

DESIGN & ACCESS STATEMENT and HERITAGE IMPACT STATEMENT

in relation to a planning and listed building application
for alterations to the rear elevations and internal partitions to 17/18 and
19/19A Market Place, Sleaford, Lincs NG34 7SR for two commercial
units and three flats

**17-19 Market Place
Sleaford
Lincs
NG34 7SR**



J. Hodgson & Sons Ltd
28 Carre Street
Sleaford
Lincs NG34 7TR

JHS(2) v.1 (20.4.17)

Historical research:

Dr Wendy Atkin
15 Castle Street, Sleaford, Lincs NG34 7QE



CONTENTS

Introduction to the scheme

Design and Access Statement

Heritage Impact Statement

Appendix: History of the property and
the site in more detail

INTRODUCTION TO THE SCHEME

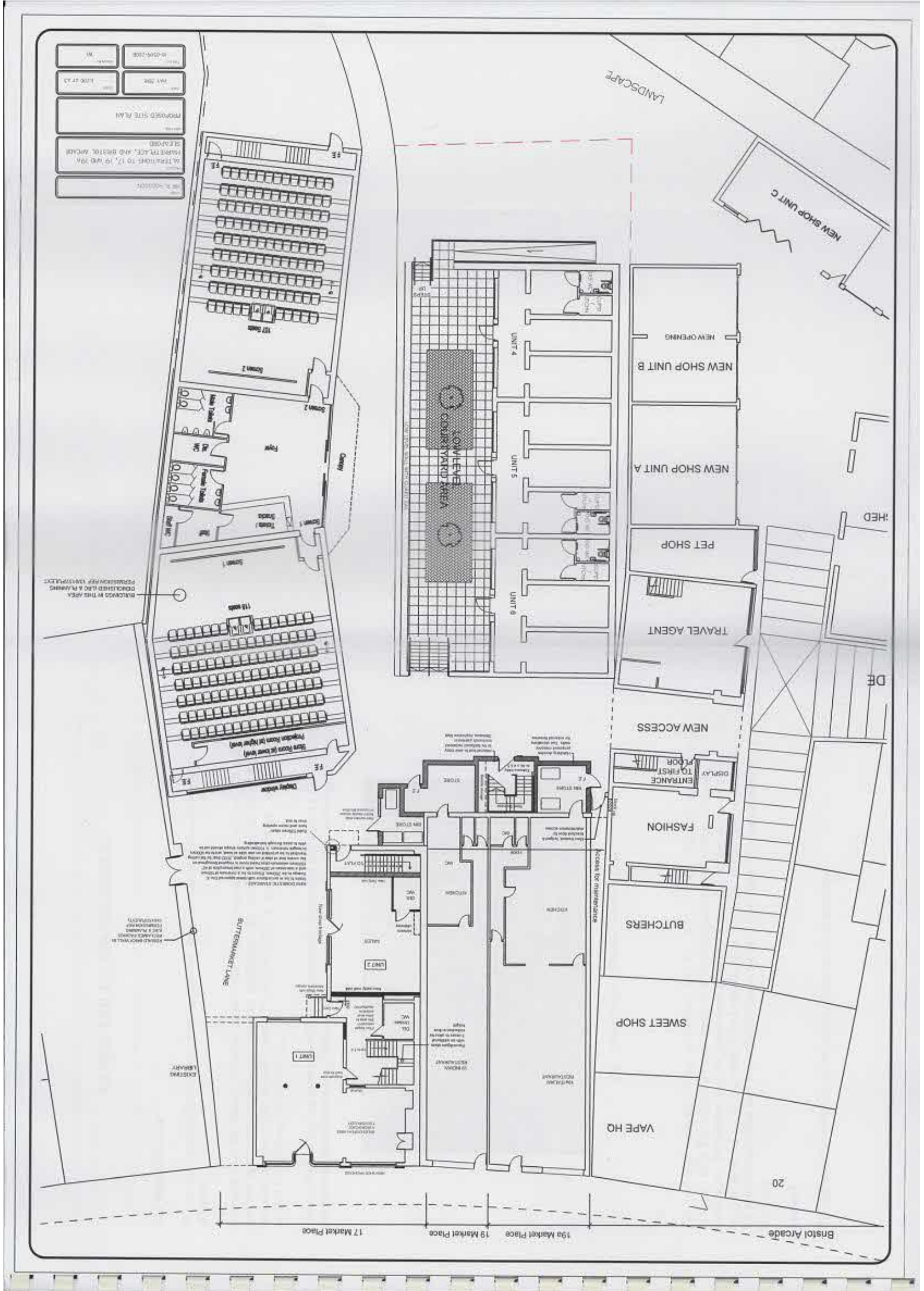
The application is for alterations to the external elevations and internal partitions to 17/18 and 19/19A Market Place to form two commercial units and three flats.

