
Heritage Impact Assessment
For
Proposed Refurbishment, Extension and Internal
Alterations



Riverside House (Formerly Bloodfold House)
Bloodfold Farm
Ravens Bank
Holbeach
PE12 8SP

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Proposal: Refurbishment, extension and internal alterations

Location: Bloodfold Farm, Ravens Bank, Holbeach, PE12 8SP

Client: Mr & Mrs Almey

Date: 30th June 2016

1. Introduction

This report has been prepared in support of the tandem listed building consent and planning permission applications for the refurbishment, extension and internal alteration of Riverside House (formerly Bloodfold House), Bloodfold Farm, Ravens Bank, Holbeach. It has been prepared in line with and to compliment the detailed set of plans also prepared by Austin John Developments, a copy of which can be found submitted with this report. This report sets out to assess the significance of the listed building both in terms of its own context and its surrounding setting of Holbeach and Whaplode St. Catherine, as is required under the National Planning Policy Framework (NPPF) section 12 paragraph 128. It will then go on to give a detailed explanation of the proposals and their design logic, detailing the rationale behind the proposed repairs, extension and alterations, providing the reader with sufficient information and reason as to why the envisaged work is required. Hopefully this report will provide sufficient detail and justification which will enable the planning officer to support a positive decision.



Extract of 1887 OS map showing the Dwelling named 'Bloodfold House'

2. Background

The dwelling has been left empty for over 20 years and has had a number of different owners throughout this time although none has carried out any significant work. The structure is generally still in very good condition with very little evidence of structural movement throughout, with the exception of the later single bay extension to the east elevation which appears to have moved away from the main dwelling slightly. The existing owner and applicant purchased the property in May 2016 and intends to carry out the proposed works over a number of years with the eventual goal of creating a superb family home.

3. List Description

FLEET LITTLE SOUTH HOLLAND TF 32 SE DRAIN (north side)

10/31 Bloodfold House

23.9.87 II

House. Early C19. Red brick with ashlar dressings and some render. Slate roof with stone coped gables, moulded wooden eaves and gable stacks. 2 storeys, 3 bays, plus single bay set back to right. Rendered plinth. Central bay projects slightly with hipped roof above. Central doorway with broad Doric pilastered doorcase with entablature, moulded cornice, reveal and partially glazed and panelled door. Doorway flanked by single glazing bar sashes with 3 smaller glazing bar sashes above, all with rusticated ashlar lintels and raised keystones. Right bay with glazing bar sash with smaller glazing bar sash above, both with cambered heads.

4. Description

The statutory listing gives a reasonably thorough description of the external appearance of the Grade II listed building describing predominantly the front elevation of the dwelling, however, no description has been given of the rear of the building, i.e. the later extension, the interior or the other buildings within its curtilage.



Typical Georgian exterior of the dwelling dating from around 1820



Later unsympathetic extension to the rear of the dwelling

The building is typically late Georgian in style and is believed to have been built around 1820, the start of the Renaissance period, although no exact date has been found during the preliminary study. It is believed that the layout has remained very similar to how it was originally constructed, excluding the much altered extension to the rear, internally the well proportioned rooms that are in keeping with the period of the dwelling have remained as original although the existing staircase has been removed and replaced with a flight that is far less in keeping. The later extension at the rear is far less in keeping both internally and externally with awkward small rooms and a mismatch of glazing sizes and styles. Within the curtilage of the listed dwelling are a number of other buildings of varying sizes ranging in levels of disrepair, but all however give a sense that the dwelling, outbuildings and land have always been part of a 'working' farm. A large flank wall is all that remains of a structure that once formed part of a crew yard but in later years has been used as a feeding shed for animals, as can be seen by the feeding troughs along the wall. Further in to the site are a number of buildings, one large 'barn' that would most likely have been used for storage of farming machinery. Attached to this is a smaller store that would have been used to load horse and cart and adjoining this is a long

thin barn set out with stalls which would most likely have been used for lambing or as a piggery. Behind this are two further large barns that look to have been used for livestock or machinery storage.

The front elevation of the main dwelling is built in English bond with the remaining three elevations built in predominantly English garden wall bond although in places there is little uniformity to this. The bricks are a typical deep red colour made from local clay with quite a range in size due to their hand made nature. The annex to the right, as viewed from the front elevation, is built from the same brick and in matching brick bonds. The mortar joints to the front elevation look to have been repointed at some point with more of a cement based mortar although the original lime based mix can be seen on the remainder of the elevations. The 'rusticated ashlar lintels and raised keystones', as mentioned in the list description, are still in good condition and the cambered arches throughout the rest of the dwelling are still complete with only a few issues where bricks have slipped or fallen out of place, the most serious of which being the first floor annex window to the front elevation where the arch has collapsed pulling the course of bricks above out of place. The front doorset, as mentioned in the list description, is the original and is in very good condition considering its age. The glazed and panelled door is set well back in the panelled reveal and the original columns and entablature are still in place.



