

Shayne Andrews Design and Architecture Ltd.

18 FULMAR COURT,
SPALDING
PETERBOROUGH.
PE11 7AJ. M:-07713003441

E:-shayne@designandarchitectureltd.co.uk
Company Reg No. 06969616

Design and Access + HIA Details

Applicant:- Mr. M. Jarrett

Address:- Seas End Hall. Moulton Seas End. Spalding. PE12 6LB

Our Ref:- SA/MLJ/001/2025

Date:- 8th Sept 2025

Proposal:- Proposed Refurbishment/Extension/conversion Of Coach House

Revisions:- REV A Mar 2026

Site



Description of Existing House and Buildings

Seas End Hall is a Grade II listed Georgian Farmhouse.

The Property Has a Georgian Frontage with has a 6 Panel Front and arched glazed Fan light, with Earlier Extensions to Rear, the property consists of Five Reception Rooms, Eight Bedrooms and Six Bathrooms.

Outside there is a coach house with two stables, garaging, storerooms, a workshop and a covered section with five bays & has a first floor, Opposite to the rear of the Coach House is a fairly modern stable block, which has a further two stables, a cart shed, a changing room with shower, tack room with units containing a sink. The property is set within 24 acres of gardens Farmland and a Sports field currently used as a cricket pitch.

The red brick hall dates back to the early 1800s with its typically Georgian symmetric façade was last used is as a farmhouse and has large white timber sash windows and is entered via the stone steps rising to its central front door, with an ornate fanlight above. Inside, there is an expansive entrance hall with flagstone floor and high ceilings, the hall is centred between the two front reception rooms which are generous in size, both with timber planked floors and large fireplaces., there is also a study beyond the main staircase, and a playroom leading to a snug on the other side of the hall.

This connects to the large, dual aspect kitchen occupying the rear wing of the house. The Kitchen has a chequerboard, quarry tiled floor with underfloor heating, a Aga is set within the chimney breast, the remaining area of the room is an area used for dining & has a door which leads into the pantry, the quarry tiled floor continues through into the rear hall and into the boot room, from the hall & adjacent is the utility area which is accessed by stepping down, within the utility room there is one of the two downstairs WCs, the other one is to the front of the property accessed off the stairwell, there are two staircases within the property, the main one with is wide stepped simply in style half landing U shaped stairs with a large framed picture window, the other set which is a lot narrower would have been used by the servants.

There is also a basement level with cellar, with a window to the outside - which is accessed via a staircase under the main stairs off the main hall, the basement stretches for the entire width of the house.

English Heritage Entry Description

Heritage Category: **Listed Building** Grade: **II**

List Entry Number: **1064468**

Date first listed: **07-Dec-1987**

List Entry Name: **SEASEND HALL**

Statutory Address 1: **SEASEND HALL, SEASEND HALL LANE. MOULTON SEAS END**

Location

Statutory Address: **SEASEND HALL, SEASEND HALL LANE**

Lincolnshire- District: **South Holland (District Authority)**

Parish: **The Moultons**

National Grid Reference: **TF 31600 26981**

Details- MOULTON SEASEND HALL LANE TF 32 NW (south side) 5/114 Seas End Hall II

Farmhouse. Early C19 red brick, hipped slate roof with 4 stacks to rear. 2 storey, 3 bay fronts with steps leading up to the central doorway with pilastered, semi-circular headed doorcase, ornate traceried fanlight & panel door. Doorway flanked by single 3 light plain sashes, with 3 glazing bar sashes above. All sashes have segmental heads. Tall two & a half storey wing to rear.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **198076**

Legacy System: **LBS**

Lincolnshire Heritage Explorer

Building record MLI94333 - Seasend Hall, Moulton

Print Summary Seasend Hall, Moulton

Type and Period (2)

FARMHOUSE (Post Medieval to Modern - 1800 AD to 2050 AD)

FARMSTEAD (Post Medieval to Modern - 1800 AD? to 2050 AD)

Protected Status/Designation

Listed Building (II) 1064468: SEASEND HALL

Full Description.

Grade II listed farmhouse, dating from the early 19th century and altered in the 20th century. It is red brick and has a hipped slate roof with four stacks to the rear. For the full description of this listed building please refer to the National Heritage List for England. {1} Hall Farm (Seas End Hall), Moulton. Partially extant 19th century farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings.

Location

Seas End Hall sits within the Village of Moulton Seas End and in the civil parish of The Moultons and within the South Holland district of Lincolnshire. It is 5 miles (8 km) north-east from the centre of Spalding and 2 miles (3.2 km) north-west from Holbeach. The village of Moulton is 2 miles (3 km) to the south. Moulton Seas End population is included in The Moultons.

