



5-7 Market Place Gainsborough

Heritage Statement

August 2018

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Contents

| | | |
|------------|--|-----------|
| 1.0 | Introduction | 5 |
| 1.1 | Overview | |
| 1.2 | Method | |
| 1.3 | Legislative Background | |
| 1.3 | National Policy Background | |
| 1.4 | Central Lincolnshire Local Plan (April 2017) | |
| 1.5 | Definitions | |
| 2.0 | Understanding the Site | 9 |
| 2.1 | Location | |
| 2.2 | Statutory Designations | |
| 2.3 | Historical Overview | |
| 2.4 | Architectural Overview | |
| 2.5 | Planning Record | |
| 2.6 | Building Control Record | |
| 2.7 | Chronology in Brief | |
| 3.0 | Statement of Significance | 16 |
| 3.1 | Significance | |
| 3.2 | Elements that contribute to the significance | |
| 3.3 | Potential for change & adaptation | |
| 3.4 | Potential for Conversion | |
| 3.5 | Conservation Policies | |
| 4.0 | Conclusion | 22 |



Sketch of Market Place (date unknown)

Introduction

1.1 Overview

West Lindsey District Council (WLDC) are the owners of 5-7 Market Place, Gainsborough. WLDC wish to see the building, which is currently vacant, brought back to full use as part of a wider programme of town centre renewal.

In order to establish how the building might be adapted for viable and market facing use it is recognised that the heritage significance of the building must be established. The understanding of the location of heritage significance within the building must inform any future development proposals which might impact upon its fabric and interior spaces.

Lathams have been commissioned by WLDC to carry out a rapid heritage assessment of 5-7 Market Place.

1.2 Method

The method for the heritage assessment is based upon the guidance set out within Understanding Historic Buildings, A Guide to Good Recording Practice (Historic England, May 2016).

The heritage assessment has been informed by the following:

- Room by room inspection of the building interior and associated exterior spaces (yard and passageway) with the WLDC Conservation Officer 8 August 2018
- Photographic survey of building 8 August 2018
- Archival search Lincolnshire County Archive 28 August 2018

- Gainsborough Local Studies Library 8 August 2018
- Planning Record search (by WLDC)
- Building Control Record search (by WLDC)

1.3 Legislative Background

Planning matters in England are controlled and regulated by law through Acts of Parliament.

Development proposals for the application site will need to be considered in light of:

The Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out the statutory requirements relating to the protection of listed buildings and conservation areas and their settings; the Ancient Monuments and Archaeological Areas Act 1979, which sets out the framework for the designation and management of Scheduled Monuments and other archaeological remains) and the Historic Buildings and Ancient Monuments Act 1953, which provides the Statutory basis for the compilation of a Register of Historic Parks and Gardens.

The following sections of the Planning (Listing Buildings and Conservation Areas) Act 1990 are relevant to any future proposals London Mill:

Section 66 (1) states that local planning authority considering development proposals which affect a listed building or its setting shall; "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Section 72(1) states that for development proposals within Conservation Areas; "special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area".

1.3 National Policy Background

Section 16 of the NPPF (July 2018) Conserving and Protecting the Historic Environment set out policies which are relevant to any future works which may take place at 5-7 Market Place. Any future applicant must consider the requirements of the NPPF and Section 16 in full however paragraphs of particular note are as follows:

Paragraph 192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194. Any harm to, or loss

of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

1.4 Central Lincolnshire Local Plan (April 2017)

Policy LP25: The Historic Environment as set out within the Central Lincolnshire Local Plan states:

Development proposals should protect, conserve and seek opportunities to enhance the historic environment of Central Lincolnshire.

In instances where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made by its setting, the applicant will be required to undertake the following, in a manner proportionate to the asset's significance:

- a. Describe and assess the significance of the asset, including its setting, to determine its architectural, historical or archaeological interest; and
- b. identify the impact of the proposed works on the significance and special character of the asset; and
- c. provide clear justification for the works, especially if these would

harm the significance of the asset or its setting, so that the harm can be weighed against public benefits.

Unless it is explicitly demonstrated that the proposal meets the tests set out in the NPPF, permission will only be granted for development affecting designated or non-designated heritage assets where the impact of the proposal(s) does not harm the significance of the asset and/or its setting.