Examples of where brick arches over openings have slipped and caused damage

Due to the building being left for a considerable length of time very little intrusive work has been carried out on the interior of the dwelling. Some of the original features, which add to the history of the building, remain intact, these include some decorative plaster mouldings to the ceiling in one of the bedrooms and the arches that transfer you through from the main hallway on each floor through to the rear corridor. There have however been some internal alterations that have detracted from the importance of the building. The original staircase has been removed at some point and has been replaced with a far less in keeping flight, the proportion of the going and the rise of the treads is perhaps similar to what would have originally been but the current flight appears far narrower than what you would expect in a property of this age. As well as this the original handrail which would have perhaps had a volute at the bottom step and decorative turned wooden spindles have been lost and replaced with a very basic style which detracts from the appearance of the main entrance hall.



Later replacement staircase in the hallway that detracts from the character of the hall



Original plaster mouldings to the ceiling of a first floor bedroom

5. Impact & Justification of Proposed Works

External Works

The external of the building appears to be in good order considering its age; the roof looks to be level along its ridge and the valleys where the front bay projects appear to be in good condition. The brickwork across all elevations is in good condition and where there is any signs of structural movement, particularly where the annex butts up the main dwelling, this looks to be historical and has now settled. To the front

elevation there is very little work required, the ivy, which has been left to almost completely dominate the principal façade, will be removed and any roots in order to attempt to stop the growth. Care will be taken when this work is carried out so as to not disrupt any of the mortar joints in the brickwork, it may also be necessary to trial dig around the roots so as to ensure they have not penetrated too far in to what foundation the building may have. The windows and doors are currently boarded over so their condition is not yet fully know, they will however be assessed once the boarding is removed and if repair is necessary this will be carried out. If it is decided a window or door is unrepairable they will be replaced to match identically with the existing that has been removed in order to be in keeping with the traditional appearance and style.



Appearance of the front elevation of the dwelling as of June 2016

The annex section of the dwelling will require more intrusive work to be carried out in order to bring it back in to use. The stability of the front and rear elevations and the eastern gable elevation will need to be checked in order to confirm if the structural movement is historical or not. If it is deemed that the walls are still moving or are structurally unsafe to work on in their present condition they may need to be tied in to the main dwelling structure by way of tie bars with plates on the eastern

elevation wall. Once this work has been carried out the repair of the brick arch above the first floor window can be completed and the windows can be assessed and repaired/replaced where necessary. To the rear of the annex is the small lean-to kitchen which serves this part of the house, it is however in a poor state of repair and requires extensive work to be made good. This will be done in a sympathetic way that will see it re-constructed to match the existing in appearance, using the original bricks where possible, size and layout. Existing door and window openings will be reinstated and installed in a style to match the main dwelling.



Annex kitchen to the rear that requires demolition and re-building

The largest and most intrusive aspect of the external works will be the large extension to the rear which will measure 9.1m x 7m, this will act as a more sympathetic replacement to the existing extension which is currently to the rear of the dwelling. The existing extension is built in a modern brick using stretcher bond throughout, the brick is much lighter than the deep red of the main dwelling and their overall size and uniformity does not tie in with the traditional English garden wall bond at all. The proposed extension will be constructed using a brick that is far closer in colouring and the brick bond will be carried on throughout the new

construction. The eaves height will be raised from the height of the current extension to tie in with the height of the eaves of the main dwelling and the dental course detailing at eaves level at the rear will be continued along the proposed extension to further tie in the two parts of the building. The fenestration has been designed to match the existing with brick arches over 6 over 6 sash windows, it has been laid out in an attempt to match the traditional order of the style of the building with the symmetry of 3 'bays'. The proposed extension is wider than what is existing and will therefore cover 4 of the existing window openings in the rear of the existing house. It is proposed that these will be made in to a 'feature' within the new extension, the openings will be bricked up with brickwork recessed by approximately 50mm and the brick arch over left in place, this will maintain the fabric of the window openings in a sympathetic manner whilst allowing them to be utilised in the new extension. There is also evidence of a lean to style conservatory/entrance porch to the side of the current extension, watermarks on the existing wall following a groove cut in to the brickwork and the outline of a tiled floor show where a roof line and walls of a now demolished structure once stood. It is proposed that this conservatory style structure be reincorporated in to the new extension on the same elevation and of a similar size, and as there are no remains of the structure that once stood there it is proposed that this be built in a traditional style to match with the house and new extension.

