

HERITAGE IMPACT ASSESSMENT

FOR

Extension and Alterations to The Hayloft

Adjacent to

**St. Nicholas House
Deeping St. Nicholas
Spalding, Lincolnshire.**



HERITAGE IMPACT ASSESSMENT (HIA)

Introduction

This HIA has been produced in order to comply with the advice set out in Policy HE6 of PPS 5 – Planning for the Historic Environment.

The aim of this assessment is to provide the Local Planning Authority with sufficient information to adequately understand the impact of the proposal on the significance of any Heritage Assets affected. The level of information provided is considered to be appropriate and proportionate to the potential impact upon the Heritage asset.

Heritage Asset & Significance

St. Nicholas House dates back to 1812 the building is a very good example of a Georgian Manor House, St. Nicholas House is located on the A1175 road between Spalding and Market Deeping. Whilst not being located in a Conservation Area, Deeping St. Nicholas is written as “Estdeping” in the Domesday 1086. As a Grade II Listed Building St Nicholas House shares the village with St. Nicholas Church 1846 and the primary school built 1877.

The house was listed 7th February 1967, E.H.B. ID: 198119 OS Grid Reference: TF2203516708.

The Hayloft is what would have been the stables that served the main house. The stables were sold in the 1960's and since that time has been rebuilt. The current owners of The Hayloft previously resided in the main house, however this was sold in August 2012 with The Hayloft being retained, Planning application H03-0324-12 was granted for the change of use from hotel to domestic dwelling. Attached to The Hayloft is what remains of the cowshed-the rear wall remains intact however the roof and front and side walls are visible at ground level, adjoining the cowshed is the tractor shed that although in current use and fairly good condition requires a degree of repair. Further to this there is evidence that there were once six agricultural type buildings that run adjacent to the stable block-the agricultural buildings no longer exist.

When the current owners of The Hayloft purchased the property in May 2000 the stable block was part derelict and part demolished, in addition to this the structure had a rebuild order. The rebuild and repair work commenced in 2002, all works were conscientiously carried out in order that wherever possible the existing fabric of the building was repaired and retained. Where this was not possible every effort was made to ensure all aspects that required replacement was done so as close to

the original as possible- a typical example of this is the Cupola which is the focal point on the apex of the Hayloft roof- this was recreated using photographs of the original. It is worthy of note that upon completion of works the current owners were presented with the highest award of winner of the Council's 'Built in Quality Award 2004/2005 for Conversion and Alterations.