Development proposals will be supported where they:

d. Protect the significance of designated heritage assets (including their setting) by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views and vistas both from and towards the asset;

e. Promote opportunities to better reveal significance of heritage assets, where possible;

f. Take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting.

The change of use of heritage assets will be supported provided:

g. the proposed use is considered to be the optimum viable use, and is compatible with the fabric, interior, character, appearance and setting of the heritage asset;

h. such a change of use will demonstrably assist in the maintenance or enhancement of the heritage asset; and

i. features essential to the special interest of the individual heritage asset are not lost or altered to facilitate the change of use.

Listed Buildings

Permission to change the use of a Listed Building or to alter or extend such a building will be granted where the local planning authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Permission that results in substantial harm to or loss of a Listed Building will only be granted in exceptional or, for grade I and II* Listed Buildings, wholly exceptional circumstances.

Development proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

Conservation Areas

Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce it, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:

j. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;

k. Retain architectural details that contribute to the character and appearance of the area;

l. Where relevant and practical, remove features which are incompatible with the Conservation Area;

m. Retain and reinforce local distinctiveness with reference to

height, massing, scale, form, materials and lot widths of the existing built environment;

n. Assess, and mitigate against, any negative impact the proposal might have on the townscape,

roofscape, skyline and landscape;

o. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

1.5 Definitions

A heritage asset is defined within the NPPF (July 2018) as follows:

A building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Significance is defined within the NPPF as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.



5-7 Market Place with the former NatWest Bank to the left (North)

2.0 Understanding the Site

2.1 Location



Site Location at Grid Reference: SK 81408 89922

5-7 Market Place is located on the eastern side of the Market Place, Gainsborough. This is the principle historic space located within the town centre and must be considered a heritage asset in its own right.



2.2 Statutory Designations Listed Building

The building is a designated heritage asset listed as Grade II on the National Heritage List for England. The building falls within the Gainsborough Town Centre Conservation Area and forms part of the setting for a number of other listed buildings and non-designated heritage assets located within the Market Place.

The list description of 5-7 Market Place is as follows:

Late C18th or early C19th. 4 storeys in red brick with Welsh slate roof. Moulded cornice and bands at cills. 3 windows on 3 floors, centre blocked, stone keystones, hung sashes with glazing bars, except to 1 window to first floor to left. Modern shop front. Brick stacks at gable ends.

Conservation Area

5-7 Market Place is located within the Gainsborough Town Centre Conservation Area. The building is visible from a number of other listed buildings within the Market Place (and the Conservation Area) and any external change to the fabric of 5-7 may impact upon the settings of these assets.

2.3 Historical Overview

The 1853 Ibbetson Map of Gainsborough shows 5-7 Market Place as one building with no plot subdivision. The area to the east (which also faces the internal court and which now forms part of the former NatWest Bank) appears at this time to form a rear extension to 5-7 Market Place. The 1851 map shows the covered passageway from the Market Place to the court on the current alignment and also shows a flight of external stairs located to the rear of the building

leading to a landing. There is evidence in the patched brickwork on the rear elevation of a lost first floor entrance door which would have accessed the landing and stair.

The 1886 OS shows 5-7 divided into two units separated by a cranked east west boundary line. This line traces the footprint of stair 3 (i.e. the southern stair) and it must be assumed that this was introduced at the point when the sub-division took place. It is likely, given the evidence of the lost ground to first stair on the northern internal boundary wall, that stair 2 (i.e. the northern stair) was also introduced at this time. The detailing of both stair cases is identical, although crude later repairs suggest some difference.

