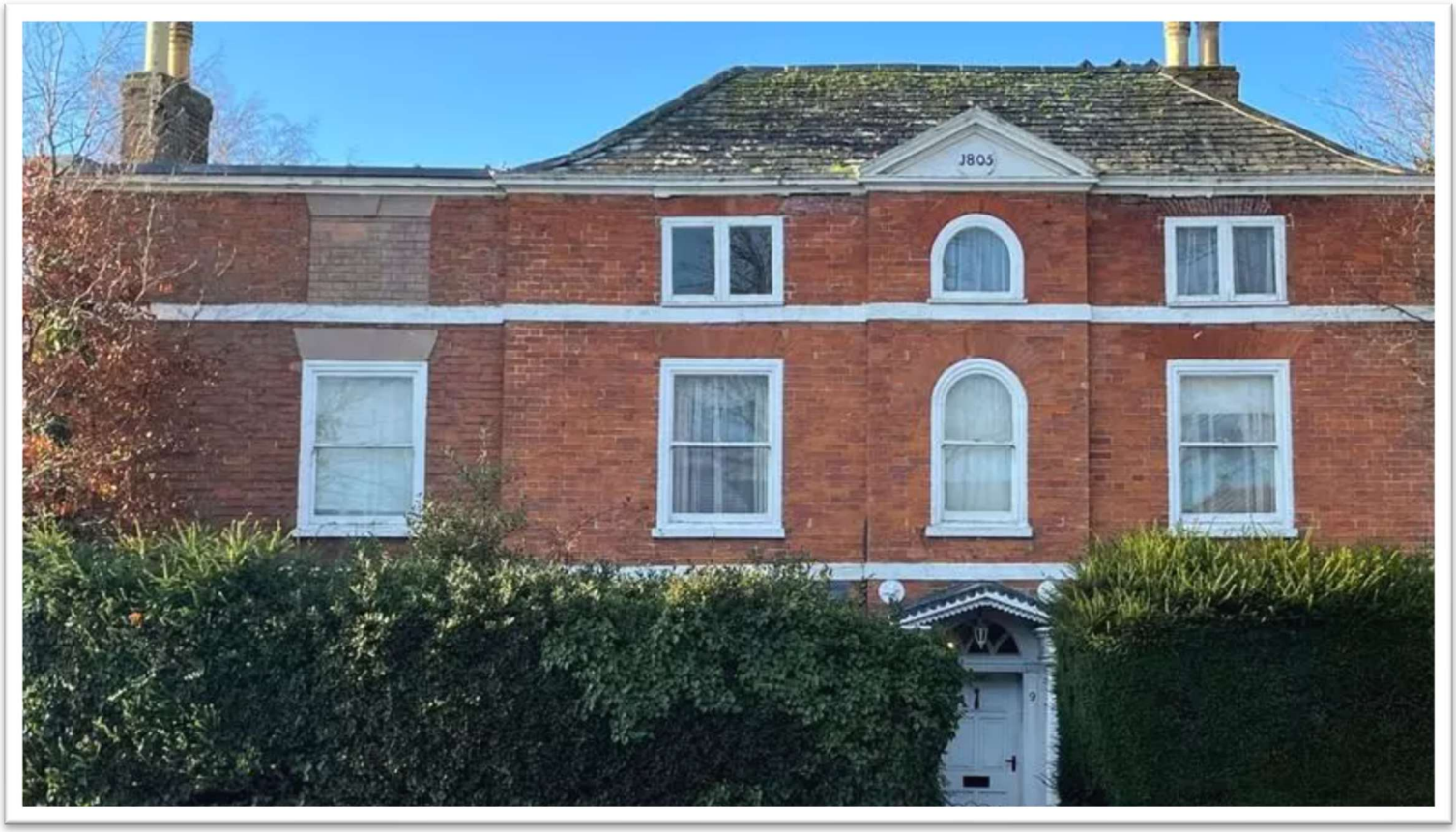
# AUSTIN JOHN LTD




# Heritage Impact Assessment incorporating Design and Access Statement

Proposed Internal Alterations at Boyfield, 9 High Street, Moulton, PE12 6QB

Prepared for: Ms Lal
Prepared by: Austin John Ltd, Rualen, Mill Green Road, Pinchbeck, Spalding PE11 3PU
On Behalf of: South Holland District Council
By Lauren Austin, August 2026

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## 1.0 Introduction

This Heritage Impact Assessment, incorporating a Design and Access Statement has been prepared in support of a proposal for minor internal alterations at the Grade II Listed property, Boyfield, at 9 High Street, Moulton.

