PETER HUMPHREY
ASSOCIATES

LEVEL 01 PHOTOGRAPHIC SURVEY

Application: Discharge of Conditions Application.

Address: Broadgate Nursery, Broadgate, Gedney, Lincolnshire, PE12 0DG.

Applicant: Mr L Connolly

PHA ref: 7024/PS1



Figure 01. Proposed photograph of the existing Barn(s).

Date: August 2025

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1.0 Introduction & Site Background

Further to receipt of planning consent (H06-0286-23) for the conversion of agricultural building into residential dwelling including the removal of Cold Store building and static caravans over at Broadgate Nursery, Broadgate, Gedney, Lincolnshire, PE12 0DG. Condition No. 15 requires a 'Photographic survey, of the existing building to be carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority.

It is acknowledged that the photographic survey should be equivalent to an Historic England Level 1 Photographic Survey: 'Understanding Historic Buildings, 2016 (section 5.5, p.27)'.

Peter Humphrey Associates have been instructed by Mr L Connolly, to undertake a Level 01 photographic survey which adheres to the guidance afforded by Historic England. This survey will be submitted to the Local Planning Authority for approval, along with the original high resolution camera files submitted on appropriate digital media.

Subsequently once the photographic survey has been approved by the Local Planning Authority, a copy of the original high resolution camera files and all additional plans and information will be sent on a CD to Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion.

Historic England Level 1 Photographic Survey; 'Understanding Historic Buildings, 2016, 5.5, p.27' advise "…it provides a very full visual record, but without a written or drawn survey at a comparable level of detail."

A photographic survey will consist of:

Photography;

1 A general view or views of the building, in its wider setting or landscape.

2 The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.

3 Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.

4 The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.

5 Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.

6 Any machinery or other plant, or evidence for its former existence.

7 Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.

8 Any building contents which have a significant bearing on the building's history (for example, a cheese press, a malt shovel).

9 Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent may be required where copies are to be deposited in an archive.

Written Account

1 The precise location of the building as an address and in the form of a National Grid reference.

2 A note of any statutory designation (that is listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.

3 The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.

4 A summary statement (when no more detailed account is intended) describing the building's type or purpose, historically and at present, its materials and possible date(s) so far as these are apparent from a superficial inspection.

Drawing

Either;

1 Sketched plan, section, elevation or detail drawings (when no more thorough drawn record is made). Sketches may be roughly dimensioned.

Or

2 Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection. The latter option may be appropriate, for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan should be made to indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.

2.0 Photographic Record – July 2025

2.1 General Views of the Property



Figure 02. Photograph showing the Northeast facing Elevation of the existing barn.



Figure 03. Photograph showing the Northwest facing Elevation of the existing barn.



Figure 04. Photograph showing the Southwest facing elevation of the existing barn.



Figure 05. Photograph showing the Southeast facing elevation of the existing barn.

2.2 The Buildings External Appearance



Figure 06. Photograph showing entrance timber doors along NE facing elevation of barn.



Figure 07. Photograph showing First Floor timber doors along the NE elevation of barn.



Figure 08. Photograph showing the existing window openings along the NE elevation of barn.



Figure 09. Photograph showing existing gable of SW elevation of barn.



Figure 10. Photograph showing single timber door along SE Elevation of barn.



Figure 11. Photograph showing single timber door along SE Elevation of barn.

2.3 The Overall Appearance of the Principal Rooms & Circulation Spaces.



Figure 12. Photograph showing internals of the Ground Floor barn (Looking Northeast).



Figure 13. Photograph showing internals of Ground Floor barn (Looking Southwest).



Figure 14. Photograph showing internals of First Floor barn (Looking Southwest).



Figure 15. Photograph showing internals of the First-Floor barn (Looking Northeast).

2.4 External & Internal Detail, Structural or Decorative Building Features.

2.4.1 Ground Floor - The following are photographs of the existing details & building features.



Figure 16. Photograph showing the barn's entrance area and double timber barn doors.

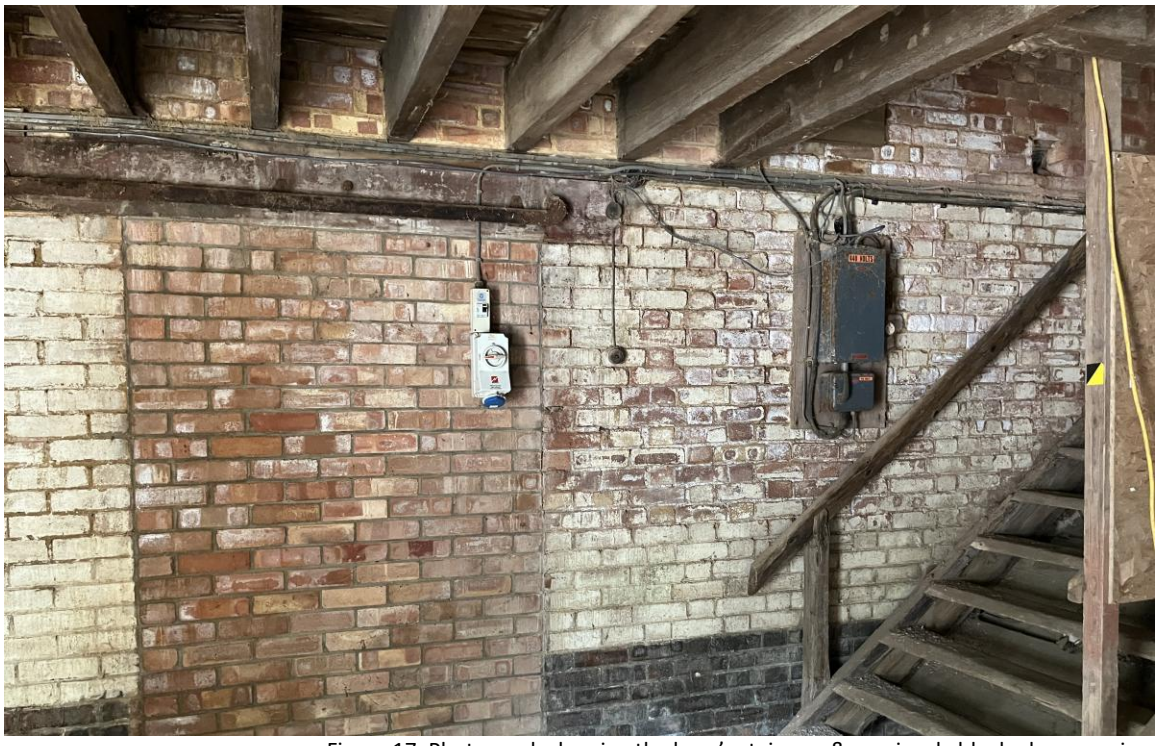


Figure 17. Photograph showing the barn's staircase & previously blocked up opening.