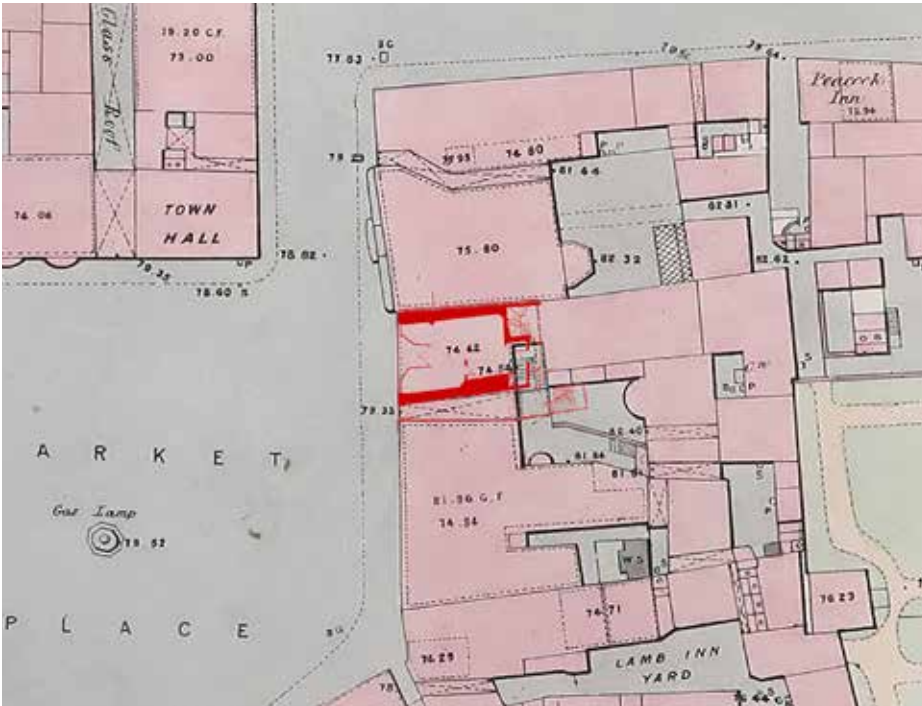
The 1885 Kellys Directory provides entries for 5-7 Market Place:

- William Mason, private resident living at 7 Market Place
- William Mason, District Manager – Retford & Gainsborough Times, 7 Market Place
- Hannah Dowman, Ladies underwear warehouse, 5 Market Place

The separation of residential from commercial uses along with the separation of the two businesses would explain the need for multiple stair cases.

Photographs from the late C19th up until the inter-war period show that the ground floor of 5-7 remained as two separate retail units for some time after the assumed reintegration of the upper floors.

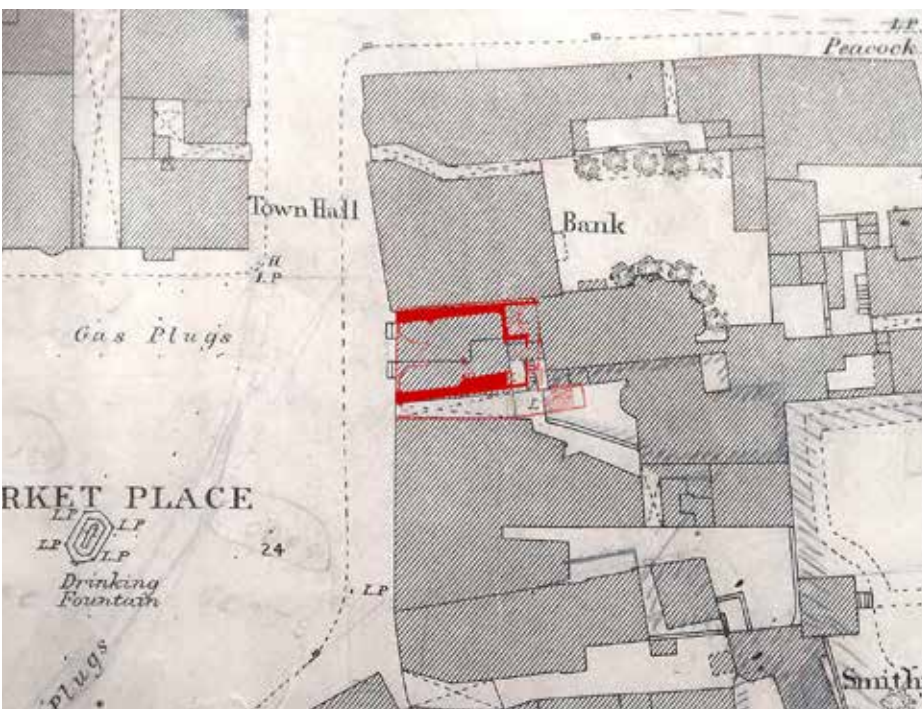
The building continued its association with newspapers until the late C20th.



