

Heritage Impact Statement : New Extension to Alford Focal Point and Library, Alford

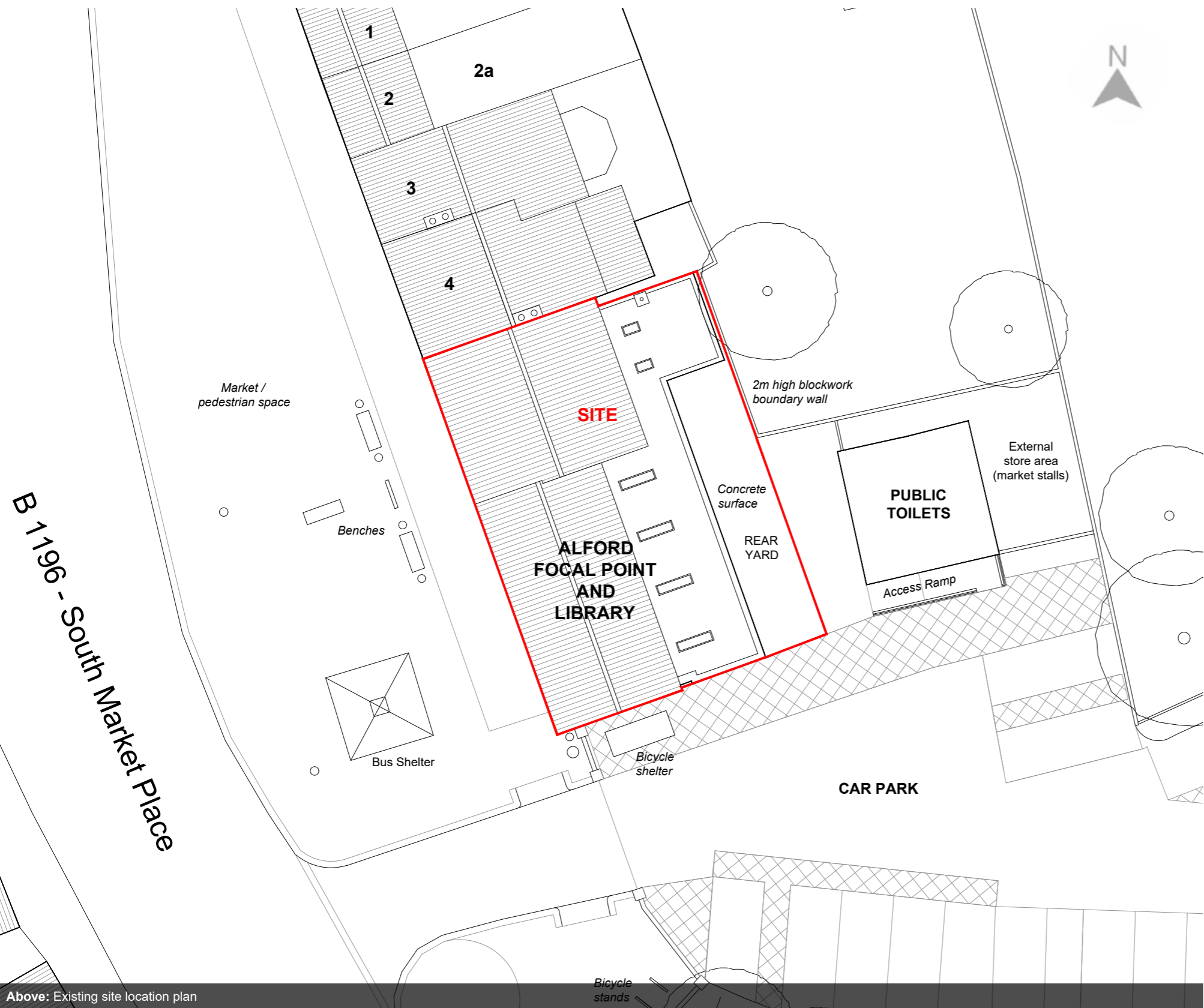
6 South Market Place, Alford LN13 9AF



Date: 14th April 2022

Revision: A (25.04.2022)

1.0 Introduction



Above: Existing site location plan

1.1 Introduction

The following document forms part of the Full Planning application to East Lindsey District Council. The proposed works include; 'Extension to existing community library to provide additional rooms for the library and public toilets on site of which includes the partial demolition of the existing library building and public toilet block'

The purpose of this document is to provide a detailed account of the proposed development, as well as describing the overarching design principles and aims which have informed the proposals. This document also considers the current planning policy influences - as set out in the East Lindsey Local Plan and National Planning Policy Framework.

This document has been created by STEM Architects on behalf of Alford Town Council. This statement should be read in conjunction with other documents prepared and submitted as part of the planning application.



Above: Photo existing building front west elevation.

1.0 Introduction



Above: Photo of existing south-east corner of building, taken from car park.



Above: Photo of existing south-west corner of building, taken from South Market Place.



Above: Photo taken within existing library, facing south-west.

