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HISTORIC IMPACT STATEMENT

FOR

Proposed Extension and Alterations

AT

The Old Vicarage
St Marks Road
Holbeach St Marks
PE12 8DZ

FOR

Mrs B Anaman and Mr B Smith

Job No. B3654

Date: June 2022

Architectural Consultants

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Date:	June 2022
Project Number:	B3654
Prepared By:	**Matthew Cook** **BA (Hons) DIP Arch** **Associate**
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REVISIONS	Rev A

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CONTENTS

1.0	INTRODUCTION/EXISTING	Page No. 1
2.0	THE PROPOSAL	Page No. 5
3.0	ASSESMENT OF HERITAGE VALUES	Page No. 7
4.0	CONCLUSION	Page No. 10

1.0 INTRODUCTION/EXISTING

1.1 Neil Dowlman Architecture has been commissioned by Mr & Mrs Anaman to prepare a Historic Impact Statement in relation to the proposed remodelling and extension at The Old Vicarage, Holbeach St Marks, Spalding, Lincolnshire PE12 8DZ, for which a Planning Application has been submitted.

1.2 The NPPF at Paragraph 128 requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

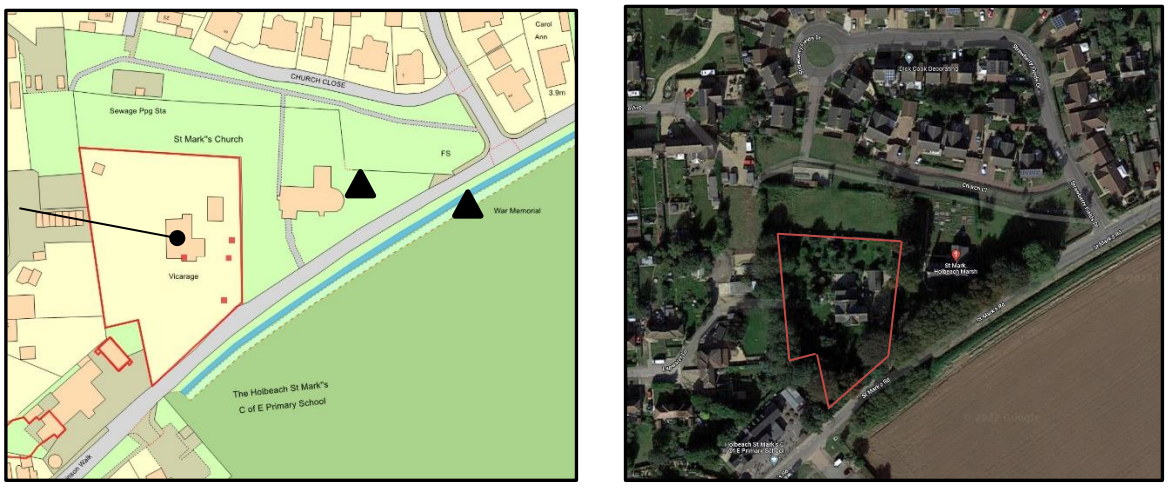
1.3 **This assessment studies the impact of the proposal upon the Listed Building and Assets in the vicinity of the site but does not look into the impact of the proposal upon any known, or hitherto unearthed, archaeological assets in the vicinity**

1.4 This appraisal has been conducted to assess the impact of the proposed alterations to neighbouring Grade II Listed Building. The appraisal is concerned with the process of conserving the special architectural and historic interest of the building.

1.5 The Old Vicarage is located on St Marks Road in Holbeach St Marks. To the East & West (either side of property) are St Marks Church and private residential properties. To the North and South are private residential properties and open farmland. There is a public footpath to the northern boundary and the main access road and footpath to the Southern boundary.



The Old Vicarage, as seen from the road edge



Site plan and Aerial View of area

1.6 Historic England listings

There are two historic listings relating to neighbouring structures to the development site:

Entry Name: **CHURCH OF ST MARK**
Grade: II
Source ID: 1392647
Location: Holbeach St Marks, Spalding
Lincolnshire, PE12

Listing Date: 10th July 2008
Source: Historic England
English Heritage Legacy ID: 496121
District: South Holland
Civil Parish: Holbeach

Holbeach St Mark's Church of St Mark, GV II Church, 1868-9, by Ewan Christian in an Early English style. MATERIALS: Red brick with stone bands and slate roof. PLAN: Nave and apsidal chancel in one, with S porch and N chapel.