1853 Historic Map Overlaid with Current Plan



1853 Historic Map



1886 OS Map Overlaid with Current Plan



1886 OS Map



2.4 Architectural Overview

Since the list description was produced the building has undergone some works to both the interior and the exterior. All the windows within the Market Place façade now have glazing bars and there is evidence that some stonework to cills, keystone and string courses has been replaced. The rear elevation has been crudely repointed. The ground floor interior appears to have had some recent building work carried out.

The first, second and third floor each have a principal room located to the west overlooking the Market Place each with three vertical sash windows. At first and second floor these rooms have had new down stand beams added which harm their character. At third floor a suspended false ceiling conceals the original. Window shutters survive within the principal rooms at first and second floor but little else of heritage value survives (no fire places, original moldings etc).

It is likely that the principal rooms were sub-divided during the mid to late C19th when the building was separated into two properties and that it was during this period that vertical circulation within the building was changed to allow private access to the separate ownerships/occupiers. The lack of detailing on the stair cases and their uniformity of design suggest that these were installed in a hurry, for utility and at the same time.

When the building was returned to a single property the multiple staircases were left with their original function lost.

2.5 Planning Record

The WLDC search of the planning history for 5-7 Market Place provided no evidence of any applications being made.

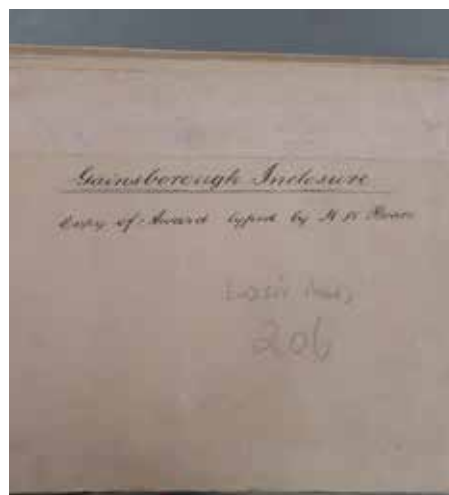
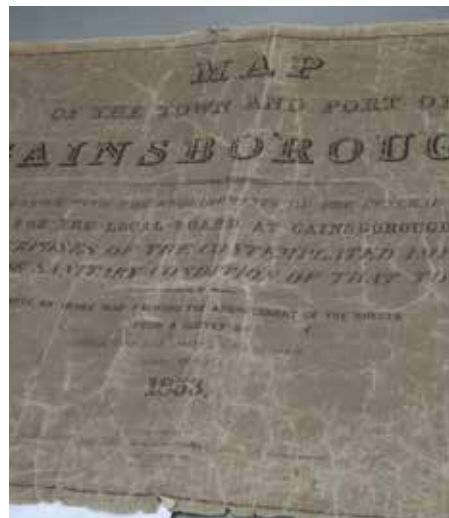
2.6 Building Control Record

The WLDC search of building control history for 5-7 Market Place provided details of the following works:

1997- Application registered for the insertion of beams to the second and third floors and the insertion of a new fire exit.

2016 – Application registered (from WLDC) for the; replacement of roof-lights and the replacement of WC windows at first floor level.

Clockwise from top:
 1853 map of the Market Place,
 Dating of the 1886 map,
 Larger view of 1886 map,
 Cover of the Tithe Award,
 Cover of the 1853 maps.