Proposal

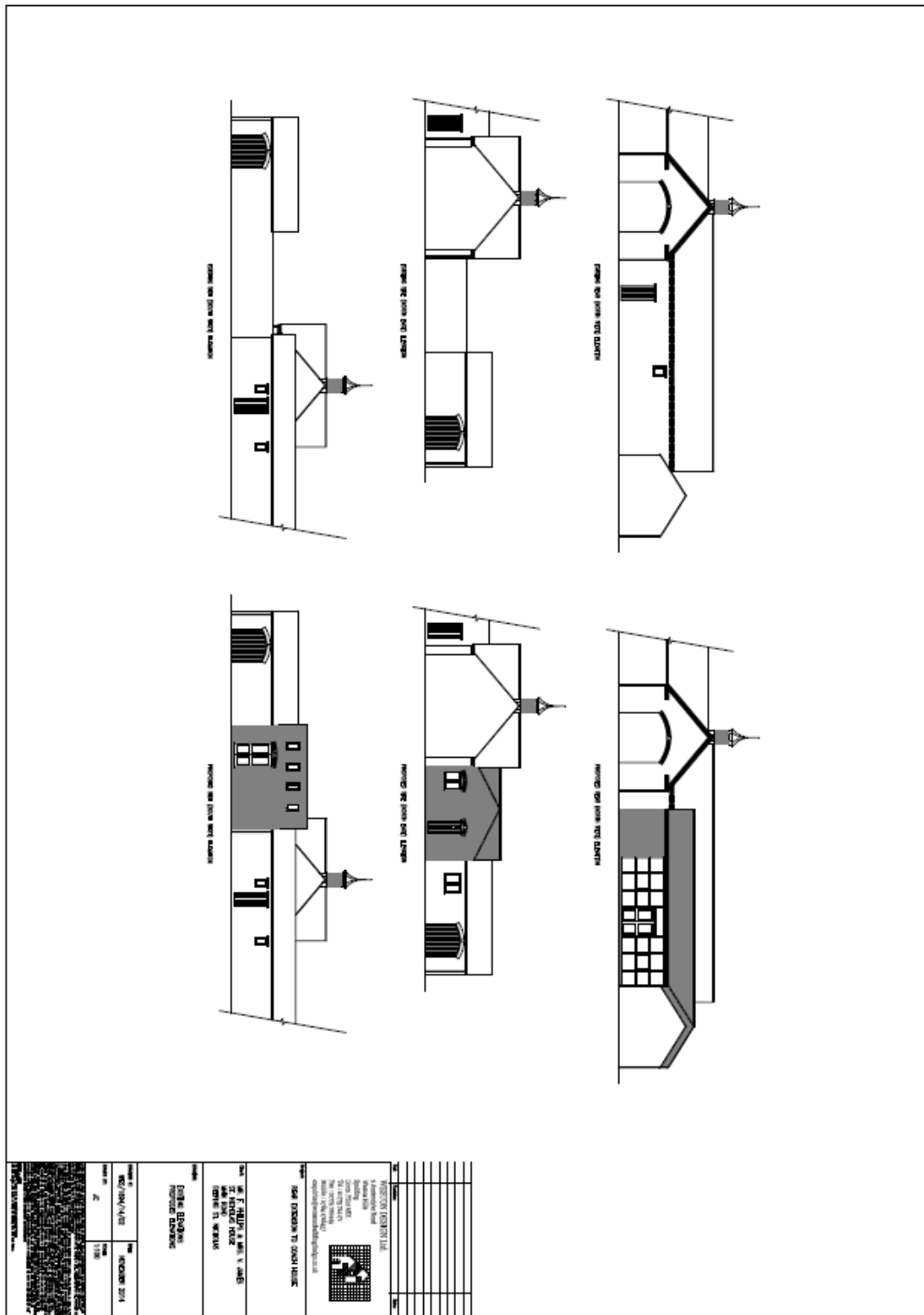
In order to continue the enjoyment of residing at The Hayloft, the owners wish to extend the building to incorporate a more usable kitchen area, separate utility room and a seating area. It is proposed that the derelict cowshed is re-built and attached to the tractor shed. The design process for the proposal was commenced in September 2014 with various design proposals being considered- see Appendix. The emphasis during the design process has always been that the proposal should respect the existing architectural theme of the building. Consultation with the LPA's Conservation Officer was sought during the design phase and it was agreed that the demolished walls of the cowshed are to be re-built with a traditional pitched roof linked in to the tractor shed. However the Conservation Officer felt more comfortable if the proposed extension has a contrasting Architectural composition. Therefore, the proposal evolved to what is now a sleek design of simple lines to reflect the original buildings but with a contemporary twist using dark metal frames for the fenestration. A flat roof concealed by a parapet wall with unpretentious detailing shall allow the existing roof to remain unhindered. The external walls are proposed to be clean flat render, however to tie the buildings together it is proposed that a brick quoin detail be incorporated using bricks reclaimed from the building during the previous works.