Figure 18. Photograph showing the GF rear single Timber Barn door along southeast.



Figure 19. Photograph of metal grill details along barn walls.



Figure 20. Photograph showing the existing openings along NW elevation of barn.



Figure 21. Photograph showing wall recess along SW elevation of barn.

2.4.2 First Floor - The following are photographs of the existing details & building features.



Figure 22. Photograph showing timber stairwell of barn.



Figure 23. Photograph showing FF room looking Southwest of barn.



Figure 24. Photograph showing FF window & structural brick arch & timber head detail.



Figure 25. Photograph showing First floor main room looking Southwest.



Figure 26. Photograph showing First Floor main room looking Northeast.



Figure 27. Existing First Floor Timber door on NW wall.



Figure 28. Existing door head detail.



Figure 29. Existing First Floor timber workshop.



Figure 30. Existing internal of FF workshop.



Figure 31. Existing internal of FF workshop.

2.5 Evidence of the Buildings Former Existence (Machinery & Plant)

2.5.1 Ground Floor - The following are photographs of the existing Machinery & Plant.



Figure 32. Existing Machinery & Plant on SE wall.


Figure 33. Existing light switch on SE wall.


Figure 34. Existing Barn Floor Drainage grill detail


Figure 35. Existing wall mounted bracket on SE wall.



Figure 36. Existing Ground Floor plant store room (Not original).

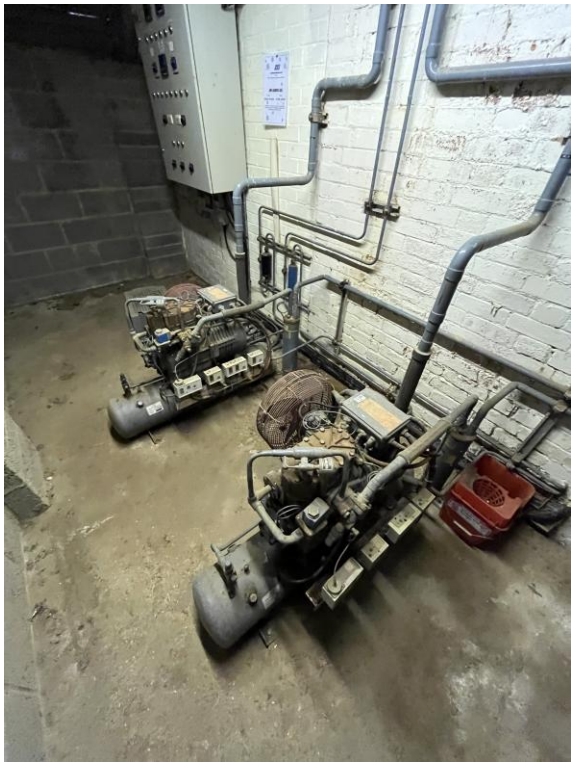


Figure 37. Existing plant (not original).

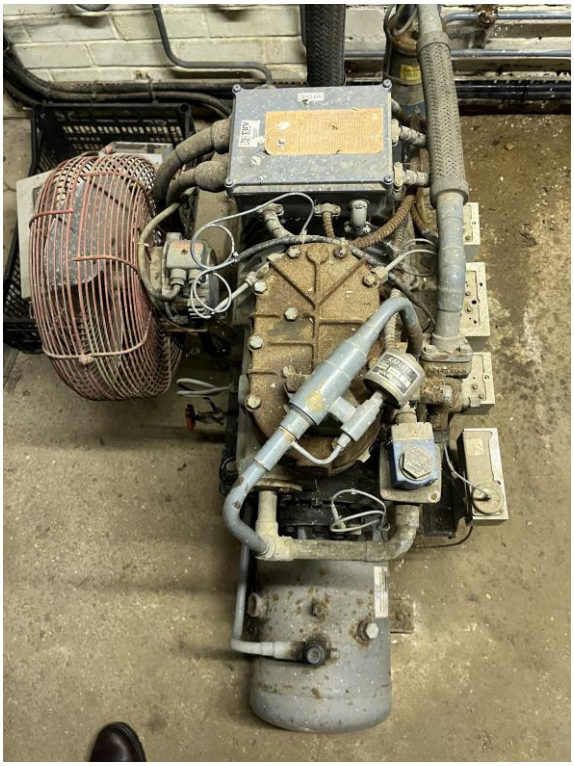


Figure 38. Existing plant (not original).

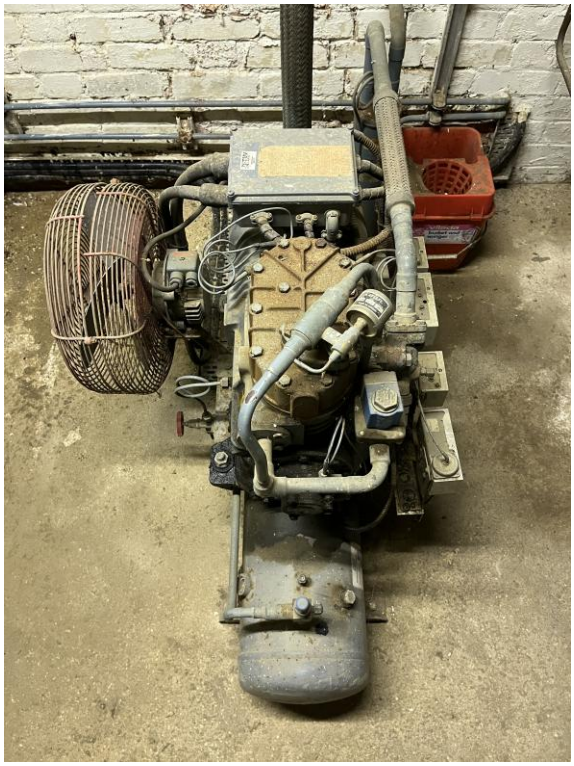


Figure 39. Existing plant (not original).