This combined document has been prepared in support of a Listed Building Consent application for works to Boyfield. The document assesses the impact of the proposals on the character and appearance of the property within Moulton Conservation Area, as well as the impact of the works on the listed heritage asset itself and surrounding heritage assets. It demonstrates how the proposed works respond to their context and are necessary to maintain the longevity and integrity of this listed building.

The proposals do not diverge from the historic external appearance of the building. The works will be undertaken around the existing historic fabric and will remain sympathetic to the age, character and architectural style of the building.

This document demonstrates compliance with national planning policy, in particular paragraphs 202–221 of the National Planning Policy Framework, December 2024, alongside the statutory duties under Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Policy 29: The Historic Environment of the South East Lincolnshire Local Plan.

For the purposes of this application, it should be noted that the heritage asset at 9 High Street, Moulton, is referred to as Boyfield. There are references throughout history to the name of the house as “Boyfield”, including within the document *The Story of a House* by Nancy Snowdon, which appears to have originated from previous owners in the early 2000s. There are also references, such as those on Historic England and the Lincolnshire Heritage Explorer, to the name of the property as “Bayfield”. The name as listed on the sales particulars, and therefore the name maintained within this document for the heritage asset in question, is Boyfield.

This document should be read in conjunction with the plans and drawings listed below:
- Existing First and Second Floor Plan AJA/1416/26/01
- Proposed First and Second Floor Plan AJA/1416/26/04

## 2.0 Site and Heritage Context

Boyfield is situated within the village of Moulton, the Conservation Area of which was first designated in January 1970 in order to preserve the historic core of the village. The Conservation Area features many traditional brick structures, listed properties and iconic regional landmarks, including Moulton Windmill.

The character of the wider area of Moulton is varied, with significance derived from the collective historic evolution of the village rather than from a singular or uniform architectural composition. The same can be said for the area around High Street and Bell Lane, which are the areas closest to the application site. These streets contain a mix of traditional red brick properties, together with rendered commercial and residential buildings.

When viewing Boyfield from the wider street scene, it is apparent that there is a diverse range of buildings of varying ages, styles and materials. Boyfield itself stands out due to its more vivid brick colouring when compared with surrounding brick dwellings. Collectively, these buildings contribute to the significance of the village through their group value, historic associations and relationship to the wider street pattern, rather than through complete visual uniformity.

There are a number of designated heritage assets within close proximity of Boyfield, including Moulton Windmill and the Church of All Saints, both of which are Grade I listed, together with other listed residential buildings, such as Harrington House and 20 High Street. The impact of the proposed works on these heritage assets is considered further within the Heritage Impact Assessment below.

## 3.0 The Existing Building

Boyfield is a Grade II listed Georgian building situated within Moulton Conservation Area. The property is recorded by Historic England as a mid-18th century house, re-fronted in 1805, with later 19th century alterations. The 1805 date is inscribed within the pediment above the principal frontage, reflecting the building's later Georgian/Regency transitional appearance.

The building is constructed principally in red brick beneath a hipped slate roof, with a large chimney stack to the rear. The principal elevation is of particular architectural interest, comprising a two-and-a-half-storey, three-bay frontage with an ashlar plinth, first-floor band and second-floor sill band. The slightly projecting central bay is topped by a pediment containing the 1805 datestone, creating a formal and symmetrical composition to the High Street elevation.

The significance of Boyfield is strongly derived from the composition of its principal elevation, including its brickwork, roof form, porch, datestone, bay windows, sash windows, casements and surviving historic detailing. These features contribute to the building's special architectural and historic interest and to its positive contribution within the wider Conservation Area.

