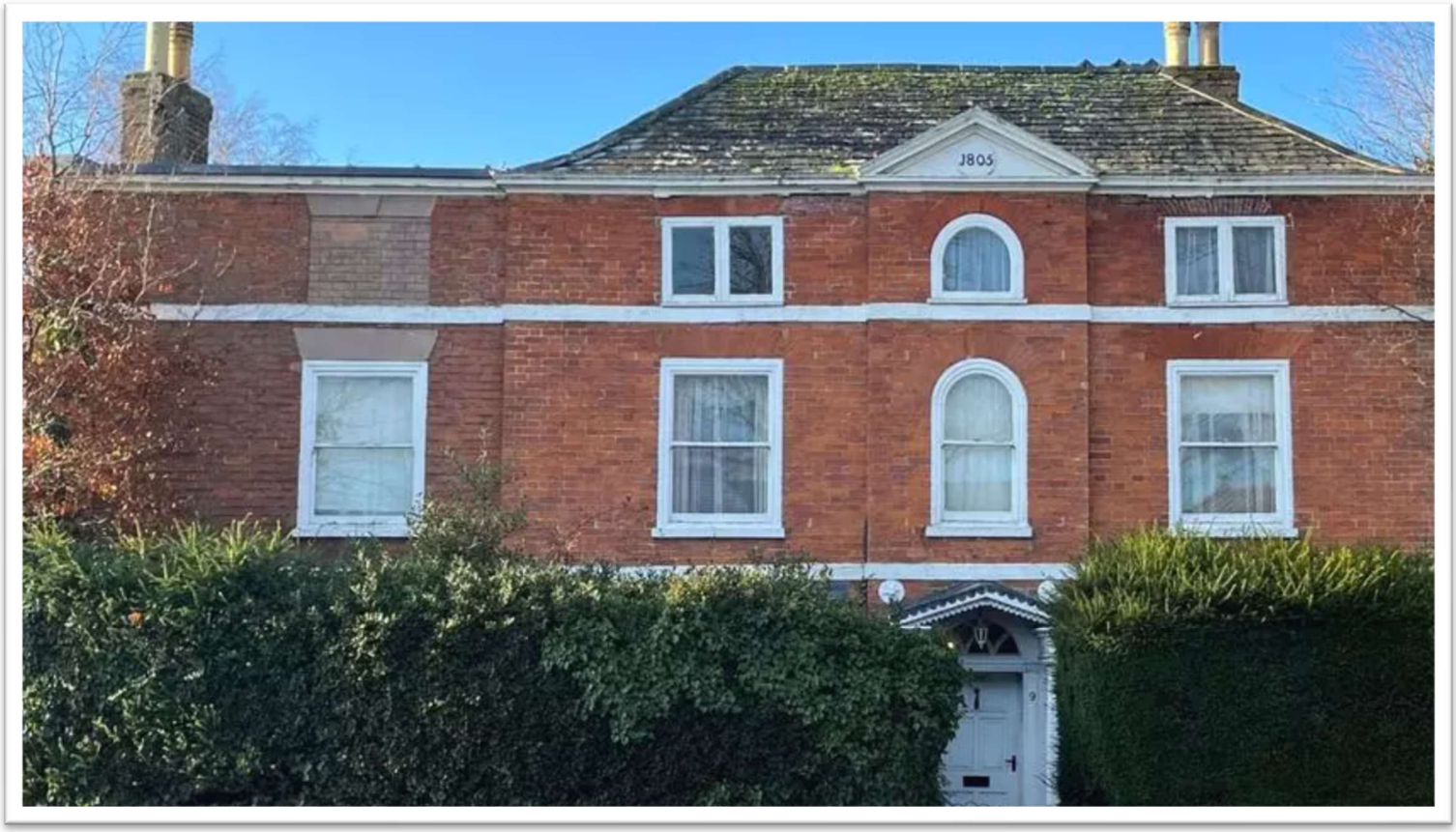
AUSTIN JOHN LTD



Heritage Impact Assessment incorporating Design and Access Statement

Proposed Roof Repairs to Boyfield, 9 High Street, Moulton, PE12 6QB

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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 roof repairs to 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 sections HE4, HE5, HE6, and HE9 of the National Planning Policy Framework, August 2026, 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:
- AJA/1416/26/06 Site and Block Plans
- AJA/1416/26/02 Existing Elevations and Roof Plans
- AJA/1416/26/07 ROOF – Proposed Elevations and Roof Plans
- Roof Repair Report Boyfield Moulton

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, 9 High Street, is a Grade II listed Georgian building which is believed to have been constructed in the 18th century and later re-fronted in 1805, with this date inscribed over the parapet on the front elevation of the house.

The re-fronting of the dwelling gave the front façade a later Georgian/Regency transitional appearance, and further alterations were made to the wider property throughout the 19th and 20th centuries. The house itself is a red brick dwelling which is believed to have originally been a farmhouse, with the outbuildings being used for various agricultural purposes.

The large bay windows on the ground floor are believed to have been added around 1850 and frame the large porch, which was rebuilt in 2001 as much of the original timber had rotted away or been removed.

The majority of the roof of the building is a hipped slate roof with a large red brick chimney stack to the rear, reinforcing its traditional Georgian appearance. The roof forms an important part of the building's historic character and overall architectural composition.