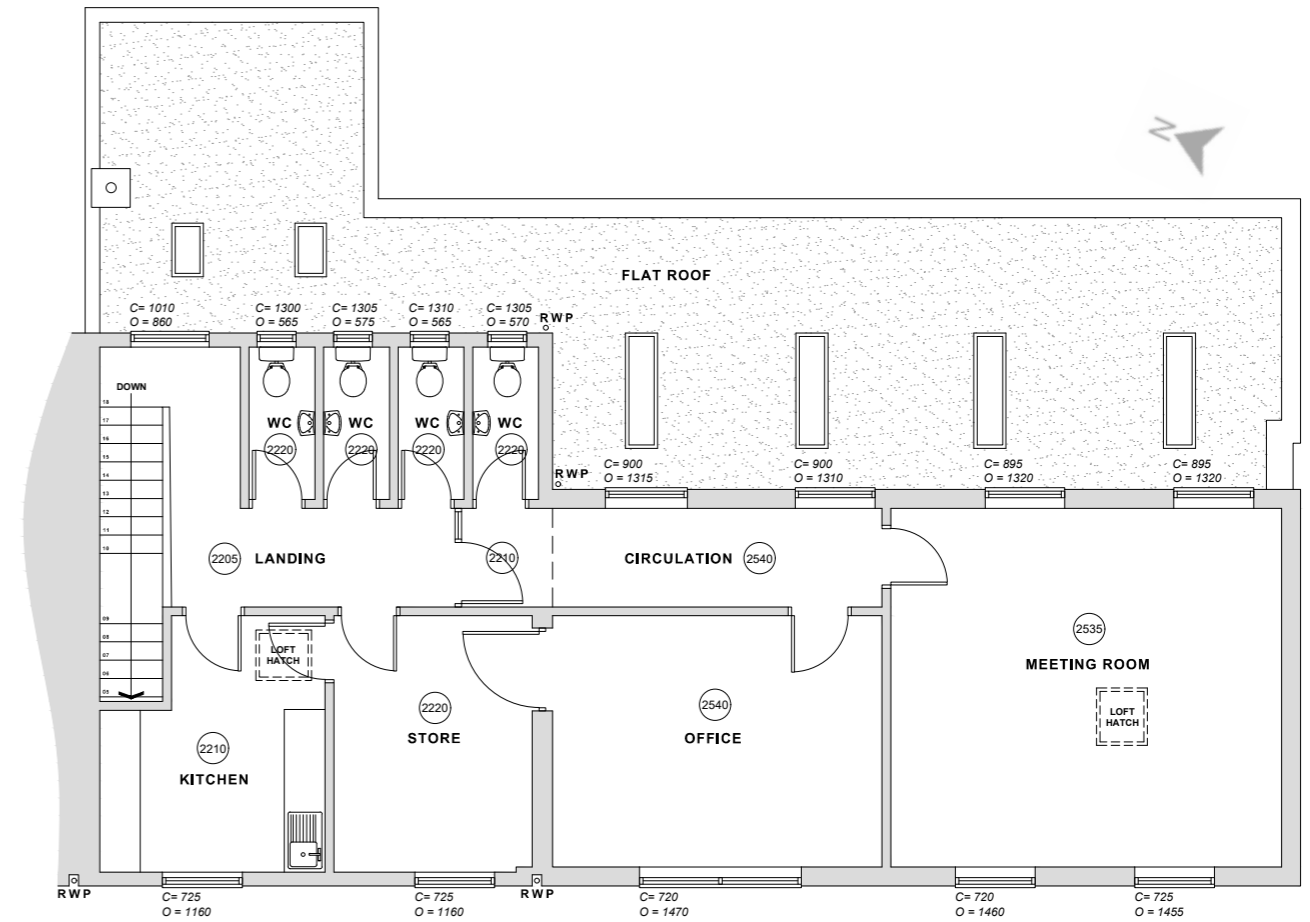
1.2 Existing site and town context

The site includes a brick wall and concrete pantile pitched roof building originally built in 1974, located on the east side of South Market Place within the picturesque town of Alford. This building acts as a hub within the town, providing a selection of library services and is run by local volunteers belonging to Alford Focal Point. This building also provides a wide range of local and tourist information to visitors.

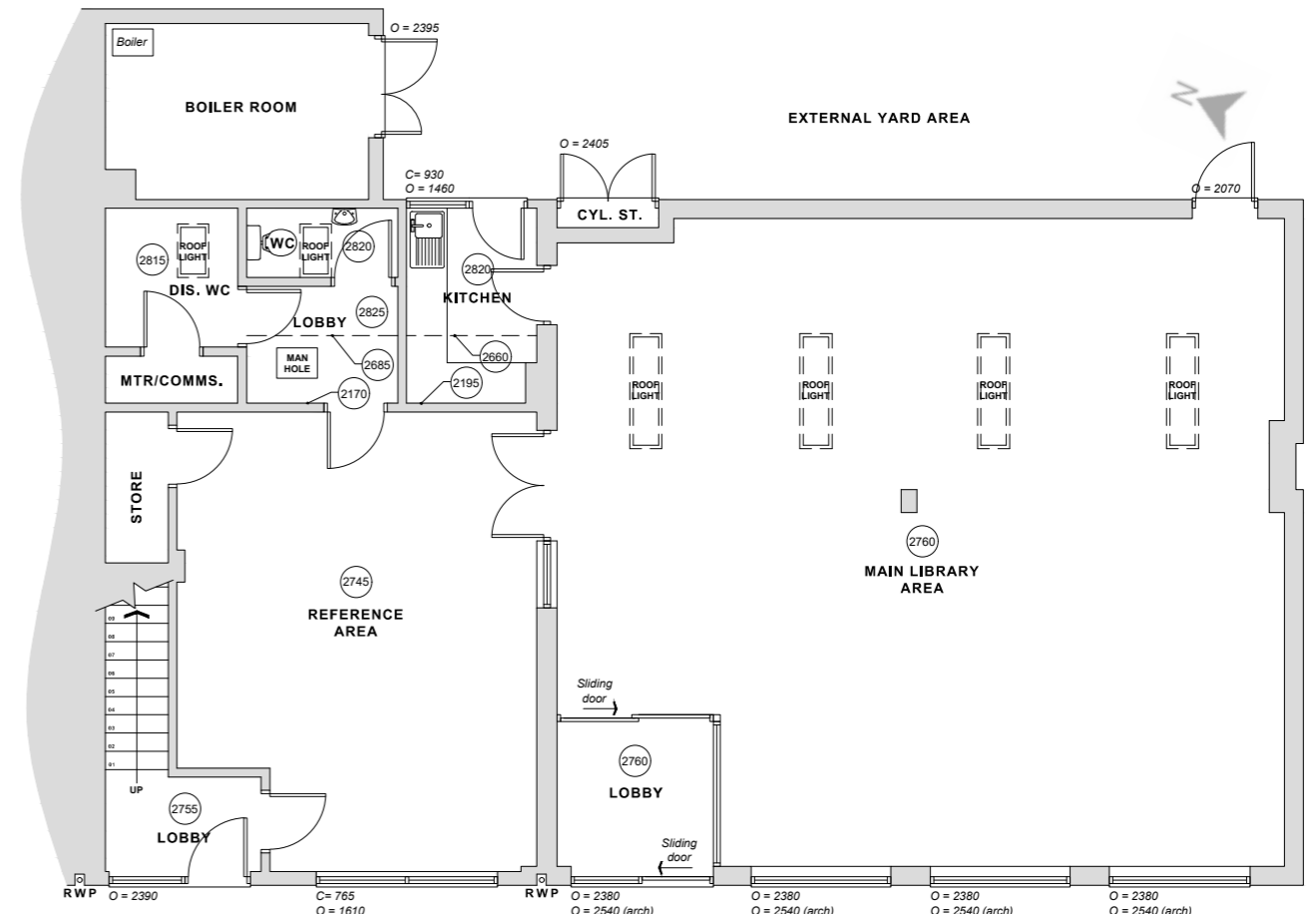
The building features public library spaces and a computer suite on the ground floor and offices at first floor level. The building is primarily two-storeys, featuring a single storey extension at the rear.