Internal Works

As mentioned earlier the majority of the original internal fabric and material still remains in place as the building has been left empty for such a long period of time, there is however some work required to the structure of the building in order to bring the dwelling back in to use. The remainder of the internal work will be purely cosmetic as this is needed to turn it in to a family dwelling.

It is proposed that the doorway from the kitchen into the current utility room be blocked up so that the access is from the hallway only, this room will be used as a boot room/storage room for the house, the utility room will then be moved over to the other side of the hallway in to what is currently a study. There will also be a new small W.C fitted in to the corner of the boot room occupying the corner between the door through to the annex and the rear window of the dwelling, this is seen as a necessary addition to the downstairs as at present there are no toilet facilities. The

drainage will run through the rear wall of the dwelling at low level so can therefore be easily concealed so as to not detract from the aesthetic of this part of the building.

The remainder of the layout is to remain as existing with a living room, dining room, study and utility room to the ground floor of the existing dwelling and living room and re-built kitchen to the annex with three double bedrooms and family bathroom to the first floor and a double bedroom to the first floor of the annex. It is proposed that a small en-suite is added to the annex bedroom which will enable the annex to become completely self contained.

The internal of the proposed rear extension is principally one large open space on each floor, the ground floor will be entirely taken up by a large family, kitchen dining room which will have the conservatory entrance lobby off to one side. On the first floor will be the master suite which will comprise of a large double bedroom space with east and west facing windows, a large en-suite with bath and shower and a his and her dressing room. A set of patio doors on the ground floor will lead from the family room space out on to a shaded patio area which will serve as an extension to the family area.

Works Within the Curtilage

Within the curtilage of the listed building are a number of other buildings that vary in size and condition, it is intended by the client that these will all be used for different purposes from garaging to the storage of goods for the clients business. The largest of these works will be carried out on the old crew yard which will become a four bay garage with a storage building at either end. As the building is in quite a deteriorated condition there are only a few of the walls left standing but, if possible, these will be utilised for the proposal, it will be necessary to raise the height of the remaining walls to achieve an acceptable eaves level so that vehicles can park within but a brick that is as close to matching as possible will be used to do this. At one end is the remains of a small storage building and, although the roof has completely collapsed, this will be repaired and the walls raised to the same height as the proposed, this will then be replicated at the opposite end of the run of garages in order to create another storage building. Opposite this building is the remains of another building, although this is in a far worse condition so it is difficult to see the full outline it

appears that this building is identical to the garage building. It is therefore proposed that these building remains be demolished and a building is constructed in its place that is identical in size and shape to the garage building. This building will house a swimming pool and hot tub along with the necessary facilities such as a plant room and changing facilities, there will be another storage building at the end which will mirror the view opposite. The front of the building, opposite the garages, will be split in to four bays also but will be divided using timber posts with either fixed glazing or bi-fold doors between. A post and rail or picket fence will be constructed running between the two buildings that will enclose the garage area leaving a courtyard space separate from the rest of the site, this will be closed off by a large gate which will create a grand entrance in to this area by vehicle. This courtyard area will be finished with gravel or similar and a fountain will be constructed in the centre allowing vehicles to pass around it, this will give the area an elegant feel and finish this area of the site off. In all this will create a large garage and leisure complex that will be far more in keeping with the style and age of property but most importantly it will bring back in to use what would have once been a prominent structure in the grounds of a listed building.

The only other major works that are to be carried out in the grounds of the listed building are the repairs to the largest of the storage barns to the rear of the site. This building has a major crack on both sides running from ground level up to the roof; it is about 10-15m from the front gable of the building which suggests that this front area has been effected by ground movement, most likely as a result of the dyke that runs alongside the building. It is proposed that this whole front section of the building is removed down to the ground, a more substantial foundation can then be constructed and the brickwork can then be re-built, if possible using the same bricks that were removed, and the joints between the two sections be thoroughly tied in so that there should be no further movement in the building.

The remainder of the buildings on the site are in a reasonable condition and are suitable for use, some small minor repair work may be necessary in places such as clearing of the buildings and re-hanging of doors for security reasons but none of this work is deemed to have an effect on the listed status of the main dwelling. It is our view that with the whole site cleared and maintained as such and the repair/conversion works mentioned above the setting of the listed building will be greatly enhanced and visually improve the area.