

THE BASS MALTINGS, SLEAFORD



APPLICATION FOR LISTED BUILDING CONSENT

BY

THE GLADEDALE SPECIAL PROJECTS DIVISION

BUILT HERITAGE STATEMENT

BUILT HERITAGE STATEMENT

By The Princes Regeneration Trust

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INTRODUCTION

This document considers the significance of the Site and its historic character and examines how this is affected by the proposals contained within the accompanying application. It should also be read in conjunction with the Revised Conservation Statement (2007) and Historic Buildings Report, which contain more detail on the Site, its history, condition and setting. The Conservation Statement is the principal heritage document accompanying these Planning and Listed Building applications.

LEGISLATION, POLICY AND GUIDANCE

The principal guidance relating to changes to listed buildings can be found in Planning Policy Guidance 15 (PPG15) published in 1994, which states that the issues generally relevant to the consideration of all listed building consent applications are:

- the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms;
- the particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list;
- the building's setting and its contribution to the local scene;
- the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment.

There is also supplementary planning guidance issued by North Kesteven District Council specifically on Sleaford Maltings (SPD Adopted August 2006). This document states that it 'sets out for developers and the wider community the key land use, planning policy parameters, principles and criteria that the District Council will use when determining planning applications and listed building consent applications within the Sleaford Maltings site.' It recognises that 'the re-use and restoration of the Site represents a major regeneration opportunity close to the centre of Sleaford'. It should be noted that block 1 is referred to in the text of the SPD as block 2 and block 3 is referred as block 2, blocks 1 and 2 being the best preserved blocks with block 3 being slightly more altered. The SPD allows for new build development on and around the Site, as long as the setting and the views of the buildings from the south are preserved.

It states the aims of the SPD as being to:

- Preserve the Site, prevent inappropriate alterations and prevent demolition of any significant part of the complex unless it has been fully justified;
- Promote a comprehensive mixed use development of the whole Site which makes the most of the existing features and protects against any *ad-hoc* proposals that may prejudice this aim;
- Set out the physical and policy parameters that would influence the Development;
- Ensure that the Development integrates the Site with Sleaford town, with appropriate access.

It lists the following agreed Design Criteria:

- Restoration and retention of all the perimeter buildings to preserve the long views and the symmetry of the Maltings elevations in the landscape, including restoration of all fire damaged steeps buildings facing south. Material used should match that elsewhere on Site.
- Demolition within the body of the Site might be accepted where the developer can demonstrate that it is essential to their scheme and that no alternative solution is possible. However, any demolition should be as limited as possible. Strict adherence to government policy guidance on alterations and demolition, as set out in Planning Policy Guidance Note 15, will be essential. All developers will be expected to engage in full pre-application discussions with the local planning authority, English Heritage and other consultees. In considering any proposals for demolition the Council will want

to ensure that elements of the characteristic spaces found in the relationship between blocks are maintained. Key building elements, such as maltings, central tower block, alleys, bridges, transport system and link bridges should be retained, within their original rectangular layout form wherever possible.

- Existing original openings (windows and doorways) should be retained in their present form, although minimum alteration will be accepted where essential to provide access and amenity. Any approved new openings must fit within the existing architectural pattern, design and symmetry.
 - Surviving and original materials in external areas (cobblestones, railway tracks) should be retained and the Council will not support proposals for widespread replacement.
 - Changes to the internal layout of the blocks to allow for the introduction, for example, of new means of access will be considered favourably as long as the special interest is preserved.
 - Schemes which avoid subdivision of spaces will be welcomed. Where subdivision is required, schemes which involve a minimum of intervention in to the existing building spaces and fabric will be welcomed. The re-use of block 2 (or block 3)¹ should develop a solution which does not involve subdivision of the internal spaces including the insertion of mezzanine floors and which can allow public access to allow the historic internal spaces, layout, and equipment to be visited and viewed.
 - Where blocks, with the exception of either block 2 (or block 3) retain elements of original equipment their removal and relocation elsewhere in the complex will be allowed although schemes which are able to retain these items of original equipment *in situ* will be supported. Within block 2 (or block 3) all original equipment should be retained and restored *in situ*. Where elements of original equipment not present in block 2 (or block 3) remain in,
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but will be removed from, other buildings, these should be relocated and installed within block 2 (or block 3).