The primary front entrance door is located centrally on the western front elevation. The building features a rear entrance and yard area to the rear. There is a secondary entrance at the north-west corner of the building adjacent the stairs. The first floor level is accessed by this single staircase and the building features no lift.

The site includes car park spaces and public WCs at the rear of the building. Located to the front west side of the site is a pedestrian area, featuring a bus stop and shelter. To the south of the site there is a public car park with two charging points. This area is also utilised for town event such as markets.



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

2.0 Statement of Significance

2.1 Introduction

Paragraph 128 of the National Planning Policy Framework (NPPF) sets out guidance for Local Authorities to require applicants of proposals which may affect heritage assets to describe the significance of any affect upon these assets. The Setting of Heritage Assets document prepared by Historic England (HE) provides good practice advice for preparing relevant documents to accompany applications to Local Authorities. This assessment has therefore been made based on the requirement within the NPPF and the guidance provided within The Setting of Heritage Assets document and considers the effect of the proposals proportionally to the significance of the surrounding heritage assets and the degree of potential impact. The heritage assets considered below are not directly proposed to be physically changed or altered by the proposals.

Within the existing East Lindsey District Council (ELDC) Local Plan, Policies C1, C2 and C5 set out the factors which should be considered when proposing development which affects both heritage assets as well as designated conservation areas. The setting of nearby heritage assets have therefore also been considered against guidance within these policies.

The contribution to significance of a heritage asset can be based on many factors, with some factors being relevant to assets whilst others are not, and is split into two distinct areas relating to the physical surroundings and the experience of the assets. Consideration of heritage asset's significance is based on the following check list provided within HE The Setting of Heritage Assets document, however is not exhaustive whilst some factors may be more relevant than others.

The asset's physical surroundings:

- Topography
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design
- Historic materials and surfaces
- Land use
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time
- Integrity
- Issues such as soil chemistry and hydrology

Experience of the asset:

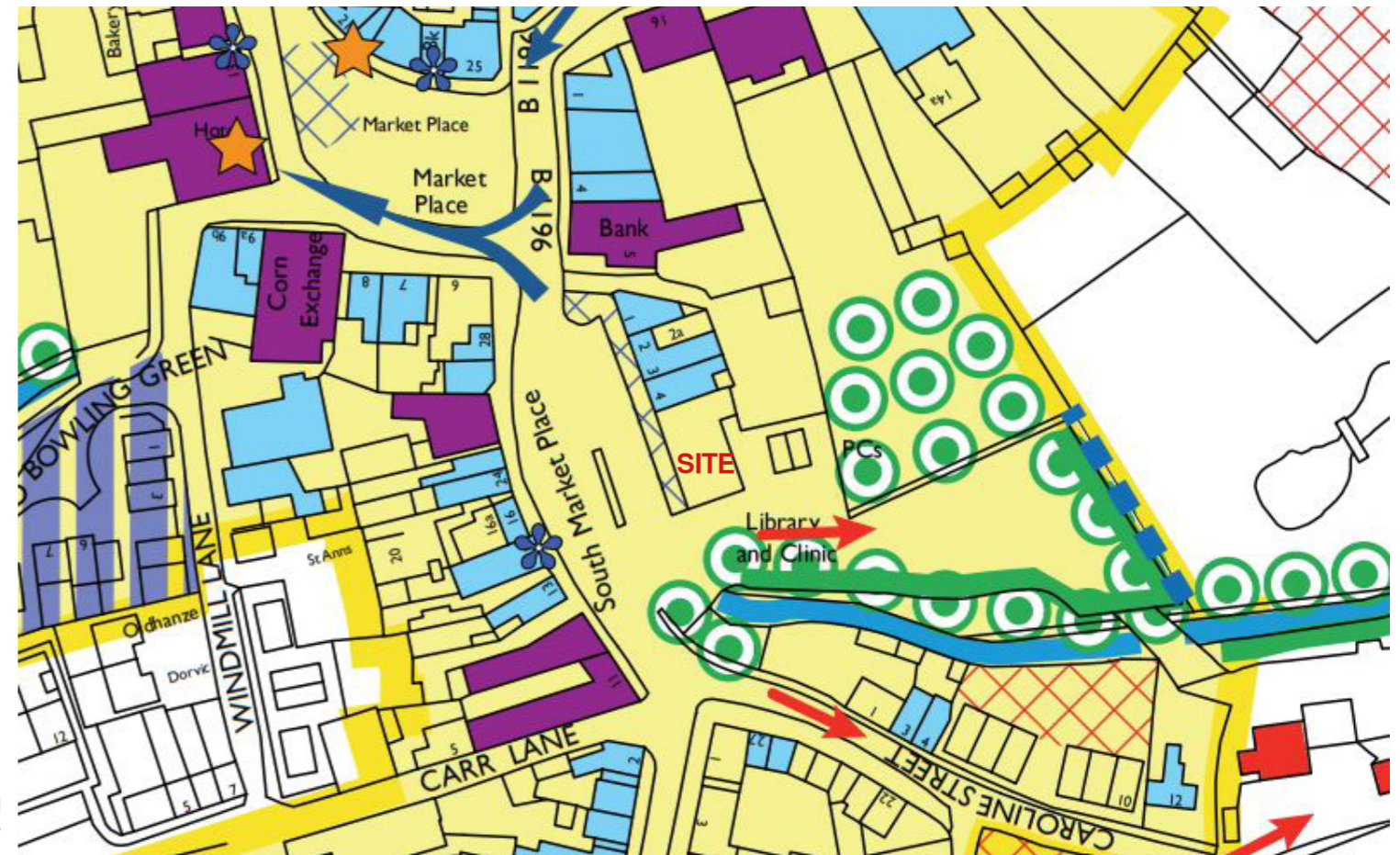
- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Visual dominance, prominence or role as focal point
- Intentional inter-visibility with other historic and natural features
- Tranquillity, remoteness, 'wildness'
- Sense of enclosure, seclusion, intimacy or privacy
- Dynamism and activity
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public

