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HERITAGE IMPACT ASSESSMENT INCORPORATING DESIGN AND ACCESS STATEMENT

Proposed Single Storey Rear Extension 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, September 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 a single-storey orangery-style rear extension and associated internal alterations at the Grade II Listed property, Boyfield, at 9 High Street, Moulton.

This combined document has been prepared in support of the relevant planning and Listed Building Consent application for works to Boyfield. The document assesses the impact of the proposals on the special architectural 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.

The proposal comprises the demolition of the existing conservatory, whose construction is understood to be failing, and its replacement with a purpose-designed single-storey rear extension incorporating an orangery and family living space, together with associated internal alterations shown on the accompanying plans.

The design has been developed to respond sympathetically to the age and character of the listed building. Traditional materials and architectural detailing have been incorporated within a restrained and subordinate form, ensuring that the addition remains secondary to the principal historic building.

This document has been prepared having regard to the National Planning Policy Framework, August 2026, in particular Policies HE4, HE5, HE6 and HE9 relating to the conservation and assessment of heritage assets and Conservation Areas. Regard has also been given to the statutory duties contained within 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.

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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/1416/26/00 – Existing Floor Plans
- AJA/1416/26/02 – Existing Elevations and Roof Plan
- AJA/1416/26/03-ext – Proposed Floor Plans
- AJA/1416/26/05-ext – Proposed Elevations and Roof Plan
- AJA/1416/26/06-ext – Site and Block Plans

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 makes an important

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contribution to the historic character of High Street. The formal principal elevation faces towards the public realm, while the rear of the property has a more varied and evolved character reflecting successive phases of alteration and domestic use. 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. 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 architectural significance of Boyfield is derived from its age and historic development, its Georgian/Regency composition, traditional brickwork, roof form, porch, fenestration, datestone and surviving historic detailing, together with its contribution to the wider historic character of Moulton Conservation Area.

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In contrast to the formal principal frontage, the rear of the property is more varied in its composition and reflects the evolution and adaptation of the building over time. A conservatory currently projects from the rear of the property adjacent to the kitchen. Its construction is understood to be failing and it does not form part of the formal historic composition of the principal building. The proposed development therefore relates to an area of the property which has already experienced alteration and adaptation, rather than affecting the formal principal frontage or those elements which make the strongest contribution to the building's architectural significance.

Nevertheless, the rear elevation remains part of the listed building and has therefore been treated sensitively. The proposed replacement has been designed to complement the scale, proportions and traditional material character of Boyfield while remaining clearly subordinate to the principal historic structure.

4.0 Description of Development

The proposal seeks householder planning permission and Listed Building Consent for the demolition of the existing rear conservatory, the construction of a single-storey orangery-style rear extension and associated internal alterations to the ground-floor accommodation.

The existing conservatory is understood to be suffering from construction failure and requires replacement. Rather than replicate its existing lightweight form, the proposal provides an opportunity to introduce a more permanent, carefully considered and architecturally appropriate addition to the listed building. The proposed extension will provide an orangery and family living area connected to the existing kitchen accommodation, together with associated internal alterations as shown on the proposed ground-floor plan.

The internal alterations are proposed to rationalise the existing ground-floor layout. These include the reconfiguration of the kitchen and adjoining service accommodation, the formation of a pantry, revised laundry and WC accommodation, revised storage areas, and alterations to existing internal openings and door positions as shown on the accompanying proposed plans. Where existing internal openings are to be blocked or door positions

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altered, the works will be undertaken carefully and with the minimum necessary intervention to the existing building. The intention is to avoid unnecessary loss of historic fabric and to ensure that the internal alterations remain proportionate to the wider scheme.

The extension has been deliberately confined to a single storey and positioned wholly to the rear of the dwelling. Its height remains substantially below that of the principal rear elevation, ensuring that the historic building continues to remain visually dominant and that the extension reads as a subordinate addition.

The proposed external walls will be constructed in brickwork selected to match the colour, texture, scale and general character of the existing historic brickwork as closely as practicable. The parapet will be finished with traditional coping stones, giving the extension a robust and appropriately detailed termination.