2.7 Chronology in Brief

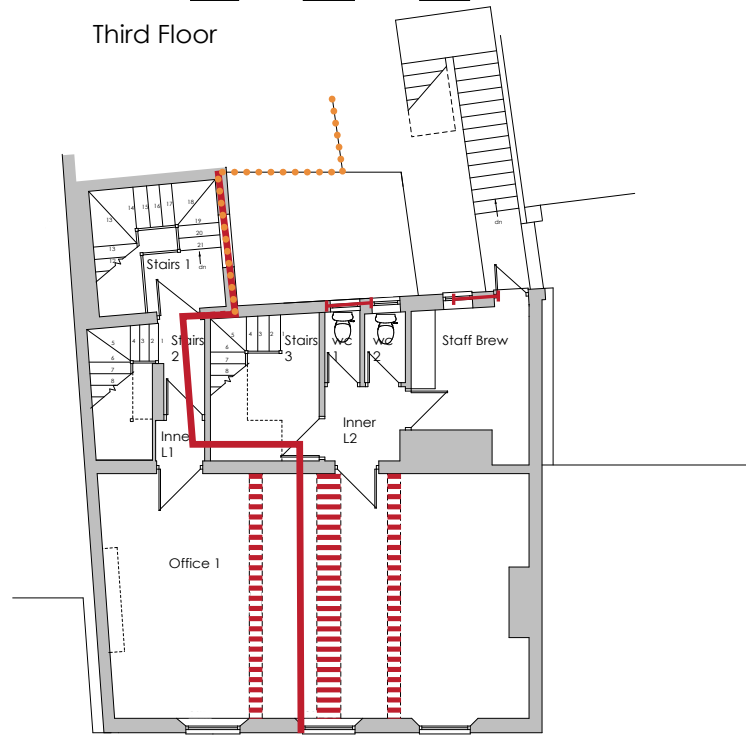
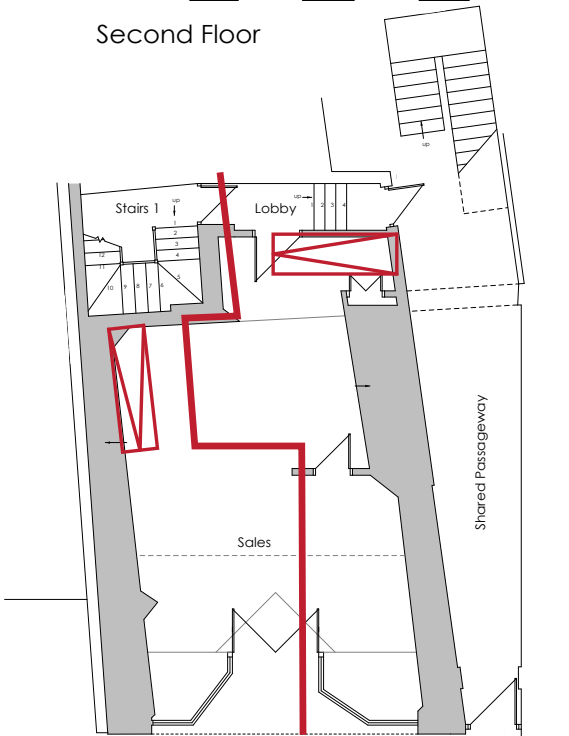
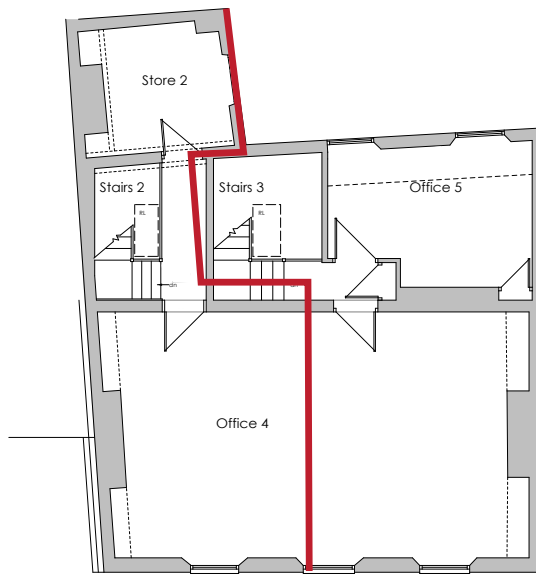
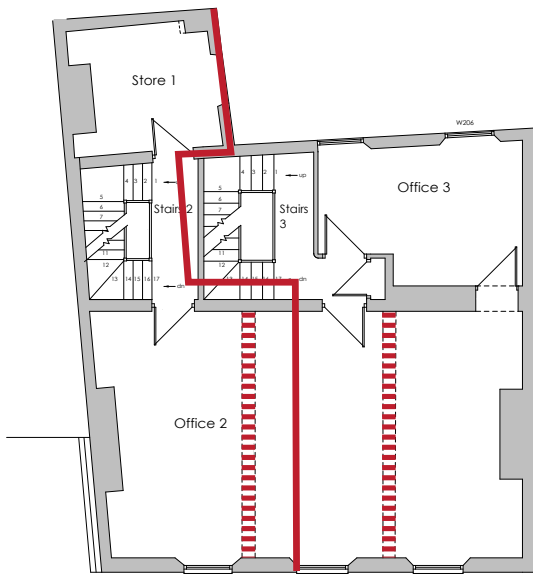
- 5-7 constructed early C19th. Assumed to be single townhouse.
- Ground floor separated for retail use from upper floors and rear first floor access introduced. Ground floor internal access from 5-7 through to rear 'warehouse' extension. Loss of original staircase.
- 5 and 7 Market Place separated in the 1870's to 1880's into two ownerships with commercial and residential sub-division for William Mason (see above) resulting the introduction of separate staircases and loss of rear first floor access.
- By 1886 5, 7 and the rear extension are all in separate ownerships.
- From the 1920's up until the 1970's the rear extension is shown as being part 5 Market Place (the northern plot).
- It's not until the late C20th that 5-7 become one property again with all internal sub-division removed but with multiple staircases left in place.