Moulton Seas End is a village in an extensive Fenland parish, of over 16 miles (26 km) north to south. The civil parish includes the primary parish village of Moulton, and the villages of Moulton Chapel and Moulton Eaugate.^[1]

In 1885 Moulton Seas End (then just 'Seasend' or 'Seaend') was a hamlet. A school existed in which there was a chapel for worship, constructed by subscription in 1868.^[2] By 1933 occupations, in what was now a village, included twenty-three farmers, three cottage farmers, five smallholders, a potato merchant, a fruit grower, a butcher, a blacksmith, a higgler—itinerant pedlar—two carpenters, two shopkeepers one of whom ran the post office, and the landlord of the Golden Lion public house.^[3]

The Golden Lion public house still exists and there is also a village hall and playing fields. The population of the village is about 850.^[1] The village war memorial commemorates twenty-two men killed in the First World War, and three in the Second

The Property is accessed via the two tree Lined Driveways off Hall Lane leading to the main House plus the crew and Stable Yards.

Seas End Hall sits a couple of miles north of the village of Moulton and about seven miles east of the market town of Spalding in Lincolnshire. Main road links include the A17 and the A16 and the A1 accessed at Peterborough for the south and Newark for the north. To The South Is Peterborough approx 23 miles,

Existing Coach House



Coach House.

Rear Door to Seas
End Hall



Slate Roof with Clay Hip
ridge tiles to be cleaned.

Concrete Lintel to Be removed
and Replaced with IG lintel &
new brickwork to match.

Softwood white painted
timber extended arched
top single glazed
windows, all require
replacement like for like

Front elevation Coach House



Oil Tanks to Be
relocated.

Corrugated Tin Roof which is to be
removed and replaced with new

Post to be removed and reused

Rear elevation Coach House

Courtyard Rear Elevation



Timber Post to be reused in New Extension.



Oil Tanks to Be relocated.