Internally, the building has evolved over time, with alterations understood to have taken place during the 19th and 20th centuries. As is common with historic dwellings, the internal layout appears to have been adapted to suit changing domestic requirements. The area affected by the proposed works relates to an existing internal partition between a bedroom and a Jack and Jill en-suite.

## 4.0 Description of Development

This proposal seeks Listed Building Consent for minor internal alterations to Boyfield, 9 High Street, Moulton. The proposed works relate to the blocking up of an existing internal doorway between a bedroom and the Jack and Jill en-suite at first-floor level, with the en-suite becoming a dressing room.

The works are entirely internal and would not involve any alteration to the external appearance of the listed building. There would be no change to the principal elevation, roof form, windows, doors, external materials, scale, massing or setting of the building.

The doorway is understood to sit within an internal partition wall which is believed to be a later addition to the original plan form of the house. The wall is understood to be formed from timber battens and plasterboard, rather than traditional masonry or primary historic fabric. No photographic evidence or invasive surveys have been provided at this stage, and therefore this assessment is based on the information currently available.

The proposed works would involve the blocking up of the doorway using timber stud walling and appropriate plasterboard/plaster finish to match the surrounding internal wall surface. This method of construction is lightweight, modest and reversible. Should it be considered desirable in the future, the doorway could be reinstated without permanent loss of significant historic fabric.

The purpose of the works is to rationalise the internal arrangement of the first-floor accommodation and provide a clearer relationship between the bedroom and surrounding spaces. The works would not affect any known significant historic features, decorative plasterwork, joinery, principal rooms, staircases, fireplaces or elements of the building's primary structure.

The proposal therefore represents a limited and proportionate internal alteration to later fabric within the building.

## 5.0 Heritage Impact Assessment

This assessment has been undertaken in accordance with the approach set out in the National Planning Policy Framework, December 2024, with particular regard to paragraphs 202–221, which require great weight to be given to the conservation of heritage assets and for proposals to be assessed in terms of their impact on significance.

Boyfield is a Grade II listed building within Moulton Conservation Area. Its significance is primarily derived from its age, architectural and historic interest, principal Georgian/Regency

frontage, traditional external materials, roof form, fenestration, porch, datestone, surviving historic detailing and contribution to the wider historic street scene.

The proposed works are wholly internal and relate only to the blocking up of an existing doorway between a bedroom and the Jack and Jill en-suite at first-floor level. The affected wall is understood to be a later lightweight partition formed from timber battens and plasterboard, rather than original masonry or primary historic fabric. On this basis, the affected area is not considered to make a meaningful contribution to the special architectural or historic interest of the listed building.

The works would not alter the historic plan form of the principal rooms, nor would they affect the external envelope, principal elevations, roof, windows, doors, staircases, fireplaces or other known features of architectural or historic significance. The proposal would therefore preserve the key elements from which the listed building derives its significance.

The proposed use of timber stud walling is considered an appropriate and proportionate method of intervention. The works would be lightweight and reversible, allowing the doorway to be reopened in the future if required. This reversibility is an important heritage benefit, as it avoids permanent or irreversible alteration to the building's fabric.

There are a number of notable heritage assets in the vicinity of Boyfield including:
- The K6 Telephone Kiosk (Grade II Listed), on Broad Lane
- Harrington House (Grade II Listed), on Broad Lane
- 20 High Street (Grade II Listed), on High Street
- Lych Gate (Grade II Listed), on High Street
- The Hand Pump (Grade II Listed), on High Street
- The Swan Public House (Grade II Listed), on High Street
- Moulton Windmill (Grade I Listed), just off High Street
- The Church of All Saints (Grade I Listed), on High Street

The presence of these heritage assets demonstrates that the site lies within a sensitive historic village context. However, as the proposed works are entirely internal, they would not

be visible from the public realm and would have no effect on the setting, appearance, appreciation or significance of any surrounding listed buildings or the wider Conservation Area.

There would be no change to important views, historic building lines, the street pattern, scale, massing, material character or the way in which Boyfield is experienced within the Conservation Area. The proposal would therefore result in no harm to the significance of Boyfield, the Moulton Conservation Area, or the setting of nearby designated heritage assets.