In relation to new uses the SPD states that 'the size, location and scale of the buildings, close to the town centre, would indicate that a mixed-use development would offer the most benefits for Sleaford.' It lists possible uses as being: Retail; Business and Employment; Residential; Non-residential Institutions and Cultural Uses

North Kesteven Local Plan Revised Deposit Draft (June 2003) has specific policies relating to the Built Heritage. According to Policy HE4, for a planning permission to be granted for proposals involving the removal of the whole or substantially all of a listed building, it must be demonstrated that:

- The building is beyond reasonable repair; or
- Every reasonable effort has been made to continue its current use or find a compatible alternative use that would allow for the building's retention.

Policy HE5 on development affecting the setting of a listed building states that planning permission will be granted for proposals that will not adversely affect the setting of a listed building.

According to Policy HE6 on Extension, Alteration or Change of Use of a listed building, planning permission will be granted for proposals to extend, alter or change the use of a listed building provided that they will not adversely affect the building's special architectural or historic interest.

ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

Scope of the Assessment

The assessment considers the built heritage of the Site in its entirety including the specific listed buildings, externally and internally, and the spaces between them and the effect that the Development will have on any or all of those. It includes an assessment of whether the Development would have an impact on the built heritage beyond the Site through change to views into the Site or through increased access to the Site.

Built heritage refers to that part of the environment that is characterised by buildings that are historic and are deemed to have cultural value because of their age, design, function, historical associations etc. In the case of the former Bass Maltings site, the definition of the built heritage is made easier by the fact that all the buildings are listed. The main ranges that dominate views of the town of Sleaford are listed Grade II* and the small mess rooms are listed Grade II. There are other associated buildings that are just as important to the historic understanding of the Site but are outside Gladedale's ownership and so are not directly affected by the Development. The built heritage therefore creates a sense of place and, in this case, the built heritage of the Maltings is absolutely integral to the heritage and development of Sleaford.

Extent of the Study Area

This chapter predicts and assesses the significance of impacts on the built heritage located with the Site. Consideration is also given to the potential impacts of the Development on the built heritage beyond the Site, which forms part of the Maltings complex.

Consultation

Throughout the project planning process, consultation has been held with the relevant local authority officers and regular meetings have been held with English Heritage. The concerns raised by English Heritage and their input into the design process are described in the Design Statement (section 1.2).

There has been close liaison with English Heritage during the preparation of the proposals. Detailed aspects of the proposed works were considered at site meetings, while more general project meetings covered all aspects of the forthcoming listed building consent application. Whilst English Heritage has concerns about design issues, for example the windows, and the extent of proposed demolition of fire-damaged areas, they are broadly supportive of the intention to repair and reuse the former malting buildings. They have had particular influence over car parking as the proposal to convert two of the existing blocks into car parking was their preferred option instead of building a sizeable multi-storey car park.

Methods of Baseline Data Collation

A Revised Conservation Statement details the history of the Site, the history of the malting process and the condition of the existing buildings together with an inventory of surviving machinery. Several detailed site visits were carried out with the architects and developers during the preparation of the chapter.

Impact Significance Criteria

The analysis predicts how the setting of the heritage receptors will change as a result of the application proposals. A subjective judgement as to whether the Development will, on balance, be positive, neutral or negative has been made taking into account the magnitude (negligible, low, medium and high) and reversibility of the change.