View of 5-7 Market Place from Silver Street (late C19th)



Tobacconist occupying 5-7 with sub-division evident (1919)



- Connection of adjacent lots, >1853. 19- 1921/39
- ▬▬▬▬▬ Approximate line of 1880s sub-division
- ▭▭▭▭▭ Location of lost stairs
- ▭▭▭▭▭ Location of lost windows
- ▭▭▭▭▭ Beams added in 1997



3.0 Statement of Significance

3.1 Significance

5-7 Market Place is the only listed building located on the eastern side of the Market Place. The building makes an important contribution to the townscape quality of the Market Place as a whole and its north-eastern section in particular. The Market Place façade of 5-7 although much altered and repaired is its most significant feature. Its integrity has unfortunately been compromised by the introduction of an inappropriate and crude shop front which appears to date from the 1980's.

Internally no original features survive within the ground floor retail space. The first, second and third floor principal rooms which overlook the Market Place have had their significance reduced by the introduction of late C20th structure, false ceilings (third only) and by the loss of fireplaces, cornices, skirting's etc. The windows (probably not original) and the shutters and shutter boxes are significant. The scale and openness of these rooms appear significant however it is likely that they were sub-divided from the mid C19th to the late C20th.

The rear rooms of the building have seen much alteration. These would always have been secondary spaces. The staircases almost certainly date from the 1880's and are not part of the original house but a curious pragmatic response to sub-division. The staircases are simply detailed and are in themselves of little architectural merit.

3.2 Elements that contribute to the significance





The Market Place façade is the principal element of the building which contributes to significance. It also contributes towards the character of the conservation area and make a positive contribution towards the settings of other listed and non-designated heritage assets.

The spatial quality first and second floor principal (west) rooms is significant. However this significance has be compromised by recent structural interventions.

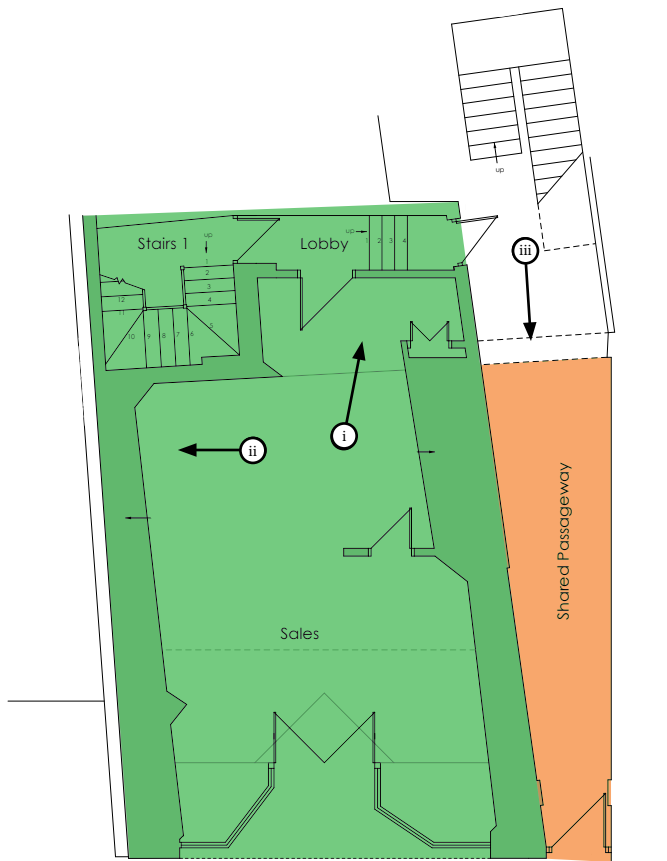
Surviving joinery items in the form of cupboards, shutters and shutter boxes are significant.