Figure 40. Existing plant (not original).



Figure 41. Existing wall mounted plant.



Figure 42. Existing Distribution Box (not original).



Figure 41. Existing Electrical & Heating Machinery located on the Ground Floor.



Figure 42. Existing Machinery Pipework.



Figure 43. Existing Machinery Pipework.



Figure 44. Existing wall mounted Wiring & manifolds.



Figure 45. Existing Electrical Distribution Board.

2.5.2 First Floor - The following are photographs of the existing Machinery & Plant.



Figure 46. Existing light switch along SE elevation.



Figure 47. Existing ceiling metal winch located centrally.



Figure 48. Existing Door head & bolt structural detail.

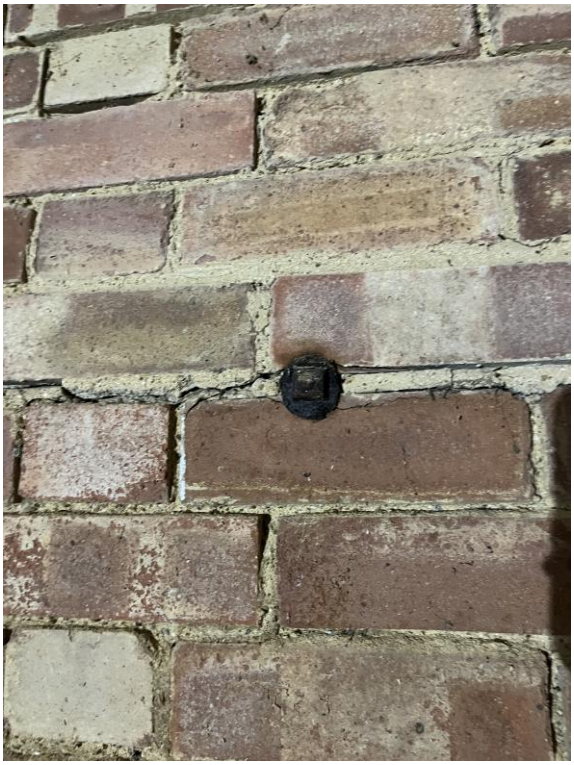


Figure 49. Existing Wall Tie Bolt.

3.0 Written Account

3.1 Location

The proposed site is located within the rural area to the South of Gedney, Lincolnshire, the complete address is:

Broadgate Nursery, Bullock Short Gate, Gedney Broadgate, Gedney, Lincolnshire, PE12 0DG.

The National Grid Reference is: TF 40014 21564 [X (Easting) 540014, Y (Northing) 321564].

What 3 Words Location: aced.removal.surprise

Gedney Broadgate is a hamlet in the civil parish of Gedney and the South Holland district of Lincolnshire, England. It is situated west from the A17 road, 1 mile south from Gedney, and 1.5 miles west from Long Sutton. It includes the area known as Harford Gate.

Gedney is a village, civil parish and electoral ward in the South Holland district of Lincolnshire, England. It is just to the south of the A17 Boston to King's Lynn Road, 2 miles east from Holbeach and 2 miles north-west from Long Sutton.



Figure 50. Proposed application site located to the South of Gedney Broadgate, Gedney.

3.2 Scheduled Ancient Monuments & Nearby Listed Assets

The following highlights any nearby Scheduled Ancient Monuments and listed assets (and their settings) within the immediate vicinity of the Broadgate Nursery, Bullock Short Gate, Gedney Broadgate, Gedney, Lincolnshire, PE12 0DG (the application site). The aim is to consider the significance of the affected Scheduled ancient monuments & any listed assets.

For the purposes of this report, the terms 'heritage asset, setting and significance' are used in accordance with the definition set out in the National Planning Policy Framework Glossary, 2012 pg. 52-56.

The information used to compile this survey has been obtained from the National Heritage List, available on the Historic England website. With regards to wider heritage policy and good practice guidance, this report considers the guidance set out in the National Planning Policy Framework (NPPF).

The following identifies those heritage assets most likely to be impacted by the proposed development and is therefore not an exhaustive list of all heritage assets in the wider area of Lincolnshire.

Broadgate Nursery has no statutory designation or Listed Status, and so the following identifies any Ancient Schedule Monuments or Listed Designations within the immediate area of Gedney, Lincolnshire.