A key element of the rear elevation is the introduction of a series of traditionally proportioned arched openings. These will incorporate carefully detailed brick soldier-course arches which reference established traditional forms and help establish a strong relationship between the new addition and the historic building. The openings will contain slender black aluminium glazed doors. While aluminium represents a contemporary material, its dark finish and refined profile provide a deliberately restrained contrast with the traditional brickwork and prevent the glazed elements from appearing visually dominant. The use of black aluminium has been discussed with the Senior Conservation Officer, who expressed no concern with the proposed approach and considered that the material sits comfortably within the wider composition.

The combination of matching brickwork, traditional arched detailing, stone coping and restrained dark-framed glazing has been selected to give the extension a settled and coherent character. The intention is not to create a false historic replica, but to provide an addition which appears naturally integrated with the existing building and sympathetic to its architectural language.

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There will be no alteration to the principal High Street elevation of Boyfield. The proposed development is located to the rear of the property and will not be visible from the principal public realm.

5.0 Heritage Impact Assessment

This assessment has been undertaken in accordance with the National Planning Policy Framework, August 2026, with particular regard to Policies HE4, HE5, HE6 and HE9 concerning the conservation of heritage assets, assessment of effects on significance, designated heritage assets and Conservation Areas.

Boyfield is a Grade II listed building and considerable importance must therefore be attached to preserving those elements which contribute to its special architectural and historic interest. The significance of the building is primarily derived from its age, historic development, formal Georgian/Regency principal frontage, traditional materials, architectural proportions and surviving historic detailing. The principal elevation and its relationship with High Street make a particularly important contribution to the way in which the asset is experienced within Moulton Conservation Area.

The proposal would leave the principal frontage entirely unaffected. No alteration is proposed to its brickwork, windows, entrance, datestone, roof form or other architectural detailing.

The existing conservatory is located to the rear of the building and is understood to be suffering from construction failure. It does not form part of the formal composition of the principal Georgian frontage and is considered to make a limited contribution to the significance of the heritage asset. Its removal provides an opportunity to replace a deteriorating element with a more durable and architecturally considered addition, designed specifically in response to the character of the listed building. The demolition of the existing conservatory is therefore not considered to result in harm to those elements from which Boyfield derives its special architectural and historic interest.

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The scale of the proposed extension has been carefully controlled. It remains single storey and distinctly subordinate to the principal rear elevation of Boyfield. The low parapet form ensures that the extension does not compete with the scale or massing of the historic dwelling. The original building will continue to be clearly legible and visually dominant when viewed from the rear garden. The proposal therefore maintains an appropriate hierarchy between the historic building and the new work.

The material palette has been selected specifically to respond to the traditional character of Boyfield. Brickwork will be selected to provide as close a match as reasonably achievable to the existing building. The use of traditional coping stones and brick soldier-course arches over the glazed openings introduces familiar historic detailing without unnecessarily reproducing or competing with the more formal detailing of the principal elevation.

The rhythm of the arched openings gives the rear elevation a deliberate and balanced composition while creating a visual relationship with the proportions and architectural character of the host building. The proposed black aluminium doors introduce a subtle contemporary element. Their simple, slender appearance ensures that the glazing remains visually recessive within the brick arches. The distinction between the traditional masonry and contemporary glazing also allows the addition to be understood as a new phase in the building's evolution without creating visual conflict with the historic fabric.

The extension has been designed to avoid competing with the historically significant parts of the building. It does not affect the formal principal elevation, remains subordinate in height and scale, and uses materials and detailing which respond positively to the character of the existing dwelling. The proposal represents another clearly legible stage in the continued evolution of a building which has itself undergone alteration over several centuries. Importantly, the works would replace a failing conservatory with a permanent addition of greater architectural coherence and durability. The proposed design is therefore considered to preserve the special architectural and historic interest of Boyfield and would result in no harmful effect on its heritage significance.