The significance criteria for the assessment of the impacts on cultural heritage assets are set out in table 1.1 below:

Table 1.1: Significance Criteria for Assessment of Impacts

Significance criteria	Nature of the effect
Major beneficial/adverse	Medium to high positive/negative change to a sensitive receptor of major significance; High positive/negative change to the overall setting; High positive/negative change to a sensitive receptor of moderate significance
Moderate beneficial/adverse	Medium positive/negative change to a sensitive receptor of moderate significance or to the overall setting; Low positive/negative change to a sensitive receptor of major significance; High positive/negative change to a sensitive receptor of minor significance
Minor beneficial/adverse	Low positive/negative change to a sensitive receptor of moderate significance or to the overall setting;

Significance criteria	Nature of the effect
	Low to medium positive/negative change to a sensitive receptor of minor significance
Negligible	No significant change to receptor or setting Any positive/negative change to a sensitive receptor of negligible significance

Where the setting of a cultural heritage asset is either preserved or enhanced the effects are acceptable in terms of the current policy context. In instances where there is a combination of positive and negative effects on the setting of the cultural heritage assets, a judgement has been made as to whether the resultant impact would be a net positive, neutral or negative one.

The importance of the buildings has been assessed as major. In fact, they are major examples of a particular industrial building type and their historic contribution to the economy and development of Sleaford is considered significant.

Impact Significance

The key issues are:

- Protection of the overall historic character of the listed buildings and their setting through the proposed conversions to residential, office, health village and commercial space;
- Provision of adequate car parking without detrimentally impacting on the Grade II* listed buildings or their setting;

- Minimising the amount of demolition in the fire-damaged areas and retention of the overall massing and form of the built space;
- Retention of the surviving machinery, fixtures and fittings, allowing for relocation where practicable;
- Retention of the ability to understand the original industrial process for which the Site was constructed;
- Retention of the integrity of the whole of the former Bass Maltings site as far as it is in this applicant's ability so to do and protection of the views of Sleaford from the south which are currently dominated by the Maltings.

BASELINE CONDITIONS

Each of the nine Malthouse blocks is made up of the Germinating Floors, the Malt Kiln and the Granary or Malt Garner. Each block, except block 5, is similar in plan and elevation. Five detached single-storey mess rooms are also located on the Site, to the south of the Maltings. Other ancillary buildings are located in proximity to the Site.

The former Bass Maltings were completed in 1907 and were in use for their original purpose until 1959. Ten years later, the first fire occurred and then the Site was purchased by G W Padley for chicken rearing and vegetable processing and freezing. There was a serious fire in 1976 and, in 1982, Padley's applied for consent to demolish all of the buildings. Their application was refused and their subsequent appeal was rejected and the listing of the buildings was upgraded to II*. In the 1990s, poultry farming ceased due to health and safety reasons. There was a third fire in 1999 and in 2006 the Site was purchased by Gladedale, the current developers.

The fact that so much of the buildings stand intact is testimony to the high standard of the original build. The total fire-damaged area amounts to approximately 25% of the total built space. The extent of damage is uneven across the Site and five of the nine blocks remain undamaged by fire. Most of the buildings have been altered to some extent, whether through fire damage or physical change relating to later uses. The Site has been subject to some vandalism and the upper parts of the buildings suffer from pigeon infestation.

Apart from the fire-damaged areas, the buildings are generally in good condition. The brickwork is mostly sound as are the floors, except in the

kilns where they are missing. Roof structures are generally intact where away from the fire-damaged areas. Some fixed machinery remains *in situ* but almost all moveable machinery has been removed. Blocks 1 and 2 retain the most complete collection of surviving machinery and equipment.

Sensitive Receptors

Due to alterations and fire damage, the individual ranges do not have the same level of significance when assessed separately. In line with the recent English Heritage report on Maltings, three categories are used to reflect the differing aspects of the buildings: architectural quality, fixed equipment and moveable equipment. Architectural quality reflects the structures as existing. Fixed equipment includes the extant fixed machinery and equipment related to the power transmission system, the water movement system, and the movement and storage of barley and malt. Moveable equipment refers to all other equipment not fixed to the structure, but in this case includes only the two remaining sack scales. Details of the extant equipment and machinery are included in the Survey of Surviving Malting Equipment and Machinery in the Historic Buildings Report, 2005.

Within each category, each of the malthouse blocks and the components of the central block have been assessed on the degree to which they are intact, their special interest, and their contribution to the wider significance of the Site. The table below shows the rating given to the buildings in the Revised Conservation Statement prepared by Kathryn Sather & Associates in October 2007. There are five levels of significance, reflected in a rating of 1 for the lowest to 5 for the highest.