This project is part of a broader scheme to redevelop the town centre as part of the 'Heart of Sleaford' plan. An indicative fold-out plan of this scheme is included overleaf.

Nos. 17 to 19 Market Place play an important role in the market-place scene and there is a widespread desire to improve the area as a whole.



Fig. 1: Sleaford Market Place (late 19th/early 20th century)



DESIGN AND ACCESS STATEMENT

The Design Process

The design presented has evolved over the last few years as various permissions were sought and obtained.

Consents exist for change of use for most of the areas concerned to A1, A2, A3, C3 and D2 uses and this application builds on a previous application for refurbishment of 17/18 Market Place (permission no. 13/0138/LBC and 13/0137/FULEXT) and new shop front (permission no.16/1280/LBC and 16/1279/FUL).

The application focuses predominantly on the treatment of the rear elevation of the buildings and this has been possible now that a scheme for the 'Heart of Sleaford' project is starting to emerge.



Fig. 2: South side of Sleaford Market Place

Use

The buildings currently have permission for A1, A2, A3, C3 and D2 use (consent ref. 13/0138/LBC). This covers a broad spectrum of uses, including retail, office, restaurant, residential and leisure. We believe that the ground and most of the first and second floors of 17/18 are most likely to go to A1 or A2 use, with 19/19A remaining as A3 on the ground floor, with C3 use above. We feel these are ideal uses for the buildings and would complement the existing buildings and uses in the area.

Amount

This application relates only to the existing footprint of the buildings.

Layout

Although not entirely relevant to this particular application, the layout of the building within the heart of the Sleaford Master Plan allows it to play a major role in framing the entrance to the new 'Butter Market Lane'.

Scale

No additional space is created with this application, and only a small part of the building is lost. A small storeroom (approx. 9m x 3m) built around 1930 is to be demolished.

We feel, when viewed either by itself or in conjunction with the building at the rear, the scale of this application is ideal for the site and the situation.

Landscaping

This application does not involve any landscaping.

Appearance

We believe the scheme submitted is entirely in keeping with both the buildings themselves and their surroundings and environment.

Access

Level access from the pavements can be achieved for all the ground-floor units as is shown on the presented drawings to comply with Part M of the Building Regulations.

HERITAGE IMPACT STATEMENT

The history and development of the site

17/18 Market Place was built around 1825 as a draper's shop and dwelling house. The building has been altered over the years and was incorporated into 19 Market Place (previously the Corn Exchange).

The Corn Exchange was built in 1857, but suffered extensive fire damage in 1969 and was demolished, leaving only sections of the cellars remaining.

The building now referred to as 19/19A Market Place occupies the northern section of the original footprint of the old Corn Exchange and was built in the late 1960s.

At this time, 17/18 and 19/19A were remodelled to provide ground-floor retail and restaurant accommodation (linking to a modern, two-storey structure at the rear of the site, which is not part of this application) with offices above.

17/18 Market Place became vacant several years ago and fell into disrepair. Recent emergency works have stabilized the structure, and in 2013 planning permission 13/0138/LBC and 13/0137/FULEXT were granted for a scheme of refurbishment to put the property back into use. In 2016, Planning Permission and Listed Building Consent was granted for a new shop front.

This application therefore builds on these two previous applications, with improved detailing, especially to the rear elevations to provide a scheme of works to restore 17/18 Market Place and also to improve the appearance and functionality of the modern building that is 19/19A Market Place.

Significance

17/18 Market Place

The changes proposed, we believe, only enhance the character of the property by removing the past unsympathetic alteration work.

19/19A Market Place

This is a modern building interposed between two historic and listed properties. Its design was contemporary, but bland. It made no significant impact on the surroundings and neither did it blend with its neighbours.