EXTERIOR: A large roof is swept down over the nave and curved apse, with a gabled bellcote at the W end. There are lancet windows with red brick voussoirs round the apse and the S and N sides. The W side has two tall lancet windows with billet moulding above, an offset buttress and a dog-tooth eaves course. The S porch has a pointed arch with billet moulding and small lancet windows on the sides. The door to the church has decorative wrought iron strap hinges. The N chapel has a modern extension which is not of special interest.

INTERIOR: The interior walls are of exposed red brick with stone dressings. The apse roof is ribbed and rendered. The five lancet windows in the apse have deep reveals and stained glass by O'Connor & Taylor of London, depicting Christ and the four evangelists. The chancel rail has floriated wrought iron supports, and there are floral encaustic tiles in the rise of the chancel step. The original Gothic choir stalls and lectern survive in the chancel, and there is a double arch leading to the north chapel which also houses the organ. The nave has a large scissor-truss roof and a complete set of functional Gothic benches on platforms. At the W end there is a carved round stone font with floral encaustic tiles in the base. The two stained glass windows in the W end depict St Mary and The Reaper.

HISTORY: The parish of Holbeach Marsh was created to serve the farmers residing in the marshlands outside Holbeach. It was carved out of the north part of the old parish of Holbeach All Saints. As the size of the new parish

was 9,240 acres, it was decided in May 1867 to build two churches: St Mark's to the west, and a smaller chapel of ease, St Matthew's, three miles to the east. Both churches would be served by one clergyman and given an annual endowment by the Ecclesiastical Commissioners. The foundation stone of St Mark's Church was laid on 19 July 1868, and the church was consecrated on 6 January 1869 by the Bishop of Lincoln. The total cost of building and furnishing the church was £1,333. The half-acre site was given by the Crown, together with one acre for the vicarage. The architect was Ewan Christian and the builder was Charles Bennett of Lynn. The clay for the bricks came from one of the Duke of Somerset's farms in the parish.

Ewan Christian (1814-1895) was a prolific architect with 2,040 works to his name including 90 new churches and many church restorations. He was architect to the Ecclesiastical Commissioners from 1851 until his death. A devout evangelical churchman, he favoured auditory rather than highly ritualistic designs. His most important secular commission was the National Portrait Gallery in London (1890-95, Grade I). He was President of the Royal Institute of British Architects in 1884-6. His contemporaries considered him 'a safe man', 'in no sense a heaven-born genius, or even possessed of brilliant parts, but a man of inflexible honesty, great industry and great business capabilities'.

Listing NGR: TF 37186 31276

Entry Name: **WAR MEMORIAL AT HOLBEACH ST MARK'S**
Grade: II
Source ID: 43026
Location: Holbeach St Marks, Spalding, Lincolnshire, PE12

Listing date: 10 July 2008
Source: Historic England
UID: 1392648
District: South Holland
Civil Parish: Holbeach

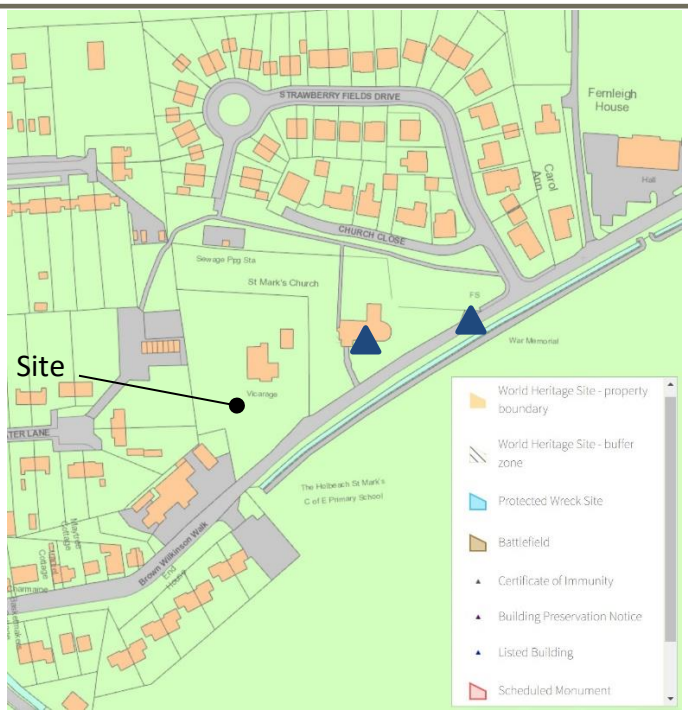
HOLBEACH ST MARK'S War Memorial at Holbeach St Mark's, GV II War memorial. Erected c1919 to the memory of the men from the parish of Holbeach Marsh who were killed in WWI, with inscriptions added for the fallen of WWII.