- The rarity of comparable survivals of setting
- The asset's associative attributes
- Associative relationships between heritage assets
- Cultural associations
- Celebrated artistic representations
- Traditions

Appropriate heritage assets within the area of the proposal will be considered against all of these factors and any others deemed suitable; with the level of detail provided being sufficient to understand the potential impact of the proposal on the significance of the surrounding heritage assets.

2.2 Conservation Area & Site Context

The existing site is located within Alford Conservation Area (see below) identified by ELDC. The existing building is not a Listed Building, however the site is surrounded by building identified within the Alford Conservation Area Appraisal (July 2008) as 'Buildings of Townscape Value' and Listed Building. Many heritage assets listed with HE are located within the conservation area. The significance of the conservation area as a whole is therefore also important when considering the effect the proposals may have on heritage assets. A suitable search area or 'zone of visual influence' within the conservation area is therefore proposed to appropriately consider the effects on the significance of the conservation area.



Right: Excerpt from Alford Conservation Area map, see appendix for full map.

2.0 Statement of Significance

In order to identify the heritage assets which require consideration the HE National Heritage List for England (NHLE) available online has been used as a basis for appropriate properties which may be affected by the proposals. There are numerous identified listing heritage assets within the conversation area as a whole; however it is not considered essential to identify and consider the significance of every one as whilst some may be theoretically visible should surroundings be removed, the density of the immediate built environment makes associations extremely unlikely. It is therefore proposed that the 'zone of visual influence' to be considered will have a radius from the proposed site of 150 metres. This will allow all heritage assets which may be affected by the proposals to be considered; the significance of these assets against the proposals will therefore be considered against the criteria set out within the introduction.

Identified from the HE NHLE available online, the heritage assets within the 150 metre 'zone of visual influence' are listed below along with their listing description providing a physical understanding of each heritage asset. Additional information has also been provided from Harris and Pevsner's 'The Buildings of England - Lincolnshire' book.

2.3 Analysis of historical Ordinate Survey maps

From studying existing OS plans from 1889 and 1956 (see right), it is evident that there has always been a building situated on the site before OS plans were recorded. This former building faces South Market Place and features linear ancillary buildings and yard to rear. The OS plans include for a number of existing buildings closely situated south along the river, however these are no longer present. It is likely that this were removed at the same time the original site building was removed. The site today features a modern circa building on site, originally built in 1974.

2.4 National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out guidance for Local Authorities to require applications of proposals which may affect heritage assets to describe the significance of any affect upon these assets. The Setting of Heritage Assets document prepared by Historic England (HE) provides good practice advice for preparing relevant documents to accompany applications to Local Authorities. This statement has therefore been made based on the requirement within the NPPF and the guidance within The Setting of Heritage Assets document and considers the effect of the proposals proportionally to the significance of the heritage asset and the degree of potential impact.

The contribution to significance of a heritage asset can be based on many factors, with some being relevant to assets whilst others are not, and is split into two distinct areas relating to the physical surroundings and the experience of the assets. Significance of assets is based on a checklist provided within HE's The Setting of Heritage Assets document; however is not exhaustive whilst some factors may be more relevant than others.