The proposal also includes associated internal alterations to the ground-floor accommodation in order to integrate the new extension with the existing house and improve

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the functionality of the internal layout. These works include the reconfiguration of the kitchen and adjoining service spaces, alterations to internal openings and door positions, and the formation of revised pantry, laundry, WC and storage accommodation. The internal alterations are limited in extent and are principally associated with adapting the building for continued domestic use. They do not affect the formal principal elevation or the external architectural features from which the building derives much of its significance. Where openings are altered or blocked, the works should be undertaken with the minimum necessary disturbance to existing historic fabric. Where practicable, interventions should be formed in a manner that is capable of future reversal and should avoid unnecessary removal of significant original material. The internal alterations are therefore considered to represent a proportionate response to the continued residential use of the property and would not undermine the ability to understand the historic form and architectural significance of Boyfield.

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 is entirely located to the rear of Boyfield and will not be visible from the principal public realm. The existing dwelling, surrounding built form and established boundaries visually contain the development.

The extension would therefore not interrupt important views towards or from surrounding heritage assets, alter their relationship with the historic street pattern, or affect the manner in which they are experienced or appreciated. There would similarly be no alteration to

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Boyfield's established contribution to the High Street frontage or to the character and appearance of Moulton Conservation Area. The proposal is therefore considered to preserve the significance and setting of surrounding designated heritage assets and the character and appearance of the Conservation Area.

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 amount of development is proportionate to the scale of the existing dwelling and comprises a single-storey rear extension replacing the existing conservatory, together with associated internal alterations to the ground-floor accommodation. The layout has been informed by the existing arrangement of the property and confines new external development to the rear of the dwelling. The proposal creates an orangery and family living space which relates directly to the existing kitchen and improves the functionality of the ground-floor accommodation.

The associated internal alterations have been designed to provide a more coherent relationship between the kitchen, family room, pantry, laundry, WC and storage areas. Changes to existing openings and door positions are limited to those necessary to achieve a practical and functional domestic arrangement.

The scale of the extension has been deliberately restricted so that it remains subordinate to the listed building. Its single-storey form and low parapet maintain a clear distinction between the historic principal structure and the new work.

The appearance of the development has been informed by the traditional material character of Boyfield. Brickwork will be selected to closely match the existing property, while stone coping and traditionally detailed brick arches reinforce the relationship between the extension and the host building. The black aluminium glazed doors provide a simple and

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recessive contemporary intervention within the more traditionally detailed masonry openings. This avoids excessive imitation while allowing the extension to remain visually harmonious with the building as a whole.

The design rationale has therefore been based on a clear series of principles: maintaining the dominance of the historic building, locating development discreetly to the rear, using traditional materials, providing careful architectural detailing, limiting internal intervention to that which is necessary, and ensuring that the scale and appearance of the addition remain sympathetic to the listed building.

Existing access arrangements to the property remain unchanged. The proposal would have no effect on the established vehicular or pedestrian access arrangements or the relationship of the property with the surrounding highway.

7.0 Planning Policy and Justification

The proposal has been assessed against the National Planning Policy Framework, August 2026, and the relevant policies concerned with conserving and enhancing the historic environment.

Policy HE4 seeks to secure the conservation of heritage assets in a manner appropriate to their significance and requires development to avoid or minimise harm and conserve heritage significance. The proposal responds directly to this principle. The extension is confined to the rear of the listed building, remains subordinate to the principal structure and incorporates a palette of materials and architectural detailing selected to respect the character of Boyfield. The associated internal alterations are modest and are limited to those required to integrate the new accommodation and improve the functionality of the existing dwelling.

Policy HE5 requires proposals affecting heritage assets to be supported by an assessment proportionate to the significance of the asset and the potential effects of development. This

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assessment identifies those elements from which Boyfield principally derives its significance and considers the effect of both the external and internal works upon the building, its setting, Moulton Conservation Area and surrounding listed buildings.

Policy HE6 requires substantial weight to be given to the conservation of designated heritage assets. The proposal has therefore been designed around the preservation of the building's special architectural and historic interest. The historically important principal elevation remains unaffected, the proposed addition is subordinate, and the materials and detailing have been selected to complement rather than compete with the existing building. The internal alterations similarly avoid unnecessary intervention to those elements which make the strongest contribution to the building's significance. Changes to openings and partitions are limited and are considered proportionate to the continued residential use of the property.