Justification

17/18 Market Place

The alterations suggested will remove the *ad hoc* alterations of the past and, we believe, provide a sympathetic design solution to significantly enhance the aesthetics of the property.

19/19A Market Place

We believe the proposed alterations to the frontage will give the building its own identity and will provide a light, modern and contemporary building able to stand on its own merits and brighten the north-facing street facade.

The proposed alterations to the rear, we feel, greatly improve the look of the property and importantly define its boundaries, so it is no longer an unattractive and unfinished building sandwiched and merging into the attractive elevations and roofscapes of its neighbours, but is proud to be what it is: a contemporary structure in an historic setting.

APPENDIX

A history of the property and the site in more detail

A note about this section

What follows are our notes, compiled by Dr Wendy Atkin, regarding our understanding of the history of the building to date. They are presented as a work in progress and in draft form. They therefore should be read in this context. We have included it as it may be of interest to the reader and, even in its draft form, we feel this section helps to give an understanding of the property and its surroundings.

Introduction

Number 17 Market Place sits in a row of buildings that forms the south boundary of the market place. The present building was constructed around 1825 (architect and builder unknown) as a draper's shop and dwellinghouse for the Fawcett family and has been retail premises until it became vacant in the latter part of the twentieth century. Today, it is sandwiched between a library and an Indian restaurant, but when it was built in the late Georgian period it stood between a grocer's and a small baker's shop. In 1825, this row comprised a number of prestigious residential and commercial premises, including a surgeon's town house, two coaching inns and a number of shops. This row has for centuries had prime position, looking out onto the market place, from which the medieval street pattern can still be discerned radiating out in Northgate, Eastgate, Southgate and Westgate. The west end of the medieval parish church of St Denys directly abuts onto the market place, one of only two such arrangements known in this country.

The builder, Thomas Fawcett (1771-1831)

Number 17 was built as a home and place of business by Thomas Fawcett after his marriage to Mrs Elizabeth Blanchard in 1825.¹ The Fawcetts had lived in Sleaford from at least 1715, and were a family of nonconformists.² Thomas was born on 8 April 1771 in a property which occupied part of the site that Costa coffee shop now stands on.³ He was apprenticed to Mr Burgess, a linen and woollen draper in Billingborough, but Burgess died before the apprenticeship was completed and so Thomas went to Mr Broadhurst in Manchester. Broadhurst was a Wesleyan Methodist, as were no fewer than twelve of his shop assistants. Thomas was so influenced by Methodism whilst in Manchester that he converted in 1794 despite, through his own admission, their being so persecuted and reviled. The Rev. J. Benson gave him his first note of admittance on 23 February 1794.⁴

Thomas kept a journal at this time, but its present whereabouts are unknown. He chronicles his visits as far away as Scotland, the preachers he heard and the company he met with. He stayed in Manchester until 1795, when he moved to Chesterfield, but the following year he was offered a job back in Sleaford, managing his wealthy uncle John Woodford's drapery business. Thomas said he

¹ They were married at Loughborough on 6 January 1825. Elizabeth was aged about 49, the widow of the Rev. Thomas Blanchard, keeper of the Wesleyan Book Room (Thomas Fawcett, *A History of the Free Churches of Sleaford from 1662 to 1902* (Fawcett, Sleaford, 1902), p. 15).

² Cornelius Greenwood, *A Short Account of the Late Mr Thomas Fawcett, To Which is Added the Rise and Progress of Methodism in Sleaford* (Finsbury, 1839), p. 5.

³ 16 Southgate, occupied in 1905 by Rachel Doubleday, widow and harness maker (Fawcett, *A History of the Free Churches of Sleaford*, p. 11; Kelly's Lincolnshire Directory, 1905).

⁴ Greenwood, p. 8.

would not work on Sundays and his uncle eventually agreed that the job would not interfere with his way of worship, provided that he diligently conducted his business in the shop during the rest of the week. Thomas accepted the offer and returned to Sleaford in 1796.⁵

There was no Methodist chapel in Sleaford at this time, so for a while Thomas had to trudge miles across the heath and common land to Rauceby and Normanton to attend services, several times getting lost in the dark, and once falling into a quarry. Within a couple of years, he had started to preach to meetings in Sleaford, and eventually became a fully accredited local preacher. He sometimes walked out as far as Grantham, Newark and Lincoln to conduct services, there being no horse-hire collections in those days.⁶ In September 1799, the dissenters hired a room in Park's Yard and fitted it up with a pulpit and forms and dedicated it to public worship amongst the Methodists. Thomas is thereby credited with founding the first Methodist society in Sleaford, supported by his brother George, sister Ann and friend Cornelius Greenwood.⁷