Table 1.2 Architectural and Equipment relative significance

Block No.	Description	Category & Rating 1 (low) to 5 (high)		
		Architectural Quality	Fixed Equipment	Movable Equipment
1	Entire Malthouse	4	3	1
2	Entire Malthouse	4	3	1
3	Entire Malthouse	4	2	2
4	Entire Malthouse	2	1	1
6	Entire Malthouse	2	1	1
7	Entire Malthouse	2	2	1
8	Entire Malthouse	3	2	1
9	Entire Malthouse	3	2	2
5	Water Tower, Boiler House, & Engine House	5	3	1
5	Barley Screens	2	1	1
5	Barley Kiln & Granary	4	2	1

The Revised Conservation Statement also assesses the significance of the mess rooms and other associated Malting buildings, some of which are in different ownership. For the purpose of this assessment, the significance for the built heritage of each receptor has been assessed as follows:

Table 1.3 Receptors Significance

Sensitive receptors	Significance of the receptor
Malthouse block 1	Major
Malthouse block 2	Major
Malthouse block 3	Major
Malthouse block 4	Moderate
Malthouse block 5	Major
Malthouse block 6	Moderate
Malthouse block 7	Moderate
Malthouse block 8	Moderate
Malthouse block 9	Moderate
Mess Rooms	Minor

Future Baseline

The future condition of the Site without development is considered similar to the present baseline. However, the continuation of the current situation of under-use of the site and buildings would result in the progressive degradation of the historic buildings.

ASSESSMENT OF IMPACTS, MITIGATION AND RESIDUAL EFFECTS

The Development is for conversion to a mix of uses including residential (over 200 apartments), offices, health village, a small amount of retail and communal space available to those occupying the Site. Reuse of such a large site creates parking demands and therefore the Development will also include conversion to car parking and building of a new car park. The Development includes demolition of seriously fire damaged areas which are considered beyond economic repair. The cost of heritage-led regeneration on this complex site means that there will need to be an amount of new-build residential that is sufficient to make the development viable.

Compliance with policy and guidance

These proposals have taken into account the issues set out in PPG 15, namely the importance of the building, the particular physical features of the building, the building's setting, its contribution to the local scene and the regeneration benefits of the proposals.

In developing these proposals, the aims as set out in the North Kesteven SPD have been followed - namely to preserve the Site, prevent inappropriate alterations and prevent demolition of any significant part of the complex unless fully justified. In accordance with the guidance, these proposals provide a comprehensive mixed use development of the whole Site which makes the most of the existing features.

In terms of design guidance, the Development complies with the SPD in proposing 'restoration and retention of all the perimeter buildings to preserve the long views and the symmetry of the Maltings elevations in the landscape, including restoration of all fire damaged steep buildings facing south.' As

discussed below, the limited degree of demolition proposed is essential to the scheme and no viable alternative solution delivers the same quality of development. Original materials and openings are respected. Schemes that avoid subdivision of spaces are best but the reality of devising a viable scheme is that there is insufficient demand in Sleaford for 500,000sq ft of undivided space. Some subdivision to other uses is therefore essential. The proposed design and reuse of block 1 is completely in accordance with this guidance, as it keeps the majority of this block open-plan. The conversion to car-parking of block 2 is a response to advice from English Heritage.

The proposed 24 new dwellings to the east is the minimum necessary to allow for the proper preservation of the listed buildings. They are calculated following English Heritage guidance on Enabling Development and are intended solely to benefit the Maltings site.

Construction and Demolition

The impact of the construction will be minor adverse and short-term. The construction works will use traditional materials and techniques wherever possible. Salvaged material will be securely stored on Site. Fire damaged areas will be taken down with care so as to preserve as much as possible of the neighbouring fabric.

Operation

Historic Character and Setting

Impacts

Conversion to the proposed new uses will have a moderate adverse impact on the historic character of the listed buildings and their setting because they

do not reflect or, in some cases, respect the original industrial process for which these buildings were built. The new uses are of a non-industrial nature and therefore much of the gritty working character of the existing buildings and their setting will be lost. These proposals involve irreversible alterations. The proposed new build will impact on long views of the Maltings from south-east and create development where none currently exists.