Above: Historical Ordinate Survey plan from 1889 of Alford South Market Place



Above: Historical Ordinate Survey plan from 1956 of Alford South Market Place

2.0 Statement of Significance

2.5 Listed Buildings

The existing building is not a Listed Building, however there are a number of Listed Buildings within the near vicinity as follows:

The Manor House - Grade II*

West Street, Alford

List Entry Number: 1063001

'House, now museum and offices. Mid C16, cased in brick in C17, altered C18 with C19 additions and C20 alterations. Originally timber frame with mud walls, now red brick, with thatched roof having raised brick coped gables with kneelers, 2 ridge and single wall stacks. 2 storey with garrets, 7 bay front arranged 2:3:2, the outer pairs being advanced and gabled. First floor and gable bands. The original door position was to left of the now central C20 double panelled doors with C20 wooden pedimented doorcase, flanked by 3 glazing bar sashes. The inner sashes have C20 flat brick heads, the outer pair have segmental brick heads. To first floor are 7 similar windows, the outer pairs are in the blocking of earlier larger openings. To gables are single glazing bar sashes, also occupying larger earlier openings. To the left of the central first floor window is a Fire Company plaque. At the right hand side and the rear are lower C19 additions. Interior retains substantial bay posts on steddlestone blocks with deeply moulded beams with run out stops supported on jowled posts. There are 3 large brick fireplaces with moulded bressumers. The staircase is early C19 with plain balusters. In a first floor room is a good early C18 bolection moulded fireplace and some wattle and daub partitions remain. The original clasped purlin roof has been substantially altered in the 1969 restoration. In 1661 the house became the home of Sir Robert Christopher whose tomb is in the church.'

Methodist Chapel Sunday School - Grade II

(now Askews Furniture Store and Methodist Chapel)

West Street, Alford

'Methodist Chapel and Sunday School. 1864, by W. Botterill of Hull. Yellow Farlesthorpe brick with ashlar dressings, banded blue and green slate roofs. The Sunday School is linked to the Chapel at the rear. The main front has stepped corner buttresses with tall pinnacles, and an elaborate corbelled out octagonal pinnacle to the gable with angle shafts having foliate capitals. There are 3 shouldered doorways set in deeply moulded pointed arches with angle shafts having foliate capitals, over the central door a glazed octofoil and over the flanking doorways are simple blank trefoils, all set under crocketed gablettes. Above is a central 4 light window with geometric tracery, flanked by single similar 2 light windows with hood moulds and foliate label stops. The side fronts have 5 identical bays, subdivided tall stepped buttresses with crockets, consisting of a triangular headed lower 3 light window and a pointed upper 3 light window, both with a geometric form of tracery. At the rear is a lower single bay unit with dentillated frieze and 2 light windows linked to the Sunday School which is a separately gabled building, having a central 2 light window with foliate dividing mullion, flanked by single tall and thin glazing bar sashes, all with flat ashlar heads. Interior. A U shaped gallery is supported on cast iron columns with foliate capitals and decorative spandrel brackets. Across the gallery is a glazed internal roof. Contemporary pews and fittings.'

'Pevsner and Harris also refer to the Methodist Chapel as Methodist Chapel of 1864, by W. Botterill of Hull (GS), big, of stock brick, Gothic, with Geometrical tracery, a high doorway, and two-storeyed fenestration along the sides.'

The Methodist Chapel is located to the north side of West Street to the south west of Alford Manor House. The adjoining Sunday School is located to the rear of Methodist Chapel to the north west and is mostly obscured from the road by the chapel itself. The chapel sits within a site of mostly hardstanding with a car park immediately to the north east of the chapel. The chapel lies on a predominantly flat site with the countryside to the rear rising gently to the north as in the case of Alford Manor.

The chapel sits impressively within the urban street scene of West Street with an imposing two storey front facade parallel to the road. The building was intentionally designed to be viewed from West Street to form part of the urban fabric and is a focal point within the town (see below). The surrounding street scene along West Street is predominantly urban with terraced properties, though it is noted that this becomes slightly more fragmented to the south west with examples of more rural thatched cottages which precede the building of the chapel. Other heritage assets nearby include Alford Manor House to the north east detailed above on the same side of West Street, West Street House which is partially visible from the position of the Methodist Chapel to the north east and the southern side of West Street and the Half Moon Public House located immediately to the south of the Methodist Chapel on the south side of West Street. Built of a similar period, the public house has an attractive frontage, however has seen several alterations over subsequent years; the public house to a greater extent forms part of the urban context of West Street overall which the Methodist Church sits within.

The original chapel is now used as a furniture shop, with the original Sunday School having been converted for use as the current Methodist Chapel. The original chapel was sold due to increasing maintenance costs which could not be afforded. Whilst the cultural and social connection to the site with the community is still strong, the use of the original chapel for commercial purposes inherently degrades the integrity of the original intent and significance of the building. Despite this, the design of the chapel with large inviting doors and geometric design creates an openness and connection between the street scene and the building which is maintained. The Methodist Chapel is an attractive example of chapels built within the Methodist movement prominent within the county of Lincolnshire. The chapel is constructed using local Farlesthorpe brick in a gothic style with geometric elements and is therefore a prominent example within the town of local materials. The Sunday School is of similar but simpler design and materials, though is still important to the overall asset. Therefore whilst there are many examples of similar architecture within the wider context; the local significance of this asset is important and forms an integral part of heritage assets in Alford. other assets noted. West Street House is visible from the Venetian on the south side of West Street, and the front wall of the Manor House is visible from the front of the asset. The asset is of a small scale within the surrounding street scape and forms part of the urban grain of the town centre. The asset forms a four bay design, however has been altered over the years with rendered brickwork to the external front face. The asset is open to the public as a restaurant, however is not particularly culturally significant. The asset is not notable or significantly individually however has some significance as part of the group of similar properties in the town centre forming a distinct appearance within the conservation area of Alford.

2.0 Statement of Significance

The Venetian - Grade II

(now The Willow Restaurant)

128-129 West Street, Alford

'Restaurant. Mid C18, with mid C19 and C20 alterations. Rendered brick with pantile roof. 2 storey, 4 bay front, 2 half glazed doors, with 3 plain shop windows to ground floor, with wooden pilasters and fascia. To first floor 4 glazing bar sashes. Included for group value only.'

East Corner Antiques - Grade II

(now Clifford Contract Services Ltd)

130 West Street, Alford

'Shop. Late C18 with early C19 alterations. Red brick rendered, hipped concrete tiled roof. 2 storey, 3 bay front with dentillated eaves course. Central half glazed panelled door, wooden reveals, plain overlight, flanked by single early C19 rectangular shop bay windows with fine glazing bars, surmounted by timber cornice. To left of first floor a large bordered glazing bar sash and to right a smaller glazing bar sash, both with cambered heads.'