MATERIALS: Granite.

DESCRIPTION: An obelisk sitting on a moulded block with gablets on four sides, above a square plinth. The plinth has a relief on the front of a laurel wreath surrounding the dates '1914 1918'. Below the relief is a dedication in Gothic script: 'To The Glory Of God / And in Memory of the Men / of this Parish / Who fell in the Great War.' The other three sides of the plinth are inscribed with the names of 35 men who fell in WWI. The inscriptions are in Gothic script, with the capital letters illuminated in red. Below the plinth are two square steps inscribed on the front '1939-1945', with the names of 5 men who fell in WWII in Gothic script. The steps stand on a square stone base.

HISTORY: The memorial was erected c1919 to commemorate the men of the parish of Holbeach Marsh who were killed in the First World War. It is situated on a triangular piece of land which previously formed part of the churchyard of St Mark's Church, as is evident from the 1888 and 1905 ordnance survey maps. Further inscriptions were added to commemorate the fallen of the Second World War

Listing NGR: TF 37233 31284



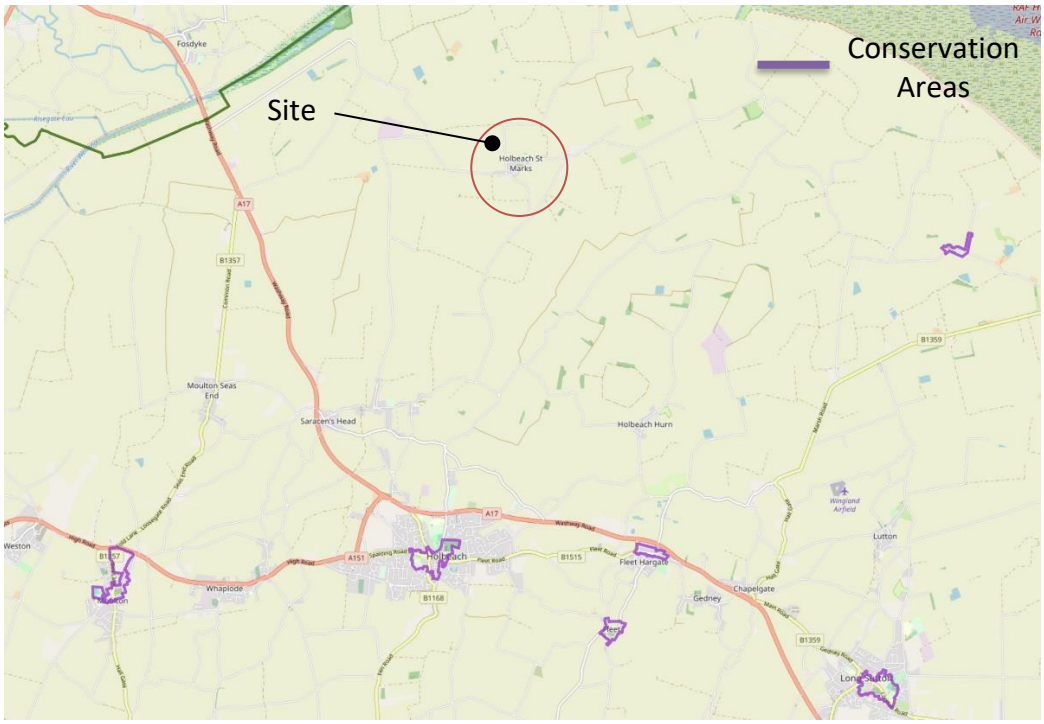
Historic England Map of Listed Buildings in the locality of the site

1.7 Other local Listed Buildings

No other listing noted.