Conclusion

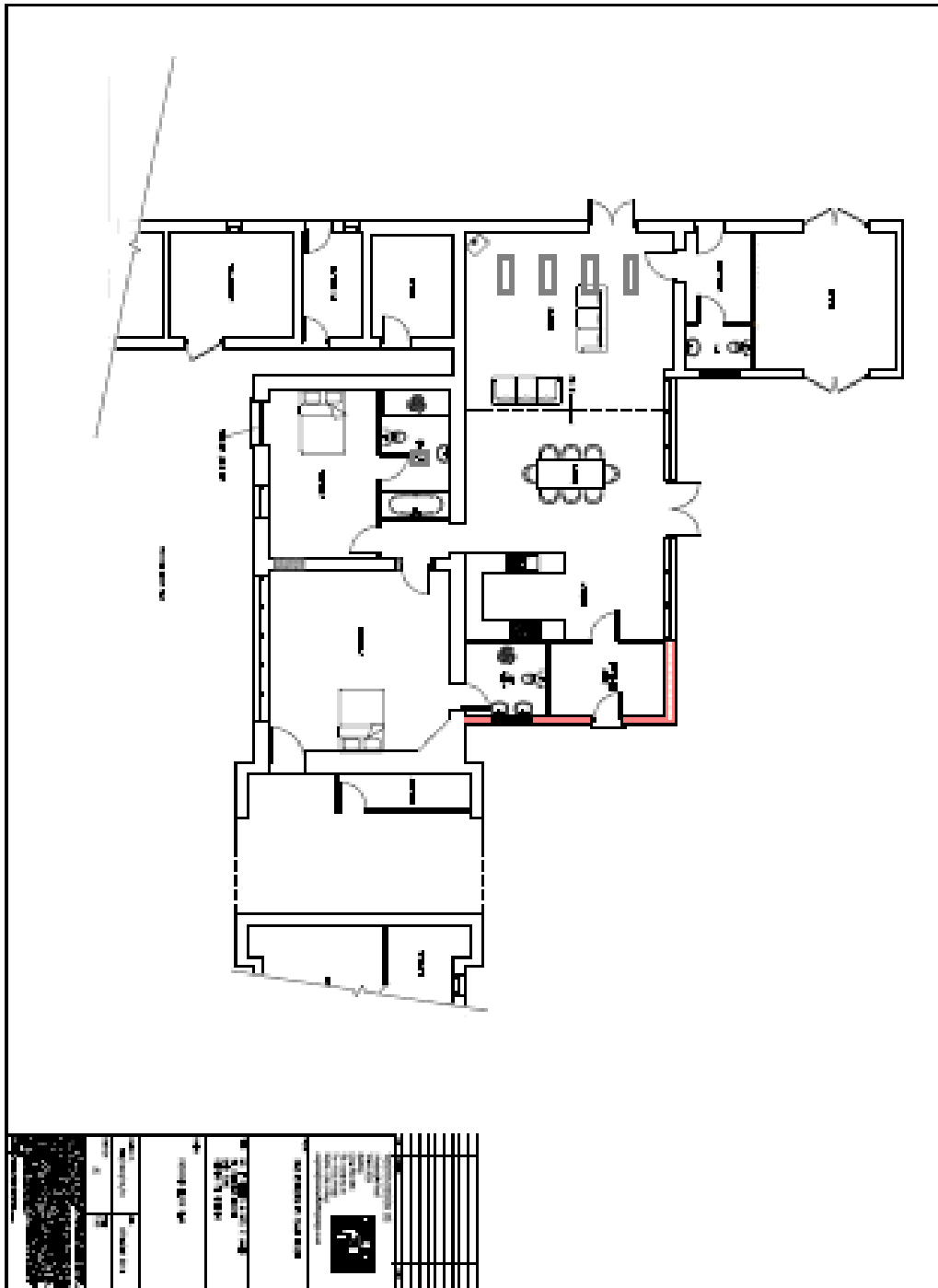
.The current owners of The Hayloft have successfully converted the building to award winning standards, consultation with the Conservation Officer has been sought and the overall design encompasses the traditional architecture of the building but also includes a modern theme that signifies how the building continues to be used.

Every effort has been made to ensure that a high quality design has been produced and the owners of the building shall endeavor that all works carried out meet with the high standards previously achieved. Therefore it is respectfully requested that permission is granted.

Appendix



Early Design Draft of Elevations



Early Design Draft of Floor plans