Slate Roof with Clay Hip ridge tiles

Existing First Floor Door to be replaced Like For Like, New Staircase to

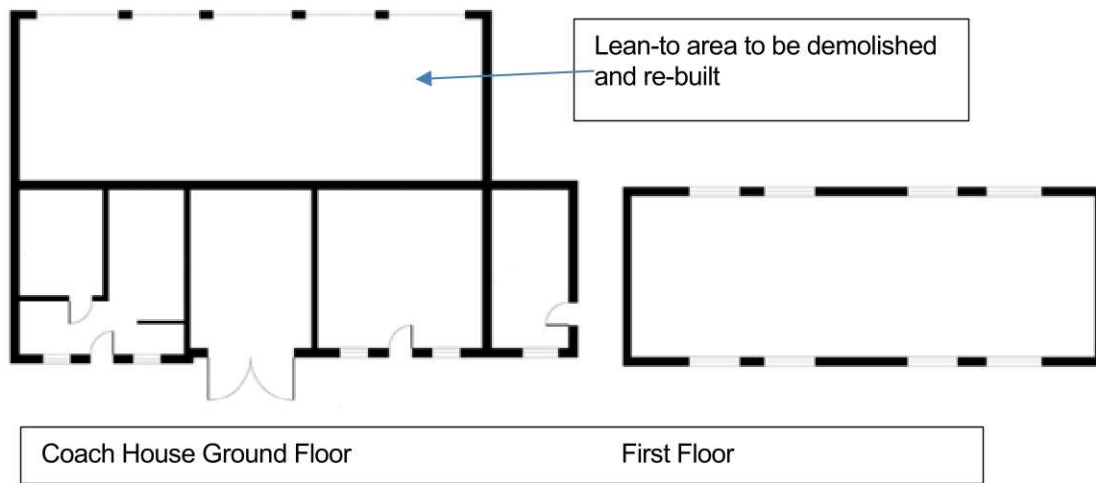
Re Build Required

Blocked up doorway

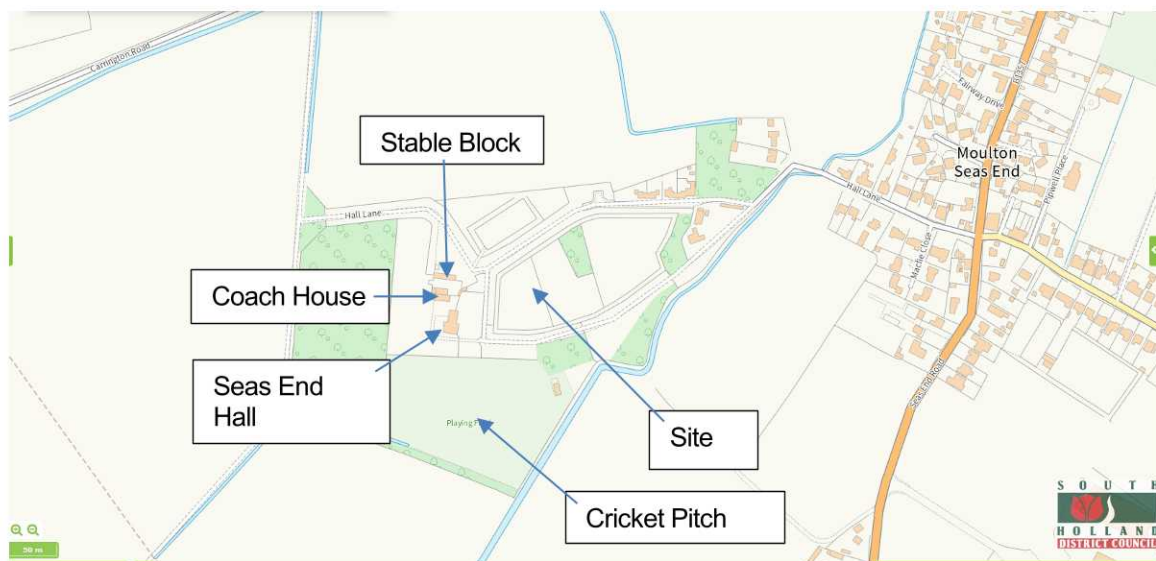
Old Door way and Lintel require repairs.

Gable Ends

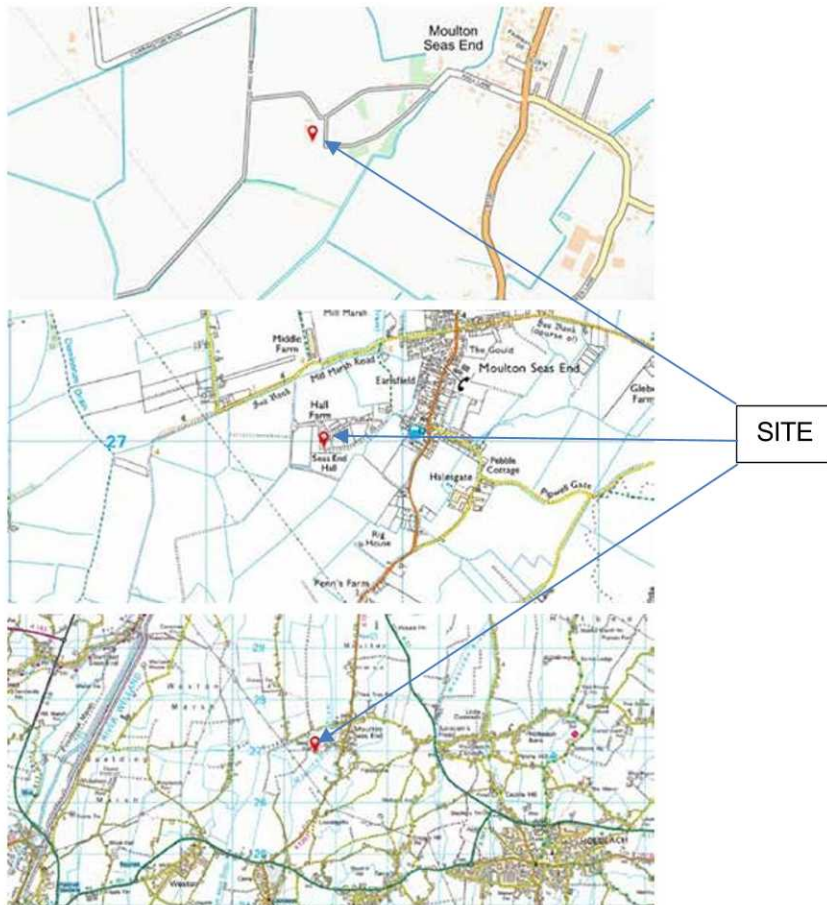
Existing Coach House Floor Plan Details



SHDC AREA MAP



Location



SITE ENTRANCE'S



Cricket Pitch & Drive Leading to Main Entrance of Seas End Hall.



Main Brick Pillar and Tarmac Entrance Drive.