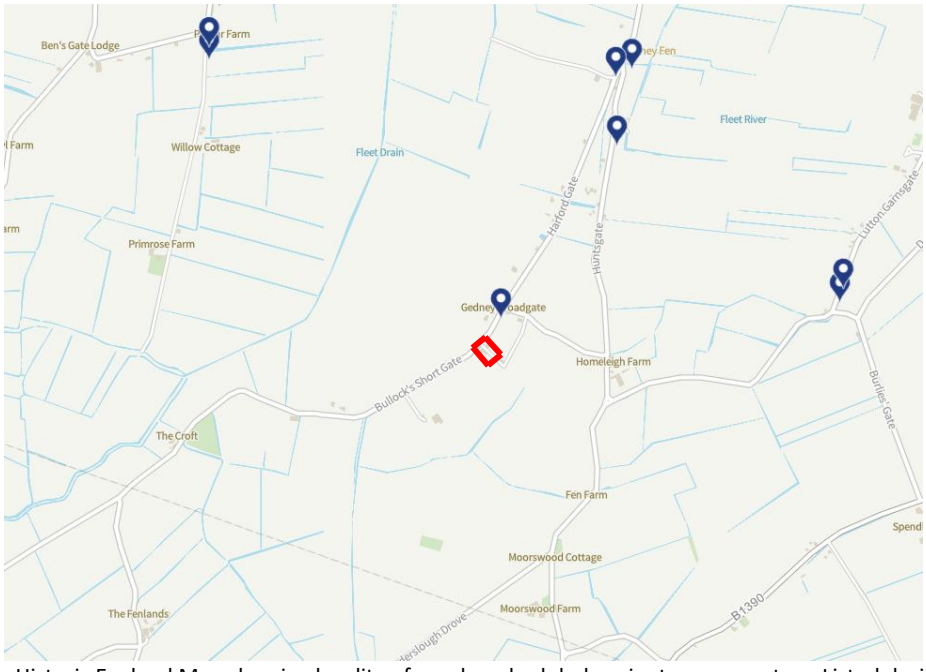


Figure 51. Historic England Map showing locality of nearby scheduled ancient monuments or Listed designations.

The following is arranged by Proximity to the application site:

PULVERTOFT HALL (240m away)
Heritage Category: **Listed Building**
Grade: **II**
List Entry Number: **1359234**

HAVERHOLM HOUSE (750m away)
Heritage Category: **Listed Building**
Grade: **II**
List Entry Number: **1204424**

THE ELMS (1.32km away)
Heritage Category: **Listed Building**
Grade: **II**
List Entry Number: **1204417**

THE THATCHED COTTAGE (1.32km away)
Heritage Category: **Listed Building**
Grade: **II**
List Entry Number: **1064579**

MAPLE TREE FARMHOUSE (1.51km away)
Heritage Category: **Listed Building**
Grade: **II**
List Entry Number: **1064582**

GARNSGATE HOUSE AND ADJOINING BARN (1.51km away)
Heritage Category: **Listed Building**
Grade: **II**
List Entry Number: **1281199**

MAISDYKE FARMHOUSE (1.78km away)
Heritage Category: **Listed Building**
Grade: **II**
List Entry Number: **1064523**

BARN AT MAISDYKE HOUSE (1.78km away)
Heritage Category: **Listed Building**
Grade: **II**
List Entry Number: **1146714**

It is therefore accepted that the proposed development involving the careful conversion of an existing barn into residential dwellings will have no impact on the settings of the Listed Designations shown above.

3.3 Historic Environment Records

The are currently no historic records shown on the Historic England's Heritage gateway website which allows you to cross-search over 60 resources, offering local and national information relating to England's heritage.

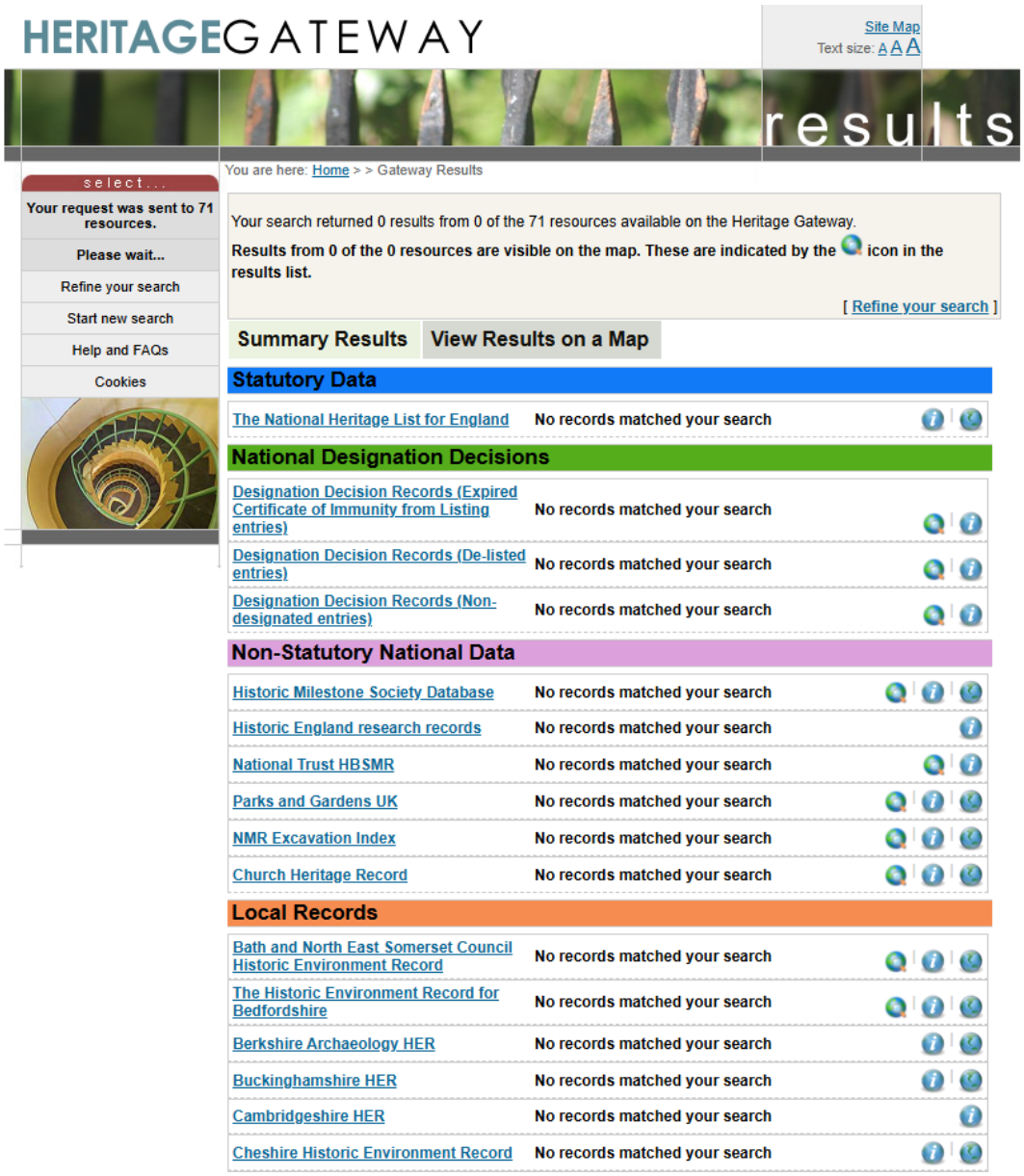


Figure 52. Heritage Gateway results search for the application site.