In about 1808, John Woodford resigned his business in favour of nephew Thomas.⁸

Eventually the Methodists acquired a better meeting place – a new house being built in Westgate, which Fawcett became tenant of and had it licensed as a preaching place. A chapel was opened in 1802 [where?] and, eventually, they built a new chapel on Northgate on the site of the demolished Falcon Inn, which Fawcett had purchased.

In 1816, both John Woodford and his brother William died, leaving their estate to Thomas, [check wills] including several premises in Carre Street and what was to become 17 Market Place. Thomas was already listed as his uncle's tenant at no. 17 from 1812 onwards but he lived in Market Street – his neighbour, the attorney-at-law Benjamin Cheales, complained in 1817 about the noise of singing and prayers coming from the Fawcett house.⁹

After he married in 1825, Thomas “built and removed to the shop and premises occupied by Messrs Sharman and Barty, in the Market Place”,¹⁰ and so the Fawcett family went to live and work at no. 17.¹¹ The architect and builder are unknown. It was described in the 1826 land tax assessment as a dwellinghouse and shop.¹² After Fawcett built no. 17, the Wesleyan Methodist quarterly meetings were held in a large room over the shop.¹³

In 1830, Thomas's health began to fail and in April 1831, on the advice of friends, he drove for two days in his gig to London to consult a specialist. However, he soon became worse and eventually died peacefully on 13 August 1831 aged 61, “leaving a bright and joyful testimony behind”, one of his last utterances being “I am going to a land of corn, and wine and oil”.¹⁴ He was buried in a vault in the Wesleyan chapel on Westgate. His friend and fellow Methodist, Cornelius Greenwood, described him thus:

⁵ Letter written 29 Mar 1794 to Mary and Ann Fawcett, his sisters in Sleaford (Fawcett, *A History of the Free Churches of Sleaford*, p. 12). Greenwood, p. 139.

⁶ Fawcett, *A History of the Free Churches of Sleaford*, p. 13.

⁷ Greenwood, p. 12.

⁸ Greenwood, p. 20.

⁹ Fawcett, *A History of the Free Churches of Sleaford*, p. 15.

¹⁰ Thomas Fawcett, *A History of the Free Churches of Sleaford from 1662 to 1902* (Sleaford, 1902), p. 16.

¹¹ Sharman & Barty were drapers and silk mercers in the 1900s and their shop was at no. 17 (Kelly's *Directory of Lincolnshire*, 1900, 1905, 1913 and 1922).

¹² LA, Kesteven Land Tax Assessments, 1826.

¹³ Fawcett, *A History of the Free Churches of Sleaford*, p. 16.

¹⁴ Greenwood, p. 30 and Fawcett, p. 16.

As a man, he was unostentatious; as a Christian, humble; as a husband and relative, affectionately kind; as a friend, sincere and constant; as a member of the Wesleyan body, decidedly attached to its principles and interests....¹⁵

His estate was put up for auction on.... and advertised in the *Stamford Mercury* [see appendix for image]

On 8 August 1831, five days before he died, Thomas made a will, leaving his widow Elizabeth his “messuage or messuages with the shop outbuildings yard garden and appurtenances in New Sleaford now in the occupation of myself and Mr Benjamin Draycott”.¹⁶ *I think no. 17 was to be sold to pay legacies etc and Elizabeth went to live in no. 16???* see my fn 14.[check transcript and will 1819 of Henry DRAYCOTT his father].¹⁷ *Check LTAs for DRAYCOTT in light of findings of Fawcett’s will This was no. 17 Market Place [or was it no. 16 at the back?]* Benjamin Draycott was also a draper, though it is not clear whether he and Thomas were in partnership or occupied separate shops in the same building.

[foot note??] The rest of his real estate at Sleaford, Bourne, Billingham and London [check will again for ‘London’] was sold in order to pay his debts and the several legacies left in his will to various relatives and his executors.

