

PROPOSED ALTERATIONS
to
AUSTENDIKE HALL
AUSTENDIKE ROAD
WESTON HILLS
SPALDING
for
MR AND MRS D SIMPSON

HERITAGE IMPACT STATEMENT
(Revision A)

1. BACKGROUND

1.1. Austendike Hall is a Grade 2 Listed Building, first listed on 07 February 1967, and is described by Historic England as follows: -

> House. Mid C18 with C19 alterations. Red brick with some render and some ashlar dressings. Slate roof with broken dentillated eaves, tumbled gables, single ridge and 2 gable stacks. 2 storeys with attic, 4 bay front with ashlar quoins. Doorway with panelled door and reveal. Doorway flanked by single projecting bay windows with raking roofs and each with 2 glazing bar sashes. Single glazing bar sash further left with segmental head. Single

TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Directors: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk

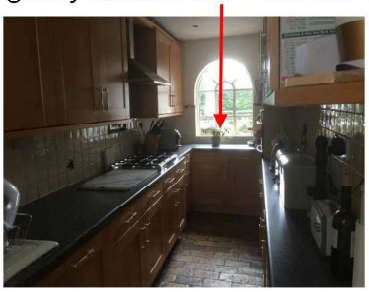
semi-circular headed glazing bar sash over doorway with ornate glazing bar head. This window is flanked by single Venetian windows and to the far left is a single glazing bar sash with segmental head. 4 C19 slate hung dormers with segmental heads and single glazing bar casements. The original dormers would have broken through the dentillated eaves.

Listing NGR: TF3022821704

2. BRIEF COMMENTARY ON EXISTING STRUCTURE

2.1. The original part of the building appears to be the 2½ storey portion which runs east-west parallel to, and facing onto the Austendike Road, with two wings which project from the rear, forming a small court which has since been enclosed on two storeys. There has also been a lean-to, single storey extension off the rear gable of the western wing, half of which has been raised up subsequently to create an ensuite shower room at first floor level. The original purpose of this is unknown, but it currently serves as a small and rather inadequate galley kitchen with modern fittings.





2.2. The Planning Application to which this statement is appended include layout drawings which indicate that the end room in this wing is currently known as a Breakfast / Aga room, since cooking is done by means of an aga in a chimney recess which may have originally contained some form of iron cooking range. There is still a section of bread oven alongside. This room therefore is thought to have been the original kitchen.



2.3. The eastern wall to the original kitchen would have faced into the small courtyard, but now separates the kitchen from a dining room which has been formed within the later infill extension. On the dining room side of this wall is a small, boxed-in winder staircase which leads up to a first-floor corridor, and another flight which leads up to the roof-space. The staircase appears to be a more modern addition, the lower flight of which is unnecessary, since the first-floor corridor to which it leads is already accessed from the main staircase.





2.4. The north wall of the dining room faces towards the rear garden and joins the two rear wings together. It is a single leaf 225mm brickwork wall which encloses the later infill extension. This wall contains a glazing-barred sash window

and a pair of glazing-barred French doors with side-screens at ground floor level, with a variety of window types at first floor level.

2.5. The south wall to the infill extension is the north wall of the original house which would have faced onto the small rear courtyard, and there is a connecting door to the entrance hallway from the present dining room. The main stair rises up from the front entrance hallway to this dividing wall and has been boxed out below with a semi-circular inset bookcase.

2.6. The ceiling finish to both the original kitchen and the infill dining room is a modern plasterboard and skim construction in need of replacement.

2.7. Bedroom 8, in the roof-space of the original building appears once to have been divided from the staircase landing by a partition which has been removed at some time. This results in loss of privacy to the bedroom.

3. PROPOSED ALTERATIONS

3.1. The successive alterations to the building over time appear to have been expeditious adjustments to suit specific needs at the time, but have been rather piecemeal in approach which has become both unsatisfactory for the nature and history of the building and also less than satisfactory for the daily workings of the home as outlined below: -

3.1.1. The galley kitchen is inadequate in proportion to the general size of the property and is of limited usefulness.
3.1.2. The breakfast / aga room is underused and inconvenient and relates less than efficiently with the dining space in the infill extension adjacent.
3.1.3. The winder staircase is largely irrelevant and is obtrusive within the dining room.
3.1.4. The fenestration / doorway within the dining room wall facing the garden is inadequate for its purpose.
3.1.5. The recessed bookcase within the dining room is incongruous and unnecessary, and will have formed part of the courtyard infill, and not of the original building.
3.1.6. The privacy to bedroom 8 is lost with the removal of the partition.

3.2. The drawings which form part of the present Planning and Listed Building Applications indicate the following alterations to resolve the difficulties listed above:-

3.2.1. The galley kitchen is to be refitted to create a larder. This will not require alterations or cutting out of the building fabric but will include the installation of new fittings. The existing wall mounted extract fan will be replaced and rewired.
3.2.2. The breakfast / aga room is also to be refitted for use as the main kitchen for the house and will not involve alterations to the building fabric other than to replace the ceiling boarding with new plasterboard and skim with a ceiling extract and ducting to a wall outlet, although it is also proposed to open up the room into the adjacent dining room to form a more satisfactory and workable living arrangement. This will be done as shown on the drawings, with a steel supporting arrangement to take the load from the wall and roofs above. Steel members will be encased in plasterboard and skim and skirtings etc will be made good / extended with salvaged materials where possible to these new areas. It will be necessary to include a below-floor spreader beam to transfer

loads effectively to the existing foundations, and the floor will be made good on completion.

3.2.3. The winder staircase will be removed up to first floor level and the door arrangements at first floor level will be altered as shown on the drawings to maintain access to the roof-space. The open archway between the two stair flights will be blocked up and plastered. The staircase is clearly of more recent date than the original building since it occupies the position within the original open court formed by the original house. The removal of this staircase will allow a return more to the original layout at first floor level. It is clear that this item is of significantly more recent date, and this is confirmed by the significant difference in timber boarding between the staircase construction and the first-floor structure to which it adjoins.



3.2.4. The French door and window arrangement to the northern dining room wall is to be replaced with simple white, powder-coated aluminium bifold doors as shown on the drawings. It is clear that this section of walling is of later date than the original building, since the brickwork is quite different. There is also significant evidence of several alterations to openings over its lifespan with patching and infilling. The windows and doors are not of great historic quality generally and are something of an eclectic collection of sizes and styles which contribute nothing to the original part of the building. This is very much a secondary elevation of secondary importance, although it does show something of a timeline. The proposed alterations with appropriately designed aluminium framed folding doors will be a valid extension to that timeline.



3.2.5. The recessed bookcase is to be replaced with straight walling with a plastered finish below the top of the main staircase flight.

3.2.6. The partition to bedroom 8 is to be replaced with a metal stud partition faced with plasterboard and skim, and with a door to match those existing elsewhere.

4. CONCLUSION

4.1. It will be seen above that all alterations proposed are very mindful of the historic and architectural quality of the building and the contribution it affords to our heritage. It is intended to bring more authenticity to the kitchen area, and to remove the obtrusive and inappropriate enclosed winder staircase. It will also return a once removed partition to bedroom 8. Equally, the removal of the wall between the proposed kitchen and the dining room, together with the replacement of the fenestration to the dining room outer wall will simplify the layout and better integrate the infill extension.

4.2. A preliminary meeting and discussion with Mr G Watkinson, The Conservation Officer to the SHDC Planning Department, and it is understood that the proposals are satisfactory.