3.3 Potential for change & adaptation

The potential for change or adaptation within the building is defined on the premise of avoidance of impact on significance and the physical opportunity presented. Adaptability will be graded on a 'traffic light principle' of:

-  Original room of primary quality with little or no scope for change.
-  Substantially original room with some adaptations and scope for betterment.
-  Room with adaptations, scope for betterment and possible further adaptation to secure new use.
-  Tertiary room with adaptations and with scope for further adaptations.

Ground Floor. Heritage Significance



(i) Rear wall



(ii) Evidence of lost stair (North)



(iii) Shared passageway

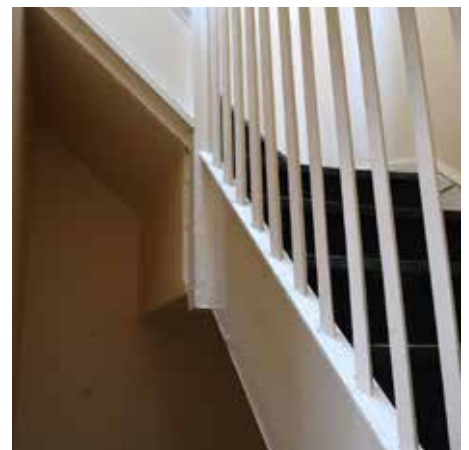
First Floor. Heritage Significance



(iv) Window to Market Place

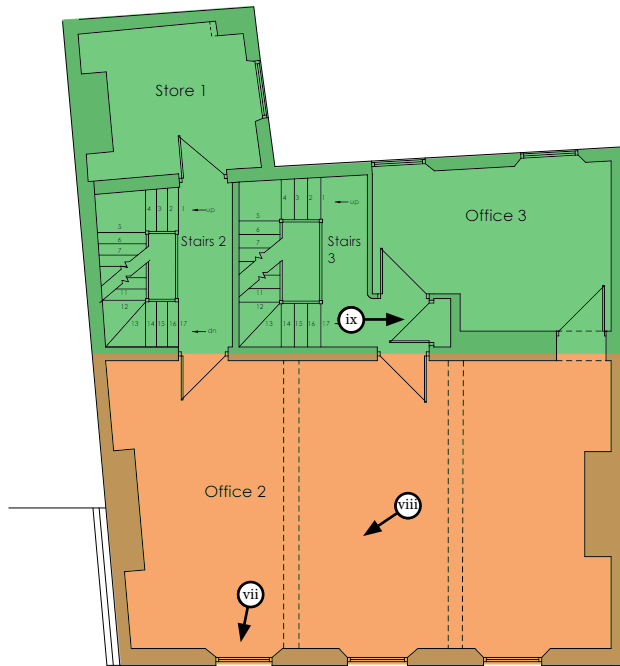


(v) Chimney breast



(vi) Stair 1

Second Floor. Heritage Significance



(vii) Window to Market Place

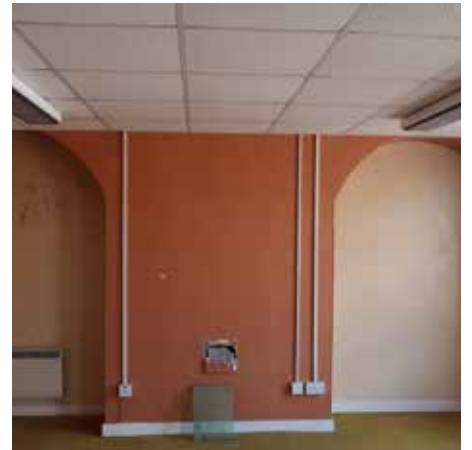
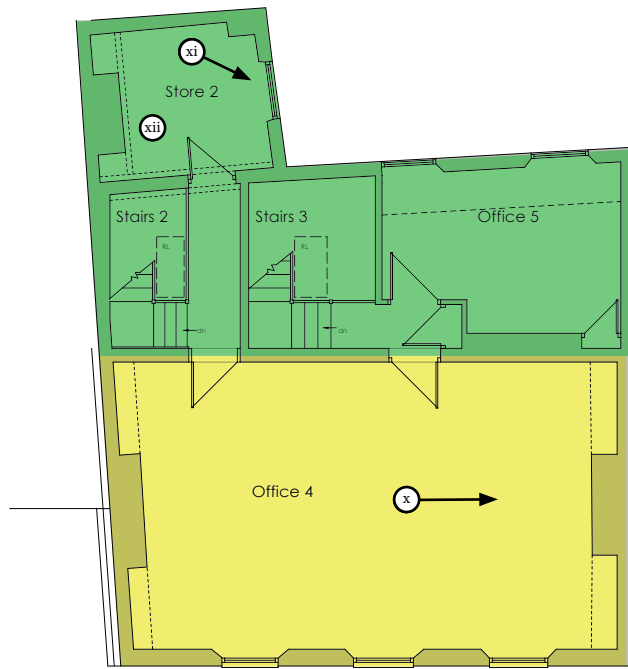


(viii) General view of principle room



(ix) Cupboard on landing

Third Floor. Heritage Significance



(x) Southern wall



(xi) Store



(xii) New roof timber/ felt

3.4 Potential for Conversion

The default philosophy of conservation is that where existing fabric remains then ideally it should remain and be restored or repaired depending on its significance. Where fabric has been lost or is absent then replacement should be appropriate to use and form, not necessarily a copy but of 'good' design.

Each element should be subject to a detailed feasibility to show the best fit of any new use and the maximum retention of existing fabric, such retention should ideally not be to the detriment of the proposed use in terms of practicality or compliance with current standards.

3.5 Conservation Policies

The conservation policies are an attempt to address the key defining issues and establish criteria for addressing the any future development of the site. The following bullet point policies, whilst not binding, constitute a series of observations which should affect the approach to repair, retention, demolition or mitigation of impact upon the identified heritage significance of the site; any variation from these policies in a scheme of proposed development should be supported by appropriate statements of justification.

- The primary conservation concern is to retain the listed building in a form where the development of the site is conserved and its setting enhanced.
- To retain as much as practicable of the existing fabric without compromising future use.