In 1848, following the building of the new Methodist chapel on Northgate, Thomas’s remains were reinterred there from the vault in the old chapel. The coffin was intact and so was the cloth which covered it.¹⁸ A brass plate on the floor now marks the last resting place of the first Methodist in Sleaford. His widow Elizabeth died on 24 March 1852 and was buried next to her husband.

Subsequent occupiers

Thomas’s grandson states that Elizabeth continued to live at number 17 until her death in 1852,¹⁹ *though in the 1841 and 1851 census returns she is living next door to number 17 in one of the properties contained in 13 to 16 Market Place (now the site occupied by Sleaford Library)*, whilst number 17 continued to function as a draper’s shop, occupied successively by John Brand in 1841,²⁰ William Owens by 1851²¹ and Alfred Roberts by 1857.²² Before moving to the Market Place, Alfred Roberts had his draper’s shop in Southgate.²³ He continued to trade as a woollen and linendraper’s at number 17 until at least 1876 He was born in Heckington c1823.

¹⁵ Greenwood, p. 31.

¹⁶ Benjamin Draycott was baptised 10 January 1807 at New Sleaford, son of Henry Draycott, draper, and Susannah his wife.

¹⁷ Will of Thomas Fawcett, gent of New Sleaford, proved 1831 in the Prerogative Court of Canterbury (TNA, PROB11/1791, fol. 219). After her death no. 17 was to be sold by Thomas’s trustees to pay the legacies of his will. Thomas also left to Elizabeth various household goods, his gig, horse and harness, a cart used for husbandry purposes, brewing utensils, one stack of old hay, £20 and his estate in Tollington Park in Hornsey parish, Middlesex.

¹⁸ Fawcett, *A History of the Free Churches of Sleaford*, p. 18.

¹⁹ LA, QOS Land Tax Assessment, 1832, 1851 census and burial Fawcett, *Free Churches* p. ??

²⁰ 1841 Census (HO107/). John Brand was buried 29 March 1850, Sleaford St Denys, aged 65; he did not leave a will.

²¹ 1851 Census (HO107/). William Owen had moved to Southgate by 1857 (LA, Electoral Register, Kesteven – Grantham division, 1857).

²² LA, Electoral Register, Kesteven – Grantham division, 1857.

²³ Slater’s *Directory of Lincolnshire*, 1857 [choose an earlier directory so as not to confuse by giving 1857 as the date].

Number 17 was built during a time when the town was flourishing – the river Slea had been made navigable by 1794 to reach the Witham, and thence the Trent and the industrialising Midlands and North; the open fields were enclosed in 1796 and land values had improved as a consequence.²⁴

Its three-storey, three-bay stone front almost matches the architecture and fenestration of the five-bay, three-storey, late Georgian stone front of the former Bristol Arms Hotel two buildings away on the other side of no. 19.²⁵ No. 17 was officially described in the 1947 listing as “Early 19c. Ashlar 3 storeys. Well-proportioned front with moulded frieze and band, and rusticated quoins. Small parapet. 3 windows, widely spaced with moulded stone frames. Modern shop below.”

Number 17, until recently named the Sleaford Corn Exchange is somewhat misnamed, as the actual corn exchange was next door at number 19, which in fact stood next door westwards, where no. 19 and 19a now sit, housing two restaurants. The naming of 17 as the Corn Exchange may have come from ...

Fawcett’s auction 8? Nov? 1831

Notes

Absence of occupiers reflects the tendency of the ‘middling classes’ to move away from the shop to live in the suburbs.

House numbering began between 1876 [Kelly’s] and 1881 [census]

No. 17 always a draper’s until became Smeeton’s (though Toft had a toy arcade as well as a draper’s). No. 18 Corn Exchange (before that it was Turner’s Baker’s shop), No. 19 always Bristol Arms in directories etc, so the area occupied then by no. 18 has since been renumbered 18 and 19 [Bristol Arcade is now no. 20] Lately Coop Homemaker.

Absence of electoral registers for 1867 to 1903 means some occupants cannot be verified.

Mention Butter Market because of renaming of the lane – is this same place as entrance to Webster’s Yard?

Abbreviations used

KQS Kesteven Quarter Sessions
LA Lincolnshire Archives
TNA The National Archives

²⁴ Arthur Young, General View of the Agriculture of the County of Lincoln (1813, repr. David & Charles, 1970), p. 108.

²⁵ The former Bristol Arms Hotel used to be number 19, but has now been renumbered 20.