3.4 Archive Material

The National Library of Scotland old Maps Archive is the most comprehensive topographic mapping database covering all of England and Wales from the 1840's to the 1950's. Whilst it has not been possible to accurately date construction of the barn, they are of local vernacular character. With the barn appearing to be constructed mid-20th Century, built in brick and retain their traditional features.

The site reflects an important part of the modern history of South Holland, which during the early 20th century became a focus for horticulture and flower growing.

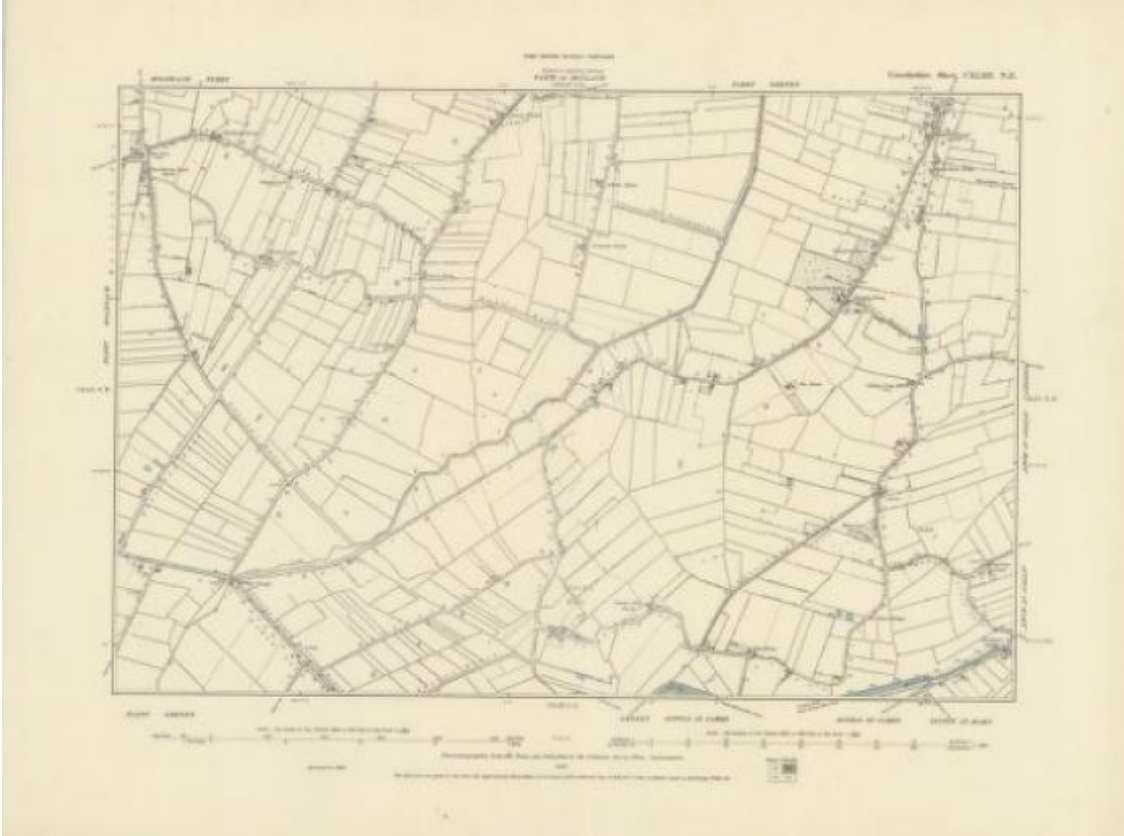


Figure 53. Historical Map of the application site (Published Circa 1887).