Gravel Drive Leading to Stables



Hall Lane Entrance



Hall Lane

Existing Gardens and Landscaping

All To be Retained As is



Kitchen Gardens



Menage



Paddock



Grassed Areas

Proposal

It is proposed to convert the existing coach house into an entertainment area for the existing house, this will include some minor alterations to front of the Coach house with a new window to be installed above the main front double central doors, on the ground floor it is proposed to have a Gym/cinema room and central staircase located centrally to the building which from the ground floor will give access to a spa area including swimming pool. (see proposed Drawings)

Within these proposals it will be required to remove the existing lean to corrugated tinned roof and black soft wood posts. It is intended to hopefully utilise the existing trusses although these will become non structural as will the timber posts, all as seen in photos above,

Within the works the coach house will be repointed as part of the project as already approved, it will also have a complete new rainwater guttering system put in place again this has all been approved.

The existing roofing slate is to be cleaned and re used, if possible, otherwise a new Welsh slate roof is proposed, the existing roof structure will be retained along with the main body of the flooring timbers although a new covering will be required due to the existing being rotten.

The main body of the proposal will be the new swimming pool area which will be located mainly in the old lean-to area, which is to be demolished and rebuilt, with a central gable extension towards the stable block, which has approval to be turned into car storage.

Additional Photos

Walling Repairs

Repairs Required to Lean-to plant room walling, Parapet wall to be taken down with care, cleaned & bricks to be re-used mortar mix to match approved mix on dwelling. Bottom left corner of plant room to be re-built.



Parapet to be re-built



Brickwork to be Re-built



Old Door opening to be retained as is.



Blocked up Doorway
showing
Signs of movement.



Timber Lintel Failure
Causing cracking



The gable end of coach house has 1 first floor door and one 1 ground floor door that was bricked up some time ago and has since suffered movement due to the failing timber lintel. Lintel to be replaced with new steel lintel and bottom plate to allow for new oak lintel to the outside.
Poor Mortar repairs around whole building will be raked out and re-pointed.



Windows And Doors

Windows



Unfortunately all the of the windows within the coach house are so poor they are beyond repair, and each window will require replacement, The joinery company that has been commissioned to repair the windows within the house will also be replacing the windows in the coach house, these will be a straight replacement like for like



Doors.



Main Central Double Doors are similar to windows and have suffered to rot due to poor maintenance over the years and will require replacement. It is also considered that the concrete lintel is not in keeping and will be replaced with a steel lintel with a bottom plate to allow for a new oak lintel to the front elevation.

Cast Iron Hinges have either been replaced or damaged, New cast hinges to be fitted to new doors.



1 of 2 personnel doors, to be replaced, including frames.



Plant Room Door

Internal Photos.



Floor joists have either been boarded up individually or the whole area boarded. Many of the upper boards will be replaced as all rotten.



New Floor joists to be fitted as required, underside of joists to have 15mm plasterboard sound deadening quilt fitted between joist, with new floor boarding

Plant Room.



Internal Pictures of existing
Plant room.

Roofing Timbers to Plant
Room to be checked and
treated for woodworm



Old Doorway to be unblocked and reused



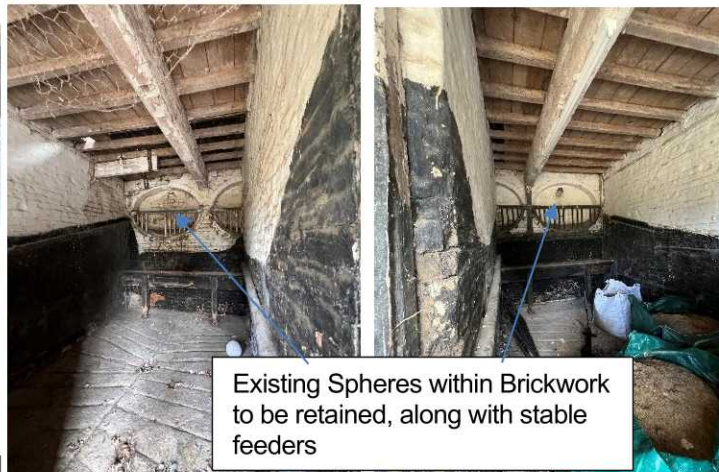
Old blocked up door to be retained
Cracking and damaged due to failed lintel to be made good.



Existing Concrete floor to be removed and replaced with, new 100mm concrete slab, 150mm Celotex insulation and new screed.



Old internal timber stables and posts to be completely removed



Existing Spheres within Brickwork to be retained, along with stable feeders

First Floor



Existing Roofing structure to be retained and treated.
New insulation to be used between the rafters and below the rafters,



Existing planked floor to be removed, and replaced with new boards.



Internals walls to be re pointed, Walls to Have breather/building paper and new insulated stud wall built in front with plaster board finish.