1.8 Conservation Areas

The South East Lincolnshire Local Plan and Public Web Maps shows that the village of Holbeach St Marks is located outside of any designated Conservation Areas.

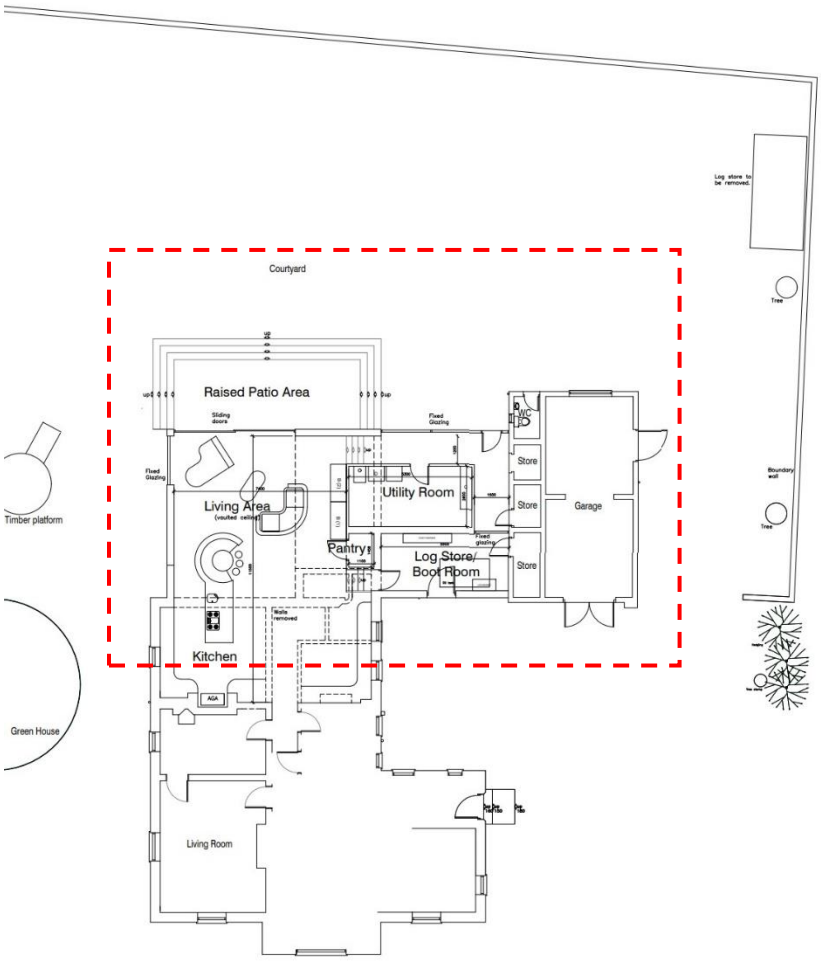


2.0 THE PROPOSAL

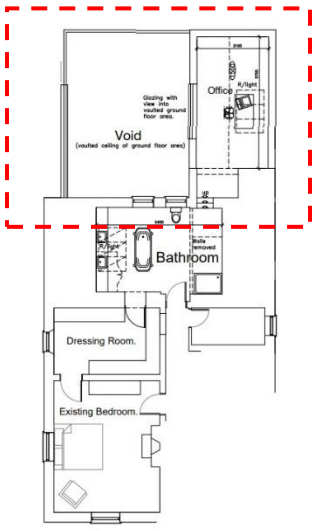
2.1 Works Overview

The existing house is to be extended toward the north to create a larger living area. The garage will become a store. A link between the existing garage and the main house creating a more accessible area for the enjoyment of the garden. The kitchen to be remodelled and a home office space will be created above the extend the living space.

Materials are to be brick and slate with larger expanses of glass to allow for better views to the garden and reinforcing the link between the two. Brickwork would be carried out in an English Bond with alternate courses of headers and stretchers bond, rainwater goods to be cast iron painted black and windows to be powder coated grey in respect of the historical setting.



