



Photographic Building Record

Application Ref: H13-0866-20

**Outbuilding to 7 Broad Lane,
Moulton,
Spalding,
Lincolnshire,
PE12 6PN**

1. Introduction

This document has been prepared as requested by South Holland District Council Planning Department as a condition of Planning Approval and Listed Building Consent for works to the curtilage listed outbuilding at 7 Broad Lane, Moulton, Spalding, PE12 6PN. The main dwelling on the site, 7 Broad Lane, is Grade II listed and the listing entry is as follows:

*MOULTON BROAD LANE
TF 32 SE (west side)*

*Hazeldean House (formerly listed
9/93 as House west to Grammar School
7.2.67 and under School Lane)*

II

House. Late C18, C20. Colourwashed rendered brick. Plain tiled roof with wooden eaves and gable stacks. 2 storeys, 3 bay front with plinth and painted raised quoins. Central doorway with moulded doorcase, open pediment, blind decorated fanlight, panelled reveal and partially glazed door. Doorway flanked by single glazing bar sashes with painted wedge lintels and raised keystones. 3 glazing bar sashes above.

Listing NGR: TF3057024003

The outbuilding to which this document relates once served as a stable and store to the host dwelling and later had a garage added to the south west end of the building. However, following the development of the area the original use of the building was no longer required and has been used for storage since. The building sits to the north west of the listed dwelling which faces directly on to Broad Lane, its national grid reference is TF 30548 24014. The photographic record that follows highlights the overall view of the building, any detail or features that are still present, either original or later additions and any internal features and fixtures. The photographic recording was carried out by Josh Caley of JC Architectural Consultant on 7th January 2021.



Overall view of front (south east) elevation showing the original stable building and the clear garage addition to the south west



Overall view of rear (north west) elevation showing the small addition to the rear of the garage and the timber posts supporting the modern roof structure



Overall view of side (south west) elevation



Overall view of side (north east) elevation



Overall internal view of stable area showing the original floor and stable partitions



Overall views storage room, left: facing NW right: facing SE



Overall internal view of later added garage, including later step out with timber beam over, as can be seen on the rear elevation



Internal view of garage showing doors to front elevation and window to side (SW) elevation



Timber posts installed to support the new modern roof structure seen both externally to the rear and internally to the front



Overview of the original brick herringbone floor with drainage channel to central drain



Detailed image of brick herringbone floor



View showing central stable with existing timber partitions and feeding trough



Selection of external window and vent openings. Top both: front elevation, left bottom: rear elevation, right bottom: side (SW) elevation



External doors to stables, possibly original although hinges etc have been replaced in places. Left: front elevation with brick arch over, right: side (NE) elevation with timber lintel over



Internal door between stables and store room, possibly original although lower hinge has been replaced. Initials shown on existing door frame (read IHD), possibly a makers mark or former inhabitant of 7 Broad Lane.