Mitigation

Bringing these buildings back into economic use is the only certain way to ensure their survival. At present they are buildings at risk. As they are Grade II* listed, there is a duty on the owners to ensure their proper preservation. There is no market to bring these buildings back into use for the purpose for which they were built so new uses are the only way to save the buildings. Enabling development is needed to balance the high cost of sympathetic conversion of the listed buildings.

The new uses that are proposed have been drawn up to minimise the amount of alteration to both buildings and setting. The result is a balance between respect for the character of the existing original and realism about the need for new 21st century uses. Every care will be taken to implement the scheme in such a way as to minimise the adverse impact of the new uses that are alien to an industrial site such as this.

The setting of the Maltings is already compromised by new housing development and the additional new-build proposed as part of the Development will not result in significant additional change to the setting, as long as landscaping, design and materials are carefully considered. It is an industrial site and therefore needs predominantly hard landscaping rather than soft landscaping for its immediate curtilage.

Surfaces should avoid standard black tarmac where possible. Lighting should be of the highest aesthetic standard, yet of the lowest reasonable lux levels to provide an acceptable and safe night-time environment whilst avoiding disruption to bats (see Chapter 9 Ecology and Nature Conservation and Chapter 11 Artificial Lighting), especially in the alleys between the blocks where it will need to be effective yet discreet. On the outer edge of the Site new lighting will need to enhance the principal long elevations, not detract from them.

Residual Effect

The adverse impacts on the setting and historic character of the buildings will be offset by the fact that the buildings will be back in use, which is important for the proper survival of these listed structures. The massing of the blocks and their essential detail will be unchanged so externally, from distant views and in key near views the buildings will retain their original character. The residual effect will be an important group of Grade II* listed buildings saved, back in use and properly maintained. Sleaford Maltings will be able to be removed from the Buildings at Risk Register and an important piece of our industrial heritage will be preserved for future generations. The result will have major beneficial impact.

Residential Conversion

Impacts

Seven of the nine maltings will be converted entirely (blocks 3 and 9) or partially to residential uses. The residential conversion of the Maltings buildings will result in a major adverse impact through the substantial subdivision of the interiors of the blocks proposed for residential use. The

existing internal appearance of large open spaces will be lost. Furthermore, in order to achieve adequate daylight and ventilation to the new apartments additional windows are needed. Introduction of services will also involve radical alteration.

In blocks 4 and 6, the fire damage amounts to approximately two-thirds of each building and slightly less, about 60%, of block 7. The fire-damaged areas will be retained and repaired where possible and partly demolished where they are beyond economic repair. More detail on the extent and justification of the demolition can be found in the Design Statement which accompanies the planning application.

Increased window provision will provide daylight to all habitable rooms, especially on the east and west elevations facing onto the narrow alleys between adjacent parallel ranges. The southern section of these blocks generally admits sufficient daylight. However, to the north, some existing openings of the kilns and granaries will need to be enlarged and new openings created. New large windows are proposed for the living rooms and some matching large windows are proposed to some bedrooms simply to balance the elevations. Some window changes have been integrated within the scheme design based on the results of the daylight assessment, as discussed in Chapter 14 Daylight, Sunlight and Overshadowing.

As regards existing windows, it is proposed to replace them so as to comply with modern residential development requirements, providing a basic level of energy conservation, comfort, convenience and health and safety. It is not possible to adapt the existing windows to meet this standard, the fit and design of the opening lights prevents weather seals being fitted and the cast-iron nature of the frames causes cold-bridging.

Some extension is proposed to four of the former mess rooms to create a sufficient amount of space to achieve a viable conversion to residential uses. The proposed changes will affect the integrity of the buildings and therefore are considered important (of medium magnitude). However, as the receptor is of minor importance, the overall impact on the four mess rooms to be reconverted to residential uses is considered minor adverse.

Mitigation

The surviving machinery has been recorded and, where possible, it will be moved to the office blocks where it can be retained to illustrate the malting process. Sensitive design to provide new windows should make these blend in with the existing. In order that the original pattern of windows can be read, all new windows will be treated in such a way to ensure these are clearly legible as a new intervention. Services will be contained internally so as not to be obtrusive on the exterior.

