



Date: 10/9/15
Ref: J026-HIA

HERITAGE IMPACT ASSESSMENT

FOR

PROPOSED ALTERATIONS AND EXTENSION
at
RED LION PUBLIC HOUSE
SPALDING ROAD
HOLBEACH Lincs

FOR

STP PROPERTIES LTD

HOLBEACH SPALDING ROAD
TF 3424-3524 (north side)

15/73 The Red Lion
Public House

II

House, now public house. Mid C18, heightened in C20. Red brick with some render. Pantile roof with gable stacks. 3 storeys and attic, 3 bay front with first floor band broken by central doorway with C20 door. Doorway flanked by single sashes with upper glazing bars. 3 glazing bar sashes above. 2 gabled slate hung dormers with slate roofs and single 2 light glazing bar casements.

Listing NGR: TF3562224912

Introduction: -

The reasons for this proposal is covered in the Planning, Design and Access Statement so its not repeated here.

It is established in **H09-0325-13** which is still an extant Planning Approval that the majority of the internal structure apart from certain elements has experienced change through the years and that there is little left. This proposal although to keep it as a Public House (although not its original use) also intends to remove a great deal of the internal features such as the stairs and bar.

We also wish to reintroduce the attic rooms currently unused into a bedroom and ensuite.

Externally all the structures remain. The outbuildings will be given a more connected use to the Public House, the flat roof to the garage will be removed and replaced with a more traditional roof that blends better with the existing. A new single storey building is proposed to the rear to reflect the existing outbuildings to create a courtyard effect. We propose the existing 2 storey building behind the front part is extended up to the rear of the front part to allow better access to upstairs rooms. We propose to remove the later added chimneys to the buildings for a better balanced appearance. We wish to change the 2 upstairs windows to the proposed bedrooms to french doors to create balcony areas and finally create a new front entrance in the form of a structural glass building with the existing front entrance a feature glass screen.

Conclusion: -

This proposal is consistent with the extant Planning Approval **H09-0325-13** in the items internally to be altered or removed.

Although there are obvious proposed changes to the exterior they have been considered. The proposed single storey building reflects the outbuilding on the adjacent side and hides some of the more unpleasant views of the Public House creating a more balanced view of the relationship between the main part of the Public House the outbuildings and the adjacent building next door.

The 2 storey extension is dealt with sympathetically simply extending the length of the building up to the rear of the main front part. The proposed front entrance is dealt with in a positive manner (along with the landscaping) and using structural glass allows views of all the original structure.

Overall we feel these are positive contributions to this Grade II listed building that will be revitalised and work harmoniously to offer the continued role of Public House, Eaterie and B&B.

Regards

Julian Warrick