West Street House - Grade II

7-8 West Street, Alford

'House and 2 shops. Late C18 with late C19 alterations. Colourwashed brick, stucco quoins and dressings, slate roof. 3 storey, 4 bay front, having off-centre flush panelled door with traceried overlight, flanked by single C19 shop fronts. To left a central recessed half glazed door, flanked by plate glass windows, and to right, a recessed glazed door with plate glass window to left. Both shop fronts have pilastered surrounds with plain fascias having moulded pedimented brackets and cornices. To first and second floors are 4 glazing bar sashes with segmental heads and stucco key blocks. Interior retains contemporary staircase with plain slender balusters and newels.'

Half Moon Public House - Grade II

West Street, Alford

'Public house. Mid C18, with early C19 and C20 alterations. Red brick, rendered on front, with stucco quoins and dressings, plain tiled roof with raised brick coped gables and 2 stacks. 3 storey. Street has 3 windows with plain bands to first and second floor, central 4 panelled door having plain overlight, pilastered surround and small flat hood, flanked by single C20 3 light casement windows, slightly projecting on moulded brackets. To first floor are 3 original glazing bar sashes, and to second floor 3 similar smaller sash windows. All upper floor windows have splayed rusticated stucco lintels with raised keystones. Altered 2 storey wing to rear has pantile roof. Houses attached to south-west, Nos 26-28 West Street, now incorporated within this public house and single storey wing attached to rear are not of special interest.'

Angelenes Pantry - Grade II

(Currently unoccupied)

4 High Street, Alford

'Incorrectly shown as Library on OS map. Shop. Early C18, altered C19 and C20. Rendered with stucco quoins, steeply hipped slate roof and single ridge brick stack. 2 storey with attic, single bay front having central half glazed door flanked by 2 light shop windows all set under deep fascia with side pilasters and fluted brackets. To first floor a single plain sash with deep architrave. In the roof a flat roofed dormer. To the right hand side front is a probably repositioned C18 doorcase with flat moulded hood. Included for group value only.'

This property, located on the north side of High Street, a continuation of West Street, is a commercial property previously used as a restaurant, stands between and within other existing town centre properties. It forms part of a group of generally historic town centre assets within Alford and is included within the HE's listings for group value only. It relates directly to other heritage assets in the town centre including the aforementioned Willow Restaurant and Clifford Contract Services, as well as other noted heritage assets and others across the town centre. The Willow Restaurant and Clifford Contract Services are visible from the front of the asset as well as the front wall of Alford Manor House. The market place can be seen from the asset including other noted assets within Market Place. The Alford Craft Market Shop lies directly opposite and sits in a prominent location on the corner of West Street and Market Place. The tower of the Church of St Wilfrid to the east can also be seen over buildings from the front of the asset. The asset is of a small scale within the surrounding street scape and forms part of the urban grain of the town centre. The asset forms a single bay end terraced property with shop front windows flanking a central door. Some stucco detailing is apparent on the front face, however in general the asset is very similar to neighbouring properties which are not listed. The asset is currently unoccupied and is not particularly culturally significant. The asset is not notable or significantly individual however has some significance as part of the group of similar properties in the town centre forming a distinct appearance within the conservation area of Alford.

GW and MD Thornalley - Grade II

1 West Street, Alford

'Shop. Late C18 with late C19 alterations. Colourwashed brick with stucco dressings, slate roof, single gable stack. 3 storey, 3 bay front facing Market Square, having stucco quoins to right only. A blocked central doorway is flanked by C19 wooden shop fronts, one with dentillated cornice. To first and second floors are pairs of glazing bar sashes separated by blank window openings. All openings have rusticated splayed stucco lintels with key blocks. On the gable end is a second floor band.'

Alford Craft Market Shop, located on the corner of West Street and Market Place and to the south side of West Street is another commercial property used as a shop. It is located in a prominent on the corner with its main elevation facing onto Market Place. It is an attractive colour washed building with stucco detailing to corner and to windows. The front elevation is split into three bays with two shop windows to ground floor and blanked central window openings. The side elevation facing West Street is less symmetrical with the main entrance door and window to ground floor and sporadically placed windows generally. Whilst the asset was not added as part of a group, it is clear that the asset adds to the character and appearance of Market Place

2.0 Statement of Significance

as a whole, especially because of its important location. The asset is located adjacent to the heritage asset McColls and shares similar characteristics with this. As a pair they form an important section of three storey properties guiding the eye into the Market Place. It also relates to other heritage assets in the town centre forming the centre of the conservation area including the former Angelenes Pantry, the former Lloyds Bank and other noted assets. The asset is of a larger scale than some of the assets in the town centre and forms part of the grain of the street scape at this important intersection. The asset is open as a shop, however is not particularly culturally significant. (Do you want to reconsider this statement – Alford Craft Market itself is very culturally important to the Town.) It is considered that this asset has some significance individually due to its prominent position and attractive vernacular, however is considered to be increasingly significant as part of the conservation areas as a whole.

Lloyds Bank - Grade II

Market Place, Alford

(Currently unoccupied)

"Bank. 1892. Red brick with limestone and terracotta dressings, hipped slate roof and 2 wall stacks. 2 storey, 3 bay front with plinth, moulded stone sill band, dentillated terracotta string course, corbelled out eaves. To ground floor 3 plain sashes with top hung lights over. To first floor are 2 similar windows. All windows have terracotta voussoirs and moulded key blocks. Between the upper windows is a terracotta panel, in the form of an arch with key block, and a cornice surmounted by a segmental pediment. In the arch is a rectangular stone panel inscribed "The Capital and Counties Bank Limited". To the right is a bowed corner doorway, the door of 6 panels with moulded stone surround over which is a panel inscribed "Bank" and a decorative angle bracket. Included for group value only."