The demolition of fire-damaged areas described above will have the beneficial effect of creating three courtyards providing improved levels of daylight in the centre of the Site, good quality amenity space and a sense of place. A memory of the fire damaged areas will be maintained through low walling along the lines of the existing elevations; these will not only retain some visual link along the whole length of each block but will also provide benches for residents to benefit from the resulting amenity space. The treatment of the created gaps will be appear as if a section had been cut through the range and materials used will further imply the continuity of each range and will avoid the more severe cuts that a brick façade would create.

The proposed extensions to the mess-rooms are demonstrably different in style from the original and are lower so as to appear secondary and to avoid excess compromise of the original.

Residual impact

As for the whole complex, the impact will be mitigated by the fact that the buildings will be back in use, which is important for the proper survival of these listed structures. The massing of the blocks and their essential detail will be unchanged so externally, from distant views and in key near views, the buildings will retain their original character. The residual impact on the Maltings is considered moderate adverse, while the residual impact on the mess rooms is considered negligible.

Office conversion

Impacts

Creation of open-plan office accommodation allows for greater retention of existing internal character not only in keeping floors undivided but also for the ability it allows to retain malting related machinery. Additional windows and a fire escape are required. Placing the fire escape externally avoids the need for alteration of the existing original staircase internally. As per the residential conversion, with regard to existing windows it is proposed that they are replaced so as to comply with modern development requirements, providing a basic level of energy conservation, comfort, convenience and health and safety. It is not possible to adapt the existing windows to meet this standard, the fit and design of the opening lights prevents weather seals being fitted and the cast-iron nature of the frames causes cold-bridging.

Although the alterations will have a moderate adverse impact on the built environment, they aim to change the character of the interiors from dark and industrial to light and comfortable. However, Chapter 14 Daylight, Sunlight and Overshadowing shows that, although the proposed alterations are necessary to improve lighting conditions in the building and allow its reuse, access to daylight and sunlight in block 1 remains relatively dark for its proposed use.

Mitigation

New windows will be designed so as not to detract from the existing. The ability to salvage and retain malting related equipment will enhance the quality of the new offices and serve to retain the historic character of the original process on the Site. Block 1 has been identified as the most appropriate to assemble a complete set of the original machinery.

Residual Impact

The adverse impact will be minimised by keeping the floors undivided and mitigated by assembling the original machinery in the block. The residual impact is considered minor adverse.

Health village conversion

Impacts

The health village conversion involves some adjustment of floor levels and allowance for increased light and ventilation including via artificial means. The health village will be located in the blocks which have suffered significantly from fire damage and where it is proposed to demolish those sections of blocks 6 and 7 that are beyond economic repair.

Mitigation

Internal level changes will be kept to a minimum. A memory of the fire damaged areas will be maintained through low walling along the lines of the existing elevations; these will not only retain some visual link along the whole length of each block but will also provide benches for the enjoyment of the amenity space created. The necessary alterations to accommodate the health village are likely to have moderate adverse impact on the built heritage. Signage will be as unobtrusive as possible.

Residual Effect

The residual impact on the built heritage is considered minor adverse.

Commercial conversion*Impacts*

Any shops that there may be will be small and occupying a minimal amount of the total usable space at the Maltings. Their presence will be relatively discreet and will not be accessed from the main elevations and so the adverse impact has been assessed as minor.

Mitigation

Signage and advertising can be controlled by the landlord in order to be sensitive and unobtrusive.

Residual Effect

The resulting impact on the built heritage will be negligible.

Community space conversion

Impact

The use of one of the mess buildings for community use would involve very little change to the listed buildings to be usable for this purpose. The central mess-room identified for community use does not need to be enlarged to provide for meeting space. The impact is considered negligible.

Mitigation

Although no mitigation is needed, the community hall will be used to promote the Maltings through interpretation signs and other exhibits.

Residual Effect

There would be a minor beneficial impact through provision of interpretation with very limited structural change.