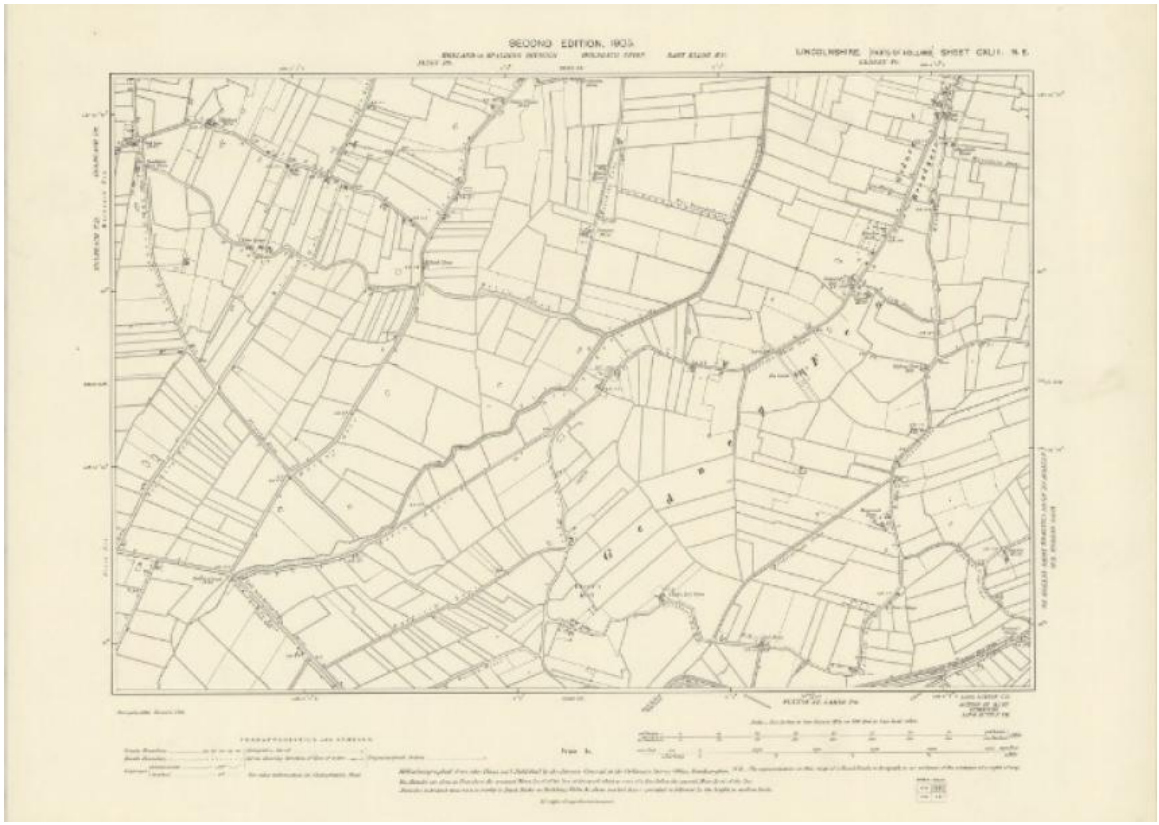


Figure 54. Historical Map of the application site (Published Circa 1903).

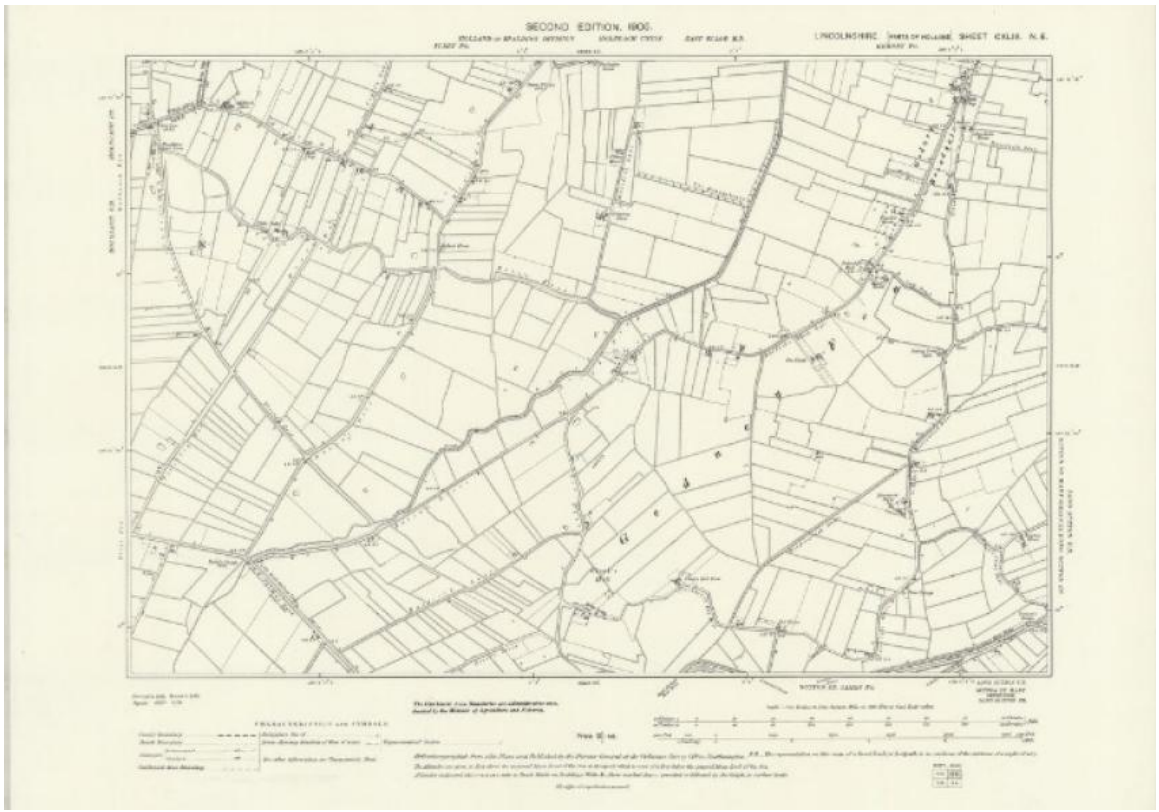


Figure 55. Historical Map of the application site (Published Circa 1931).