4.0 Description of Development

This proposal seeks to repair and replace, where necessary, elements of the roof which have fallen into disrepair. The opinion of a specialist roofing contractor is that elements of the existing roof are approaching the end of their useful life with areas of deterioration and other defects being identified on the front elevation of the roof and surrounding roof areas.

The failing roof has led to water ingress, and remedial works are required to prevent further ingress, improve ventilation, and restore the roof to a serviceable condition.

Proposed repair works to the roof include the stripping and recovering of the front roof slope, general slate repairs, lead valley replacement and ridge tile repairs. Further details

and images of the failing roof can be found in the accompanying report provided by the lead and slate roofing specialists at Jake Mason Roofing.

The contractors have provided a detailed scope of works and will liaise with the Planning Conservation Officer. The intention is to repair as much of the existing roof fabric as possible; however, where intervention is required to replace failed elements, this will be presented to the Conservation Officer as the most appropriate and sustainable solution.

5.0 Heritage Impact Assessment

This assessment has been undertaken in accordance with the approach set out in the National Planning Policy Framework, August 2026, with particular regard to sections HE4, HE5, HE6, and HE9 in Conserving and Enhancing the Historic Environment, 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.

Historic England guidance supports a conservative approach to repair, with the retention of as much significant historic fabric as possible and the keeping of change to the minimum necessary. This is particularly relevant to roof repairs, where the aim should be to preserve the historic form, materials, detailing and weathering function of the building wherever possible.

The proposed roof repairs have been carefully considered to preserve the character and appearance of Boyfield and to enable this Grade II listed building to remain in good repair for future years. The works are remedial and conservation-led in nature, rather than being works of alteration or enhancement for aesthetic purposes. Their purpose is to address deterioration, prevent further water ingress and safeguard the historic fabric of the building.

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, the proposal relates solely to the repair of the existing roof at Boyfield and would not alter the scale, form, use, massing, plan form or architectural composition of the building.

The proposed works would not introduce any new or incongruous features, nor would they alter the setting, appearance, appreciation or significance of any nearby listed buildings. There would be no change to important views, historic building lines, the street pattern, scale, massing or material character, as any replacement materials would be selected to match the existing roof.

The repair and retention of the roof is considered beneficial to the long-term preservation of the listed building. Without appropriate repair, continued deterioration and water ingress could cause greater harm to the building's historic fabric. The proposed approach therefore represents a proportionate and necessary conservation response.

Once the repair works are complete, Boyfield will continue to be experienced in the same manner from the surrounding Conservation Area and from the setting of nearby listed heritage assets. The visual appearance of the roof will remain consistent with its existing character, and the building will continue to make a positive contribution to the historic street scene.

The proposal will therefore result in no harm to the significance or setting of the Grade II listed building or to the nearby designated heritage assets. In accordance with section HE4 of the NPPF, development which preserves the significance of heritage assets should be supported.

6.0 Design and Access Statement

The proposal for roof repairs at Boyfield is modest and proportionate and is necessary to ensure the longevity of an established heritage asset. The scale of the works and the materials used will be in keeping with the existing building and will cause no harm to the heritage asset or those surrounding it.

The use of reclaimed and matching materials, where required, will ensure continuity while remaining in keeping with the historic fabric of the building. This accords with best practice in heritage design and conservation repair.

The layout of the roof will remain as existing and there will be no change to the layout of the site. Access arrangements will also remain unchanged, with the proposed works having no impact on the wider site access.

The design rationale is based on a clear set of principles: the retention of existing roof materials where possible, repair as the primary form of intervention, and the replacement of failed roofing materials with matching, reclaimed materials only where absolutely necessary.

7.0 Planning Policy and Justification

The proposal has been developed in accordance with the National Planning Policy Framework, August 2026, 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 roof repairs preserve the character and appearance of the heritage asset by maintaining its established form, roof profile, materials and detailing. The works are necessary to prevent further deterioration and will assist in securing the long-term conservation of the listed building.

The proposal results in no harm to the asset itself, the Moulton Conservation Area, or the setting of nearby listed buildings. It represents a proportionate, sensitive and conservation-led response to the condition of the existing roof.

In line with sections HE4, HE5, HE6, and HE9 of the NPPF, the proposal preserves heritage significance and therefore attracts a presumption in favour of approval.

8.0 Conclusion

The proposed roof repairs at Boyfield represent a carefully considered and sensitive intervention to a Grade II listed building within Moulton Conservation Area. The scheme uses methods of repair and materials consistent with the existing fabric of the building, thereby preserving its architectural and historic interest.

The works are necessary to address deterioration, prevent further water ingress and secure the continued use and preservation of the building. The proposal follows a repair-first approach, with replacement only where existing elements have failed or are no longer

capable of performing their function. This ensures that intervention is limited, proportionate and respectful of the listed building's significance.

The works would not alter the form, scale, appearance or setting of Boyfield and would not affect the way in which the building is experienced within the wider Conservation Area. There would be no adverse impact on nearby listed buildings, including Moulton Windmill, the Church of All Saints, Harrington House, 20 High Street, or the other designated heritage assets within the village.

It is therefore concluded that the proposal preserves the special architectural and historic interest of the listed building, 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, August 2026, the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, and Policy 29 of the South East Lincolnshire Local Plan.