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HERITAGE IMPACT ASSESSMENT INCORPORATING DESIGN AND ACCESS STATEMENT

Proposed Replacement Windows 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 replacement windows 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 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.

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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 Plan
- AJA/1416/26/07 WIN Proposed Elevations and Roof Plan
- Window Manufacture Details Boyfield

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.

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3.0 The Existing Building

Boyfield is a Grade II listed Georgian building. 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 windows form an important part of this composition and contribute significantly to the architectural character and significance of the listed building. The ground floor is defined by a pair of mid-19th century canted bay windows flanking the central doorway, each containing three plain sash windows. Above the doorway is a semi-circular headed window with a plain sash, flanked by single plain sash windows at first-floor level. At second-floor level, the central semi-circular headed casement is flanked by single two-light casements, with the outer first and second-floor windows set beneath flush brick wedge lintels.

These windows, together with the central doorway and open Doric porch, provide rhythm, hierarchy and balance to the front elevation. Their proportions, placement, opening style and relationship with the surrounding brickwork are key elements of the building's special architectural interest. The variety of window forms also reflects the phased development of the property, including its Georgian re-fronting and later 19th century alterations.

Attached to the left-hand side of the main frontage is a mid-19th century wing, slightly set back and with a flat roof. This element continues the established architectural language of the principal building, with a first-floor band, second-floor sill band and cornice. The wing contains a canted bay window with three plain sashes at ground-floor level, a single plain sash above, and a blocked opening above that, both with flush wedge lintels.

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Overall, the architectural 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. The existing windows therefore make an important contribution to the building's character, appearance and special architectural interest, and any replacement units should be carefully designed to replicate the established fenestration pattern, proportions, glazing arrangement, opening style and external detailing.

4.0 Description of Development

This proposal seeks Listed Building Consent for the replacement of existing windows at Boyfield, 9 High Street, Moulton. The works are proposed in response to the age, condition and performance of the existing windows, with the aim of improving the longevity, weather-tightness and internal comfort of the listed building while preserving its established architectural character.

The existing windows form an important part of the building's significance and contribute to the rhythm, hierarchy and balance of the principal elevation. The proposed replacement windows will therefore be specifically designed and manufactured to replicate the existing windows as closely as possible, with each unit tailored to suit its individual location, opening size, proportions and historic arrangement.

The proposed works will include the replacement of the existing sash and casement windows with new purpose-made timber units. The replacement windows will be designed to match the existing fenestration pattern, opening style, proportions, glazing arrangement, moulding profiles and external appearance. This will ensure that the character and architectural composition of the listed building are preserved.

The proposed windows will be constructed from Sapele African hardwood, kiln dried and FAS grade, and will be finished with a full three-coat spray-applied coating system. The finish and colour will be selected to match the existing appearance of the windows and will be confirmed as part of the detailed specification.

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Where ventilation is required, concealed trickle vents are proposed in order to provide necessary background ventilation while minimising any visual impact on the external appearance of the windows. Draught sealing will also be incorporated, including appropriate sliding sash and casement seals, to improve performance, reduce water ingress and help prevent issues associated with damp, condensation and heat loss.

The proposed ironmongery, including casement fasteners, stays, hinges, sash pulleys, sash fasteners and sash lifts, will be selected from traditional-style ranges, with the final design and finish to be confirmed. The intention is to ensure that the appearance of the window furniture remains appropriate to the age and character of the building.

The works are intended to preserve the special architectural and historic interest of Boyfield while ensuring that the building remains weather-tight, usable and properly maintained for future years. The replacement windows will not alter the building's established form, scale, fenestration pattern or historic composition.

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.

The existing windows make an important contribution to the character and appearance of the listed building. They form part of the architectural hierarchy of the principal elevation and contribute to the balance, rhythm and proportions of the façade. The canted bay windows, sash windows and casements also reflect the phased development of the building and are therefore important elements of its special architectural interest.

The proposed replacement windows have been carefully considered to preserve this significance. The new units will be purpose-made to replicate the existing windows as closely as possible, including their proportions, opening method, glazing pattern, sightlines,

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external mouldings and traditional detailing. The proposal is therefore not seeking to alter the character of the building, but to maintain its established appearance while addressing deterioration and improving performance.