Car parking

Impacts

Such a wide range of uses will create considerable traffic and demand for car parking provision. This will involve substantial change. The interior of blocks 2 and 8 (ground level to level 3) which are proposed for car parking will need to be wholly converted and external changes will be necessary to allow entry and exit of vehicles. A new 2-storey car park is also proposed. The new car park building and the alterations required to blocks 2 and 8 to accommodate the car park will have a major adverse impact on the built heritage of the Maltings.

Mitigation

The new block can be effectively mitigated through landscaping and setting the new build as low as possible to reduce visual obtrusion.

Conversion of existing blocks to car parking can be mitigated to some degree by making the entrances and exits as discreet as possible, limiting signage and directing traffic there more through surface materials than through obtrusive markings. Existing windows could be kept, though the glass would need to be removed. In order to maintain the verticality of the central bay, timber shutters will be installed to the central vehicular entrance, unlike the remaining two vehicular entrances which will have roller shutters.

However, it is not possible to mitigate the internal changes that will be necessary.

Provision of undercover car parking in the existing buildings does reduce the size of any new car park or alternatively reduces the amount of surface parking that would have to be provided. The need to cater for parking cannot be disregarded and it would be very unsightly if all cars were visible across a wide area of the setting.

The conversion of parts of the Maltings buildings to car parking resulted from consultation during the design process and was the option preferred by English Heritage.

Residual Effect

The new car park building will have a negligible impact on the setting of the adjacent tall Maltings buildings. However, the residual effect of the

conversion of blocks 2 and 8 to car park will be irreversible and is considered to be major adverse.

Access

Impacts

The existing road access to the Maltings runs past ancillary listed buildings not in Gladedale's ownership. Development of the Maltings to the uses described above could potentially have an indirect minor adverse impact on the setting of these listed buildings due to increased traffic.

Mitigation

None proposed. The existing gate-piers are not in Gladedale's ownership, so their contribution to potential mitigation is outside their control.

Residual Effect

The residual impact is considered minor adverse.

Enabling Development

Impacts

The 24 new houses will introduce residential built form to an area of the site where there are currently no buildings. They will be seen in views of the Maltings from the south-east and they will create new closure in the view along the southern elevations of the Maltings. They will create a medium

change to the overall setting of the Maltings and therefore constitute a moderate adverse impact.

Mitigation

The number of houses is kept to the absolute minimum required to balance the significant heritage deficit resulting from the high cost of conversion of the existing buildings to a standard that complies with English Heritage and North Kesteven District Council requirements.

The design of these houses is architecturally restrained so as not to compete with the Maltings and it uses materials that are in keeping with the Maltings. The scale of the Maltings is such that these new dwellings are clearly subservient to the original buildings. Similarly, the relative scales are such that it will still be very clearly seen in distant views.

Residual Effect

Following mitigation, the change to the setting of the Maltings will be low and the residual impact of the houses is considered minor adverse.

On balance the residual effect will be offset by the fact that the new development will enable the repair and reuse of the existing buildings to go ahead. The benefit of the Grade II* listed buildings being given a sustainable future far outweighs the impact of the 24 new houses, as designed.

Alternatives considered

In preparing the proposed scheme a number of alternatives were considered before arriving at that which forms the basis of this application. For example:

- The use of the Maltings as a dedicated interpretative centre was envisaged. However, it was considered that a dedicated centre would not be viable and was not needed to reflect the significance of the Maltings, in light of the review of the extant equipment and machinery.
- The entire use of each block for open-plan office accommodation would clearly involve less structural alteration. However, it would create an unacceptable car parking demand and, in a town the size of Sleaford, it would be impossible to let that amount of office space. This alternative is therefore considered unviable and supports the conclusion that a mix of uses is the best solution.
- Restoration of all parts including rebuilding of fire-damaged areas (i.e. no demolition) was considered but a mixed scheme involving residential accommodation requires amenity space and appropriate light levels to be economically viable. Full restoration would result in unacceptably dark and restricted space and would be difficult to sell, undermining the viability of the regeneration scheme. English Heritage has asked that the walls of the fire-damaged areas are rebuilt to full height even though the core of the ranges would not be rebuilt. This would require considerable buttressing and is not included in these proposals.
- The proposed uses create car parking demand and various alternatives for this were considered as discussed above. All-surface parking was discounted at an early stage on account of the visual impact. A large multi-storey car park was discounted at a later stage in discussions for similar reasons.