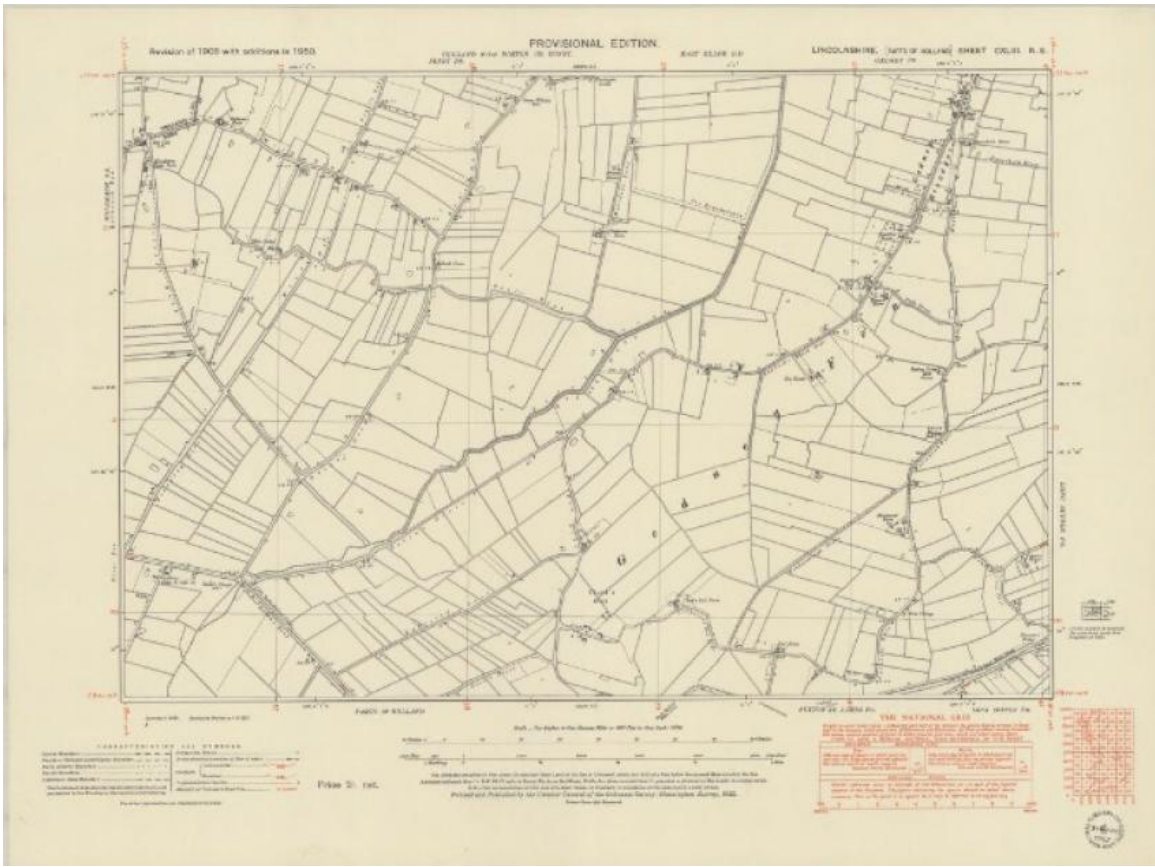


Figure 56. Historical Map of the application site (Published Circa 1950).

3.5 Recording

The photographic level 1 survey has been undertaken by Mr Rory L Canham M. Arch PGCert RIBA ARB of Peter Humphrey Associates, who is a chartered Architect and member of the Royal Institute of British Architects (RIBA). Peter Humphrey Associates have successfully undertaken Level 1 Photographic Surveys for similar planning projects, following the general guidance provided by English Heritage, the applicants have engaged them to prepare a comparable survey for Broadgate Nurseries, Gedney. The photos included within this survey were taken on 5th July 2024. Additional photos were taken on the 30th of October 2024 and the 4th of August 2025.

LCC Archaeology has indicated that the barn itself also reflects an important part of the modern history of South Holland, which during the early 20th century became a focus for horticulture and flower growing and development. It therefore recommends that a condition should be added to require photographic historic building recording prior to conversion. This will ensure that a record of the building's evidential value can be captured prior to any loss or alteration during the conversion process.

3.6 Summary Statement

The site (some 0.17ha) is located on the south-eastern side of Broadgate, Gedney and forms part of a horticultural nursery. Its frontage is occupied by a traditional early 20th Century farm building of brick construction, with a replacement fibre cement/asbestos roof. A utilitarian agricultural building is situated behind, plus two static caravans that appear to be unoccupied.

The nearest residential properties are a converted barn (Olive Tree Barn) some 100 metres to the north on the opposite side of Broadgate, Haveril House some 150 metres to the north-east and Teasel Cottage/Poplar Cottage approximately 130 metres to the south-west. The plans approved illustrate the works proposed are sympathetic to the traditional features of the subject building.

The main barn building itself is of traditional design and construction and likely dates from the early 20th century, and likely prior to the Second World War. It is structurally suitable for conversion and is of historic/architectural merit and classified as a non-designated asset (NDA). It is of an unusual design with many large windows on both ground and first floor. This may suggest that it was not simply a barn for storage purposes and could indicate that it was originally built as a pack house or for processing produce from the site's nursery or market gardening business.

The building's retention and re-use is therefore supported. The proposed conversion is sympathetic and generally retains the character/appearance of the building in terms of architectural detailing and materials of construction. The scheme would enhance the character/appearance of the locality. During the full planning application process - No objections were raised on amenity, highway safety grounds, Flood risk, drainage, archaeology, and ecology.

4.0 Drawing

4.1 Existing Drawings

A record of the existing property is represented in the planning approval drawings:

AP043259-PW-03 – Rev A - Existing Building Elevations & Plans
AP043259-PW-02 – Rev A - Existing Site Plan

The existing plans are scaled drawings prepared further to a measured survey of the property being prepared by Brown & Co Ltd.

5.0 Photography Key

5.1 External Photography Key

The directional arrows on the location plan illustrate where the main corresponding photos were taken from;