In accordance with paragraph 215 of the NPPF, development which preserves the significance of heritage assets should be supported.

## 6.0 Design and Access Statement

The proposed works are minor in scale and relate solely to an internal alteration at first-floor level. The amount of development is limited to the blocking up of an existing doorway between a bedroom and the Jack and Jill en-suite.

The works have been designed to be modest, proportionate and respectful of the listed building. The use of timber stud walling allows the doorway to be blocked in a lightweight and reversible manner, without the need for intrusive works to primary historic fabric.

There would be no alteration to the layout of the site, the external appearance of the building, or the access arrangements. The proposal would have no impact on existing external access, parking, circulation or the wider setting of the property.

The design approach is based on a clear conservation principle: to achieve the required internal arrangement with the minimum level of intervention. The works would be confined to a later internal partition and would not affect the building's principal historic features or external character.

The proposal would allow the internal accommodation to function more appropriately for modern domestic use while preserving the special architectural and historic interest of the listed building.

## 7.0 Planning Policy and Justification

The proposal has been developed in accordance with the National Planning Policy Framework, December 2024, which places great weight on the conservation of heritage assets and supports development that preserves or enhances their significance.

The statutory duties set out within Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 are also relevant. These require special regard to be had to the desirability of preserving listed buildings, their settings, and any features of special architectural or historic interest, as well as preserving or enhancing the character or appearance of Conservation Areas.

The proposal also accords with Policy 29: The Historic Environment of the South East Lincolnshire Local Plan. Policy 29 seeks to conserve and enhance the character and appearance of designated and non-designated heritage assets, including listed buildings, conservation areas, historic buildings, streetscapes and their settings through high-quality, sensitive design. It also supports alterations to listed buildings where the local planning authority is satisfied that the proposal is in the interest of the building's preservation and would not be prejudicial to its special architectural or historic interest or setting.

The proposed works preserve the character and appearance of the heritage asset by avoiding any alteration to the building's external form, principal elevations, historic detailing or setting. The works are confined to an internal area and involve the blocking up of a doorway within a wall understood to be of later lightweight construction.

The proposal is considered to be a proportionate and sensitive response to the existing internal arrangement. The use of timber stud walling ensures that the intervention would be reversible and would not result in the permanent loss of significant historic fabric.

The proposal results in no harm to the listed building itself, the Moulton Conservation Area, or the setting of nearby listed buildings. It represents a modest and conservation-led approach to internal alteration.

In line with paragraphs 212–215 of the NPPF, the proposal preserves heritage significance and therefore attracts a presumption in favour of approval.

## 8.0 Conclusion

The proposed internal alterations at Boyfield represent a modest, carefully considered and sensitive intervention to a Grade II listed building within Moulton Conservation Area.

The works relate solely to the blocking up of an existing internal doorway between a bedroom and the Jack and Jill en-suite at first-floor level. The affected wall is understood to be a later lightweight partition formed from timber battens and plasterboard, rather than original masonry or primary historic fabric.

The proposal would not affect the building's principal elevations, roof form, external materials, windows, doors, principal rooms, staircases, fireplaces or any known features of special architectural or historic interest. There would be no change to the external appearance of the listed building and no impact on the public realm.

The use of timber stud walling ensures that the works would be lightweight, proportionate and reversible. Should it be desirable to reinstate the doorway in the future, this could be achieved without permanent harm to significant historic fabric.

As the works are entirely internal, they would have no impact on the setting, appearance, appreciation or significance of surrounding heritage assets, including Moulton Windmill, the Church of All Saints, Harrington House, 20 High Street, or the wider group of designated heritage assets within the village.

It is therefore concluded that the proposal preserves the special architectural and historic interest of Boyfield, preserves the character and appearance of Moulton Conservation Area, and causes no harm to the setting of surrounding designated heritage assets.

The proposal fully complies with the requirements of the NPPF, December 2024, the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, and Policy 29 of the South East Lincolnshire Local Plan.

## 9.0 Appendix

The below photos show the opening that is proposed to be boarded up with a timber stud wall and plaster to match the existing. From these photos it appears that there is already a timber stud wall in place, but again no intrusive survey has been undertaken.