The replacement of the existing windows is considered necessary to secure the long-term preservation and usability of the building. Poorly performing or deteriorating windows can allow water ingress, draughts, condensation and heat loss, all of which can contribute to damp and further deterioration of historic fabric. The proposed works would assist in protecting the building from continued environmental damage and would support its ongoing use and maintenance.

The proposed specification reflects a conservation-led approach. The use of timber, slim-profile glazing, traditional moulded detailing, internal beading, putty-effect external mouldings, concealed trickle vents and appropriate traditional-style ironmongery will ensure that the replacement windows sit comfortably within the listed building. Any modern performance improvements have been carefully considered so that they are discreet and do not undermine the external appearance or significance 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 replacement of windows within the existing building and would not alter the scale, form, use, massing, plan form or wider architectural composition of Boyfield.

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The proposed works would not introduce any incongruous features, nor would they alter the setting, appearance, appreciation or significance of nearby listed buildings. There would be no change to important views, historic building lines, the street pattern, scale, massing or material character. The replacement windows would be designed to preserve the existing appearance of the building and would therefore maintain Boyfield's contribution to the wider Conservation Area.

Once the works are complete, Boyfield will continue to be experienced in the same manner from the surrounding public realm and from the setting of nearby listed heritage assets. The visual appearance of the windows will remain consistent with the established character of the building, while the improved construction and detailing will assist in securing its long-term conservation.

The proposal will therefore result in no harm to the significance of the Grade II listed building, the Moulton Conservation Area, or the setting of 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 replacement windows at Boyfield is modest, proportionate and necessary to ensure the longevity of an established heritage asset. The works have been designed to preserve the character and appearance of the listed building while improving weather-tightness, ventilation, thermal performance and internal comfort.

The amount of development is limited to the replacement of existing windows. There will be no alteration to the layout of the building, the layout of the site, access arrangements, or the wider setting of the property.

The design of the proposed windows has been informed by the existing windows and the architectural character of the listed building. The replacement units will be purpose-made and will replicate the existing window types, including sash and casement arrangements, as

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closely as possible. Each window will be designed to suit its individual opening and to maintain the established fenestration pattern of the building.

The appearance of the windows will remain traditional and appropriate to the listed building. The use of timber, traditional mouldings, slim-profile glazing, putty-effect external detailing and carefully selected ironmongery will ensure that the replacement units remain visually sympathetic to the age and character of Boyfield.

The proposed concealed trickle vents and draught sealing will improve ventilation and performance while avoiding unnecessary visual clutter. These measures will help reduce draughts, condensation and damp-related issues, supporting the long-term preservation of the building.

The design rationale is based on a clear set of principles: to replicate the existing windows as closely as possible, to preserve the established appearance of the listed building, to improve the weather-tightness and performance of the property, and to ensure that any modern interventions are discreet, proportionate and sympathetic to the building's special architectural and historic interest.

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.

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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 replacement windows preserve the character and appearance of the heritage asset by maintaining the established fenestration pattern, proportions, opening styles, material character and traditional detailing of the existing windows. The works are necessary to address deterioration, improve weather-tightness and support the long-term conservation of the listed building.

The proposal has been designed to ensure that the special architectural and historic interest of Boyfield is preserved. Although the works will provide improved performance, this has been approached in a sensitive manner through the use of purpose-made timber windows, slim-profile glazing, traditional mouldings, concealed ventilation and carefully selected ironmongery.

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 proportionate, sensitive and conservation-led response to the condition and performance of the existing windows.

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 replacement windows at Boyfield represent a carefully considered and sensitive intervention to a Grade II listed building within Moulton Conservation Area. The

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scheme uses traditional materials, detailing and proportions consistent with the existing windows, thereby preserving the building's architectural and historic interest.

The works are necessary to address the condition and performance of the existing windows, improve weather-tightness, reduce draughts and condensation, and help prevent damp-related deterioration. The proposal will therefore support the long-term preservation, comfort and usability of the listed building.

The proposed windows will be specifically designed and manufactured to match the existing windows as closely as possible. Their appearance, proportions, glazing arrangement, opening style, mouldings and detailing will reflect the established character of Boyfield and will maintain the rhythm and hierarchy of the principal elevation.

The works would not alter the form, scale, massing, use 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.