The former Lloyds Bank, located on the eastern side of Market Place, is a commercial property constructed as a bank in 1892. It forms part of a group of generally historic town centre assets within Alford and is included within the HE listings for groups value only

. There are several stone and brick details including string coursing, corbelled eaves and arched window head detailing. The asset is a nice example of a small country bank; however some use of detailing and materials is not typical of the vernacular of the immediate area. It forms an important part of the collection of heritage assets within the Market Place and relates to other noted assets including the adjacent McColls and Alford Craft Market Shop. The asset is of small scale compared to some of nearby properties but forms part of the urban grain of the town centre. As the building has not been adapted significantly since its construction, it retains the majority of its original character and so has some significance independent of the conservation area. The asset also has additional significance as part of the surrounding town centre and the conservation area.

Market Pharmacy - Grade II

14 Market Place, Alford

(Now McColls)

'Shop. Late C18 with late C19 shop front and C20 fascia. Red brick, rendered on front with stucco dressings, slate roof and single brick ridge stack. 3 storey, 3 bay front, stucco plinth and quoins. To left of ground floor a half glazed door with plain overlight flanked by pairs of large rectangular shop windows with wooden pilasters and brackets to moulded cornice. To right a single glazing bar sash; there are 3 similar windows to first and second floors. All windows have broad moulded stucco architraves.'

McColls, located adjacent to Alford Craft Market Shop on the west side of Market Place is a commercial property used as a shop. The asset is of traditional three bay design with sash windows, architraves and stucco detailing. A 19th Century shop front has been added across the two left bays of the ground floor. Along with Alford Craft Market Shop they form an important section of three storey properties guiding the eye into the Market Place. It also relates to other heritage assets in the town centre forming the centre of the conservation area including the former Angelenes Pantry, the former Lloyds Bank and other noted assets.

The asset is of a larger scale than some of the assets in the town centre and forms part of the grain of the street scape within the Market Place. The asset is open as a shop, however is not particularly culturally significant. It is considered that although this asset has some significance individually due to its prominent position and attractive vernacular, it is considered to be increasingly significant as part of the conservation areas as a whole.

Methodist Chapel Sunday School - Grade II

West Street, Alford

The Methodist Chapel is located to the north side of West Street to the south west of Alford Manor House. The adjoining Sunday School is located to the rear of Methodist Chapel to the north west and is mostly obscured from the road by the chapel itself. The chapel sits within a site of mostly hardstanding with a car park immediately to the north east of the chapel. The chapel lies on a predominantly flat site with the countryside to the rear rising gently to the north as in the case of Alford Manor.

The chapel sits impressively within the urban street scene of West Street with an imposing two storey front facade parallel to the road. The building was intentionally designed to be viewed from West Street to form part of the urban fabric and is a focal point within the town (see below). The surrounding street scene along West Street is predominantly urban with terraced properties, though it is noted that this becomes slightly more fragmented to the south west with examples of more rural thatched cottages which precede the building of the chapel. Other heritage assets nearby include Alford Manor House to the north east detailed above on the same side of West Street, West Street House which is partially visible from the position of the Methodist Chapel to the north east and the southern side of West Street and the Half Moon Public House located immediately to the south of the Methodist Chapel on the south side of West Street. Built of a similar period, the public house has an attractive frontage, however has seen several alterations over subsequent years; the public house to a greater extent forms part of the urban context of West Street overall which the Methodist Church sits within.

2.0 Statement of Significance

The original chapel is now used as a furniture shop, with the original Sunday School having been converted for use as the current Methodist Chapel. The original chapel was sold due to increasing maintenance costs which could not be afforded. Whilst the cultural and social connection to the site with the community is still strong, the use of the original chapel for commercial purposes inherently degrades the integrity of the original intent and significance of the building. Despite this, the design of the chapel with large inviting doors and geometric design creates an openness and connection between the street scene and the building which is maintained. The Methodist Chapel is an attractive example of chapels built within the Methodist movement prominent within the county of Lincolnshire. The chapel is constructed using local Farlesthorne brick in a gothic style with geometric elements and is therefore a prominent example within the town of local materials. The Sunday School is of similar but simpler design and materials, though is still important to the overall asset. Therefore whilst there are many examples of similar architecture within the wider context; the local significance of this asset is important and forms an integral part of heritage assets in Alford.

Other assets noted. West Street House is visible from the Venetian on the south side of West Street, and the front wall of the Manor House is visible from the front of the asset. The asset is of a small scale within the surrounding street scape and forms part of the urban grain of the town centre. The asset forms a four bay design, however has been altered over the years with rendered brickwork to the external front face. The asset is open to the public as a restaurant, however is not particularly culturally significant. The asset is not notable or significantly individually however has some significance as part of the group of similar properties in the town centre forming a distinct appearance within the conservation area of Alford.

3.0 Statement of Need & Heritage Impact Assessment

3.1 Statement of Need

The fundamental objective of this project is to reinvigorate this key existing social hub for the town of Alford and the surrounding wider areas, to ensure the longevity of this important community asset and resource. Failure to move forward and evolve with the modern requirements of its users will ultimately result in obsolescence and subsequent closure.

The existing public toilet block was originally constructed during the 1970s and is in a heavily degraded state and requires replacement. The new proposals will need the public toilets to include improved facilities for ambulant and disabled users.

