

Case study

5-7 Market Place

A four-storey, Grade II Listed building, erected around the late 18th Century or early 19th Century. The property falls within Gainsborough Town Centre Conservation Area and forms part of WLDC's local strategy to regenerate the Market Place Area.

The existing ground floor had been converted to a more open plan shop unit at some stage in the 1980's with the addition of supporting steelwork.

Alan Wood & Partners (AWP) conducted a structural survey to assess the building's condition and suitability for converting the upper floors from offices to residential flats while retaining the ground floor for retail use.

Previous 1980's modifications had introduced a steel support frame and beams to create an open-plan ground floor and reinforced upper floors. Collaborating with conservation architect Latham's, contractor Lindum BMS, and the Listed Building Officer, they provided structural design and advice on roof repairs, ceiling replacements, floor load assessments, and strengthening options for the third floor.

An AWP CARE-registered engineer helped secure approval to remove the overloaded lime/ash floor, minimising structural intervention.

The refurbishment included strengthening original roof trusses and sympathetic replacement of decayed original roof and ceiling timbers.



Location:
Gainsborough



Client:
Lidum BMS/West
Lindsey District Council
(WLDC)



Architect:
Lathams



Value:
£850,000