- To recognise a preference for revealing the character of the site rather than simply retaining all fabric on the site.
- Where fabric is lost to replace it with appropriately designed new work.
- New development should have a contextual relevance to the site and the setting of the existing fabric, such that it can be seen as a good 'fit' rather than simply contemporary. It should have regard for mass and scale of existing buildings.
- Sustainability should be a key driver in the design of any development taking into account of new technologies, exploitation of thermal mass, low carbon footprints and low embodied energy.
- To identify a sustainable use and, if necessary, clear phasing to avoid piecemeal development.
- Prioritise those areas of the building most at risk for the early stages of work.



Evidence of replaced lintels



Evidence of previous openings



Evidence of past staircase (Ground Floor)

4.0 Conclusion

Future works to 5-7 Market Place should ensure that the principal features of the building which contribute to its heritage significance and which contribute towards the special character of the conservation area are enhanced. The harmful 1980's shop front should be removed and replaced with an appropriately designed shop front.

Ideally the integrity of the principal rooms at first, second and third floor should be protected but it is recognised that these rooms were sub-divided previously for what is assumed to be over a century. Any sub-division required to allow re-use to be brought forward must be minimal and must respect the position of windows.

The rear staircases are not original. It is a feature of the buildings history that as use and ownership have changed over time so has the vertical access arrangements. The staircases could be considered for loss should this allow the main elements of the building which contribute towards its heritage significance to be protected and restored.

The current vertical access arrangement is clearly inefficient with three stair wells at first floor level and two at second and third occupying a disproportionate amount of floor space. In addition the dimensions and pitch of the stairs are questionable in terms of current accessibility and means of escape requirements. Retaining the stairs in their current configuration will almost certainly ensure that a viable and sustainable scheme, which can be delivered by the market whilst protecting and enhancing the key features of heritage significance, will prove undeliverable.





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