3.2 Heritage Impact Assessment

In order to assess the impact that the proposals may have on the heritage assets in the surrounding 'zone of visual influence', the identified significance of each of the assets should be considered against the effect the proposals may have on them. This analysis will be based on four overarching key attributes of the proposals and how these may affect the surrounding heritage assets as well as any additional cumulative and complex impacts:

- Location and siting
- Form and appearance
- Additional effects
- Permanence

The proposed works seek to primarily retain the existing building and for a new extension to be retained at the rear. This extension would accommodate the new Alford library civic space and public toilets. These public toilets are situated in the same location, however now includes a Changing Places for greater inclusive provision to visitors.

The existing front west and southern faces of the original 1974 building are to be retained, however the unsympathetic grey concrete pitched roof coverings are to be replaced with new traditional clay pantile coverings.

The new rear extension seeks to appear ancillary in nature, and would feature traditional material palette consisting of red brick walls and pitched roofs featuring clay pantile covered pitched roofs, in order to contribute positively to the surrounding Conservation Area. The new window and door apertures of the new extension feature full height segmental brick arched openings, suggestive of a traditional cart shed or stables. All windows would be replaced and new external aluminium window and door units installed throughout, colour Green Grey (RAL 7009). This is in order to provide increased thermal performance and lower energy usage and maintenance requirements.

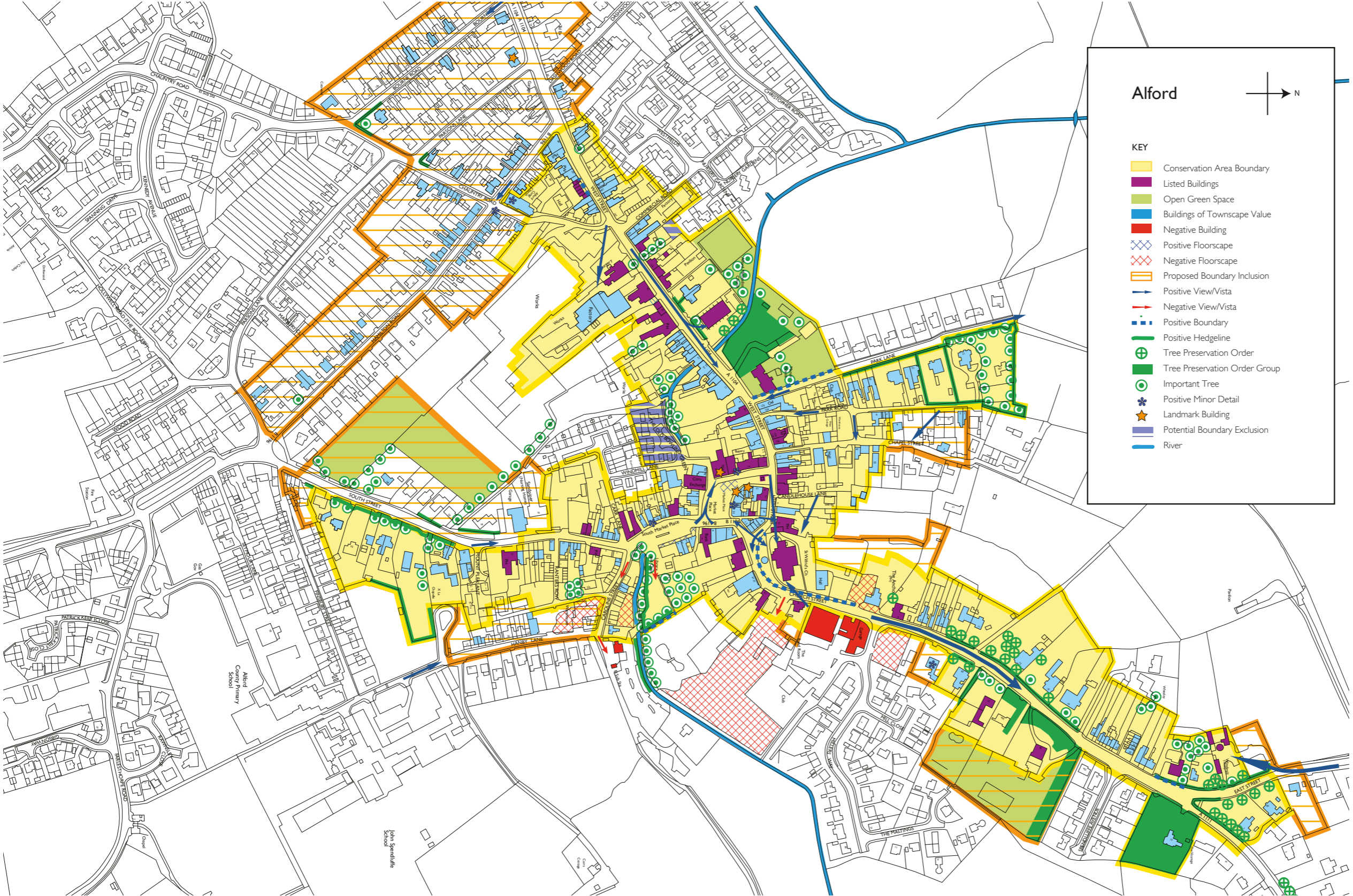
All roof plant equipment and air conditioning units are to be located behind the pitched roofs on the flat roof, therefore out-of-sight from ground level. All existing rainwater goods are to be removed and new units installed throughout, featuring aluminium rainwater goods, colour Green Grey (RAL 7009) to match the doors / window units.

This new extension would not involve alterations or disturbances to any surrounding historical Listed Buildings. Subsequently the proposals would not cause harm to any historical building fabric, and could be removed in the far future with little disruption to neighbouring buildings of historical interest.

In conclusion, the proposals are considered to have no impact upon the significance of the urban grain of Alford South Market Place and would serve as a positive contribution to the existing Conservation Area.

4.0 Appendix

4.0 Appendix



4.1 Conservation Area

Alford Conservation Area map, as included within the 'Alford Conservation Area Appraisal (July 2008)'.

Contact

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