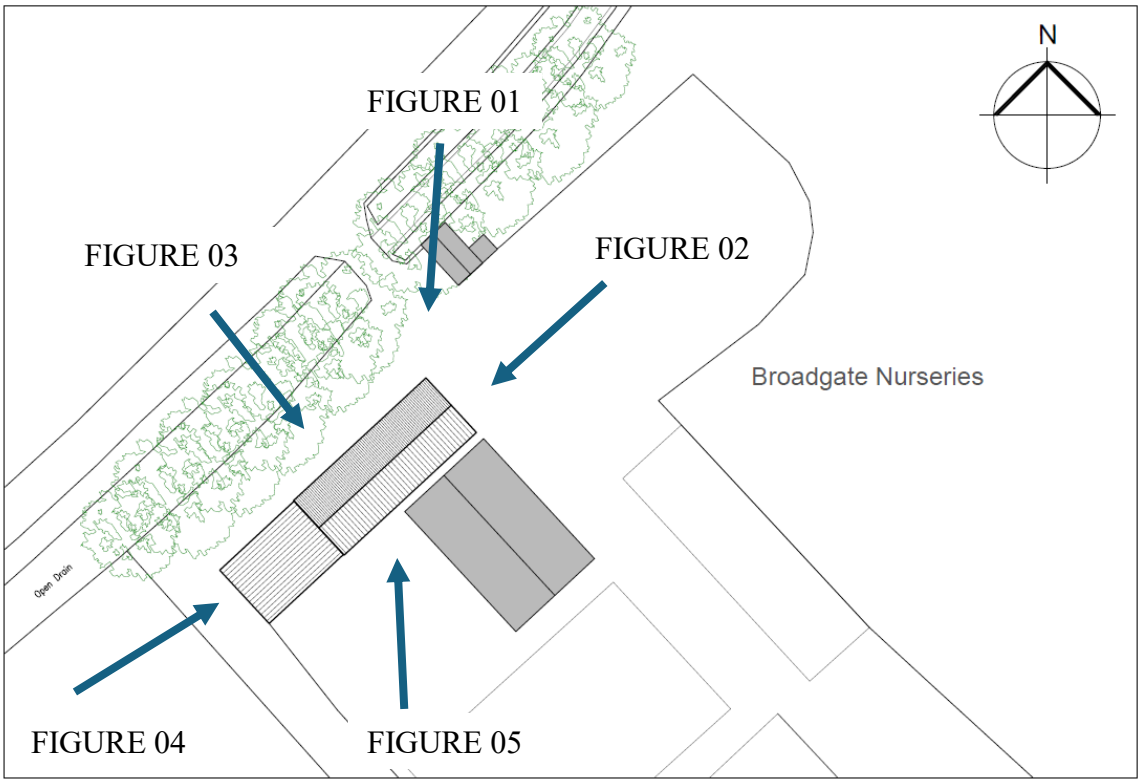


Figure 57. Existing Site Plan showing direction of external photography.

5.2 Internal Photography Key

The directional arrows on the location plan illustrate where the main corresponding internal photos were taken from;

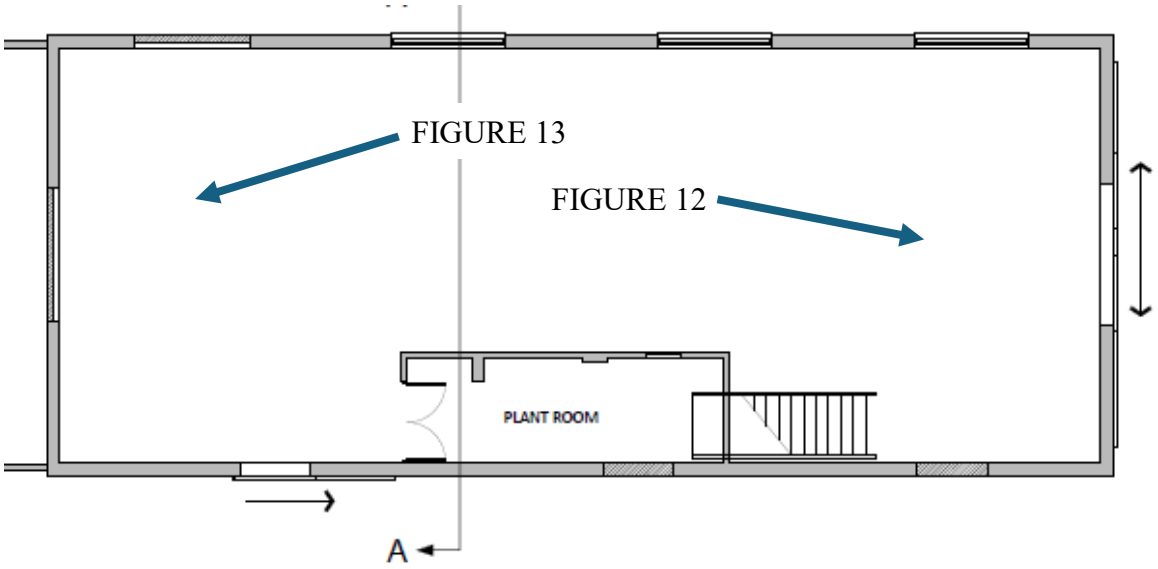


Figure 58. Existing Ground Floor Plan Showing Direction of main internal Photography.

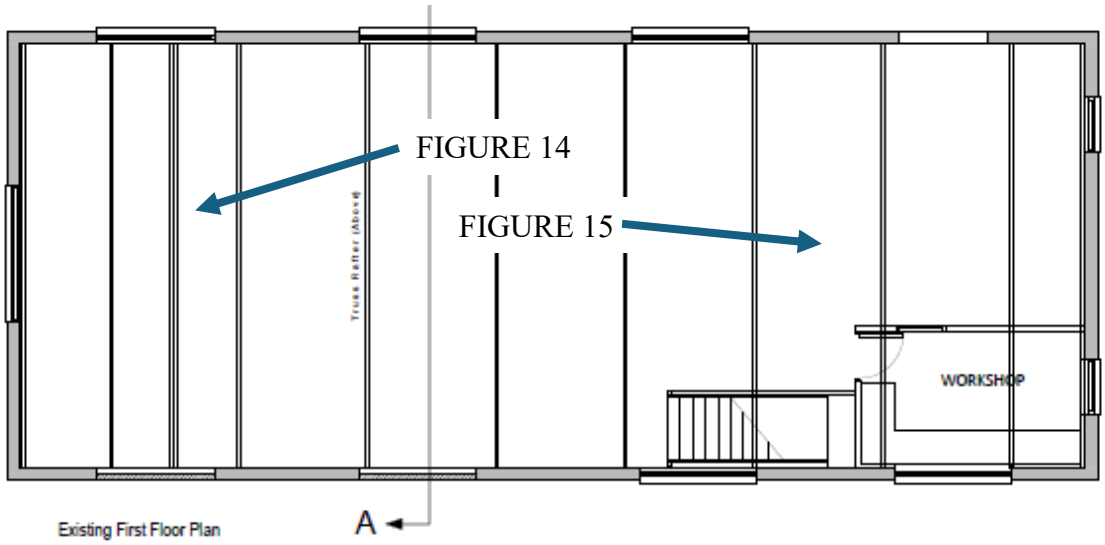


Figure 59. Existing First Floor Plan Showing Direction of main internal Photography.

6.0 Conclusion

The information and photographs presented within this Level 01 photography Survey Report provide an accurate record of the subject buildings existing condition and current use prior to development. This survey adheres to the guidance afforded by Historic England and is considered an appropriate assessment.