Policy HE9 relates specifically to development within or affecting Conservation Areas and requires development to retain and conserve those elements which make a positive contribution to their character and appearance. The proposed extension would not alter Boyfield's principal public elevation or its contribution to the historic High Street streetscape.

The proposal also accords with Policy 29: The Historic Environment of the South East Lincolnshire Local Plan. Policy 29 seeks to conserve and, where appropriate, enhance the character and appearance of designated heritage assets through high-quality and sensitive design. In respect of listed buildings, the policy supports alterations and extensions where they are in the interests of the building's preservation and are not prejudicial to its special architectural or historic interest or setting.

The proposed development represents a proportionate and sensitive response to the site. It replaces a failing conservatory with an addition of improved architectural quality and permanence, while respecting the historic form, scale and material character of Boyfield. The associated internal works facilitate the continued practical use of the building without materially affecting those features which contribute most strongly to its heritage significance.

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The statutory duties under Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 have also been taken into account. The proposal preserves the special architectural and historic interest of the listed building, its setting, and the character and appearance of Moulton Conservation Area.

The proposed extension and internal alterations are therefore considered to accord with the relevant national and local heritage policy framework.

8.0 Conclusion

The proposed single-storey orangery-style rear extension and associated internal alterations at Boyfield represent a carefully considered and sensitive intervention to a Grade II listed building within Moulton Conservation Area.

The scheme involves the removal of an existing conservatory whose construction is understood to be failing and its replacement with a permanent, high-quality addition designed specifically in response to the character and architectural language of the listed building. The extension has been deliberately positioned to the rear of the property and restricted to a single storey. Its low parapet height ensures that it remains clearly subordinate to the principal rear elevation and that the scale, form and architectural hierarchy of the historic dwelling continue to be readily understood.

The material treatment has been selected to create a strong but sympathetic relationship with Boyfield. Brickwork will be chosen to closely match the existing building, while traditional coping stones and brick soldier-course arches provide depth and architectural character to the new elevation. The use of slender black aluminium doors provides a restrained contemporary element within the traditional masonry openings. Their dark finish allows the frames to recede visually and has already been discussed with the Senior Conservation Officer, who expressed no concern with their use within the proposed composition.

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The associated internal alterations are limited and functional in nature and have been designed to integrate the new extension with the existing house while improving the usability of the ground-floor accommodation. These works include changes to internal openings and door positions and the reconfiguration of service and storage accommodation. They do not affect the principal elevation or the external architectural features which make the strongest contribution to the significance of the listed building. Where existing internal fabric is affected, the works will be undertaken with the minimum necessary intervention, avoiding unnecessary loss of significant historic material and using reversible methods where reasonably practicable.

The design does not seek to imitate the historic building unnecessarily, but instead uses its proportions, material character and traditional detailing as the basis for a new addition which sits comfortably alongside the existing fabric. The result is intended to appear settled and coherent, while remaining identifiable as a later phase in the evolution of the property. Importantly, no alteration is proposed to the principal High Street elevation or to the key architectural features which make the strongest contribution to Boyfield's special interest. The external development is contained entirely to the rear of the property and would not be visible from the principal public realm. As a result, the proposal would not affect important views, historic street patterns or the manner in which surrounding listed buildings are experienced. The character and appearance of Moulton Conservation Area would similarly remain preserved.

It is therefore concluded that the proposed extension and associated internal alterations preserve the special architectural and historic interest of Boyfield, preserve the character and appearance of Moulton Conservation Area, and result in no harm to the significance or setting of surrounding designated heritage assets.

The development represents an appropriately scaled, materially sympathetic and conservation-led response to the continued use and evolution of the listed building and fully accords with Policies HE4, HE5, HE6 and HE9 of the National Planning Policy Framework,

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August 2026, Policy 29 of the South East Lincolnshire Local Plan, and the relevant statutory duties contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.