-establishment of historic boundary features to houses and sites
- Re-establishment of distinct building hierarchy and character across plots.
- Reinstatement of the building line where it has been lost.
- Reinstatement of lost features – windows, doors, chimneys, shop fronts, decorative detailing.
- Replacement of inappropriate materials with area and era appropriate materials. This applies to both individual buildings and across the public realm.
- Reinstatement of lost views or rectify unsympathetic alterations to existing views that detract from the special interest of the area.

Objective: To preserve or enhance Spalding Conservation Area's Green/Open Spaces, Public Realm, Street Furniture and Views

Rationale: Green space and landscaping form a significant part of the conservation area this includes trees and, public and private gardens and it is important that these features are preserved and enhanced during the decision-making process.

Enhancement of the public realm should be encouraged, ensuring natural materials and traditionally designed features reinstated. Where historic public realm features and boundary treatments are found their retention should be encouraged through planning controls. Historic spaces and important views positively contribute to the character of the conservation area and should be preserved, for example, views along streets, views taking in old buildings, boundary features and mature, especially veteran trees.

Advertisements in conservation areas will require detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements, of whatever type in the conservation area must not harm its character and appearance and must not obscure or damage specific architectural features of buildings. Free-standing signs and signs on street furniture must not create or contribute to visual and physical clutter.

Objective: Ensure appropriate action is taken through available planning enforcement tools to preserve or enhance the character and appearance of Spalding Conservation Area

Rationale: Unauthorised works and breaches of planning control can cause significant harm to the quality of both the built environment and surrounding spaces within a conservation area. Examples include unauthorised alterations to a building or the use of non-approved materials, or development that materially differs from what has been approved all of which can individually or cumulatively erode the special character of a conservation area.

Where expedient, enforcement action is pursued by the District Planning Authority and is undertaken by the Compliance and Enforcement Team. The Council's Conservation function works with the Compliance and Enforcement Team to tackle any breaches of planning control and will use the appraisal and this management plan as a means of justification for the expediency of any action taken.

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