Cumulative impacts

Tec Foods development was refused planning and listed building consent on grounds of impact on the Maltings so at present the Development is assessed in isolation.

The Development will not result in any cumulative impact on the built heritage.

Monitoring and Follow-Up

During the course of the works, regular inspections will be undertaken to ensure the Development is carried out in accordance with the planning and listed building consents and any attached conditions.

CONCLUSION

The Development has taken into account the Conservation Statement and associated Historic Buildings Report which provides considerable detail on the significance of the built heritage at the Maltings site. The Development is also the product of much consultation and team working and has sought to devise a scheme that will have as great a chance as possible of being viable but also one that has as limited an impact on the overall character of the listed buildings as possible. The massing of the blocks and their essential detail will be unchanged so externally, from distant views and in key near views the buildings will retain their original character. Although substantial change is proposed, the buildings and Site are considered capable of withstanding such change while retaining their Grade II* listed status and still telling the story of the malting process.

Table1.4 Summary of Built Heritage Impacts

Sensitive receptors	Significance of the receptor	Impact	Magnitude of change	Impact significance	Mitigation	Residual Impact
Complex	Major	Introduction of uses which do not reflect the original industrial process	Medium	Moderate adverse	The proposals will bring the buildings back into economic use, which will ensure their survival.	Major beneficial
Setting	Major	Irreversible alterations	Medium	Moderate adverse	The massing of the blocks and their essential detail will be unchanged so that their original character will be preserved from distant views and key close views.	Minor adverse
Setting	Major	New build two storey car park	Medium	Moderate adverse	Landscaping and minimise height of new building	Negligible adverse
Malthouse block 1	Major	Office Conversion	Medium	Moderate adverse	The malting related machinery will be re-assembled and the floors will be kept undivided	Minor adverse
Malthouse block 2	Major	Car parking Conversion	High	Major adverse	Limit signage and make entrance and exit discreet.	Major adverse

					No mitigation for internal alterations	
Malthouse block 3	Major	Residential conversion: subdivision of the interiors increased window provision	High	Major adverse	Sensitive design and new windows legible as a new intervention; containment of services internally	Moderate adverse
Malthouse block 4	Moderate	Residential and commercial/restaurant conversion	High	Moderate adverse	Retention of low walls on the side of the courtyards will maintain some visual links along the whole length of each block	Minor adverse
Malthouse block 5	Major	Residential, Commercial & Health Conversion	Medium	Moderate adverse	Preservation of the main elevation to the south; unobtrusive signage	Minor adverse
Malthouse block 6	Moderate	Residential Health & Commercial conversion	High	Moderate adverse	Retention of low walls on the side of the courtyards will maintain some visual links along the whole length of each block; Preservation of the main elevation; unobtrusive signage	Minor adverse
Malthouse block 7	Moderate	Residential Health &	High	Moderate adverse	Retention of low walls on the side of the	Minor adverse

		Commercial conversion			courtyards will maintain some visual links along the whole length of each block; Preservation of the main elevation; unobtrusive signage	
Malthouse block 8	Moderate	Car parking conversion	High	Major adverse	Limit signage and make entrance and exit discreet. No mitigation for internal alterations	Major adverse
Malthouse block 9	Moderate	Residential conversion: subdivision of the interiors increased window provision	High	Major adverse	Sensitive design and new windows legible as a new intervention; services contained internally	Moderate adverse
Mess rooms	Minor	Conversion into dwellings	Medium	Minor adverse	Sensitive design of the addition (lower and in a different style)	Negligible
Mess rooms	Minor	Conversion to community use	Negligible	Negligible	Provide opportunities for interpretation in the community building	Minor beneficial
Ancillary buildings	Minor	Increased traffic on adjoining access road	Negligible	Negligible	None	Minor adverse

REFERENCES

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