PART GROUND FLOOR PLAN
SCALE 1:100



PART FIRST FLOOR PLAN
SCALE 1:100

2.2 Proposed Elevations

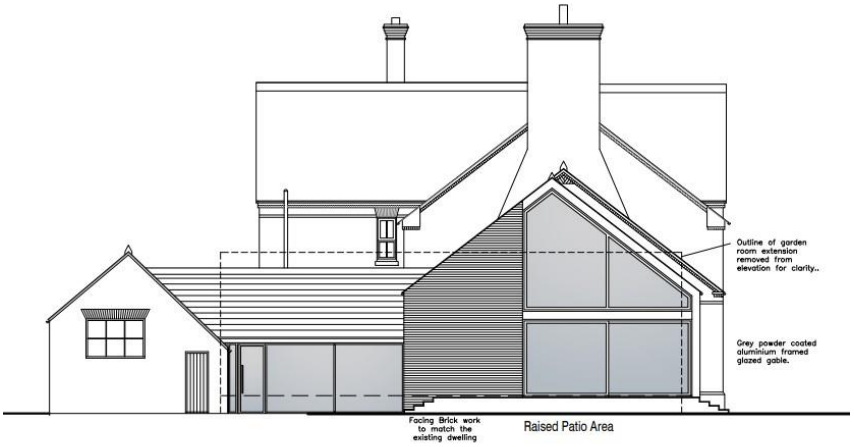
The proposal has roof lines which step down to respect the hierarchy of such ancillary buildings in relation to the main host dwelling. Such a level of hierarchy is displayed through a lesser status William Blyth Barco non inter-locking clay pantile, often seen on this style of building and the proposal clearly mimics.

As mentioned above the roof to the living area extension sits lower than the main roof to which it adjoins and is only partially visible over the existing garage roof. This in addition to the roof being set further back from the boundary its impact is therefore lessened.



SIDE ELEVATION (EAST)

Existing building Roof of extension beyond



REAR ELEVATION (NORTH)

New Workshop and outdoor entertaining space.

The main face of the living space extension will be partially visible but is main shielded from view by trees and hedgerows.

3.0 Assessment of Heritage Values

As the building itself is not listed any works would normally be straight forward decision but by being located next to a listed building it is the impact on this that will mainly be discussed in this section of the statement.

The Vicarage is shown on historic maps dating back to circa 1888 and was probably built around the time as St Marks Church. As St Marks Church is a listed building is of historical significance great care has been taken to design the extension and alteration so that have little or no impact on this ecclesiastical building.

The building entrance and garage area facing the Church are effectively the only areas which are in view of the Church in its current guise and is surrounded by trees and a hedgerow which provides effective screening. As noted above the proposal seeks to add a rear extension next to the existing garage and will adopt a similar style to that of the existing building. The roof to the extension to the main living area will only have its roof just poking about that of the existing garage. The new roof is lower than that of the main part of the building and is therefore subservient to its surroundings.

Considering the natural shielding provided by the vegetation and boundary wall of the listed building and the intention to keep the extensions subservient to the existing house it is clear that little or no impact will be had on the Church.



Aerial view showing levels of natural screening.

3.1 View to Church



Pedestrian entrance to Church showing the mature trees and hedgerow surrounding the site.



View toward Church showing the mature trees and hedgerow boundary with the proposed.



View show side of Church relevant to the boundary. *(Photo from British Listed Building Website)*









Various views of house in relation to Church and boundary.

4.0 Conclusions

As discussed above the property The Old Vicarage is not listed and the building does not sit in a conservation area. The site itself is surrounding be mature trees and hedgerows and is only visible from the road or neighbouring properties in the depths of winter.

The neighbouring Church is Listed and has very little outlook to the site due to window style and the presence of mature trees and hedgerows already mentioned above. The extensions themselves are also shield from view by the existing building and, the elements that are visible, are of a sympathetic nature and wouldn't be noticeable or detract from the listed building.

The works have no significant detrimental impact on the historical value of the property or the neighbouring Grade II listed buildings, they are of a benefit to the present-day practical use of the house and as such contribute to its ongoing relevance.