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 Statement + Heritage Impact Assessment Details

Applicant:- Mr. M. Jarrett

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

Our Ref:- SA/MLJ/001/2025

Date:- 25th Sept 2025

Proposal:- Proposed Storage Building

Revisions:-

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 Buildings



Front Elevation Seas End Hall.



Side Garden Elevation.



Side Elevation.



Front elevation Coach House & Side of Seas's End Hall



Rear elevation Coach House



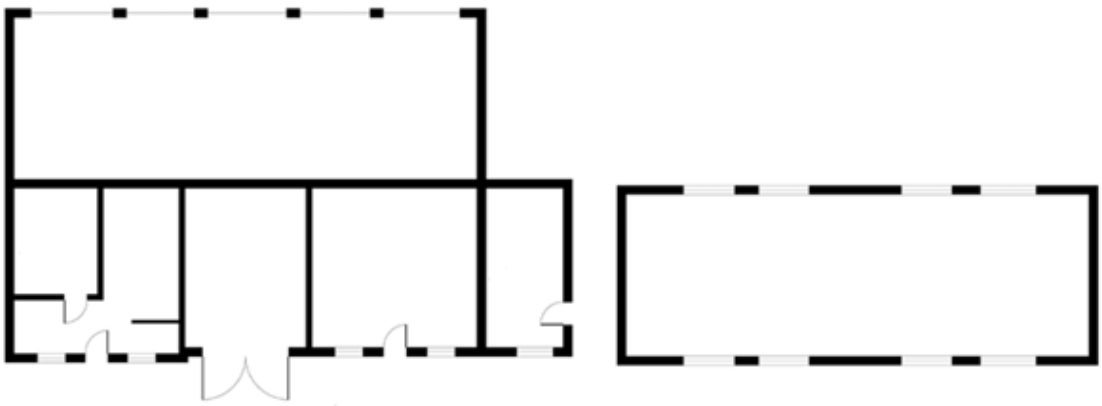


Stable Block Rear Elevation



Stable Block Front Elevation

Existing Floor Plan Details



Coach House Ground Floor	First Floor

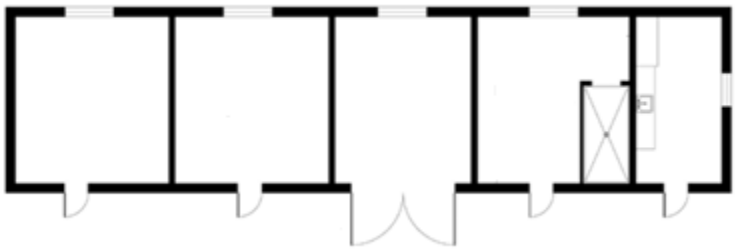


Ground Floor First Floor 2nd Floor



Basement Plan

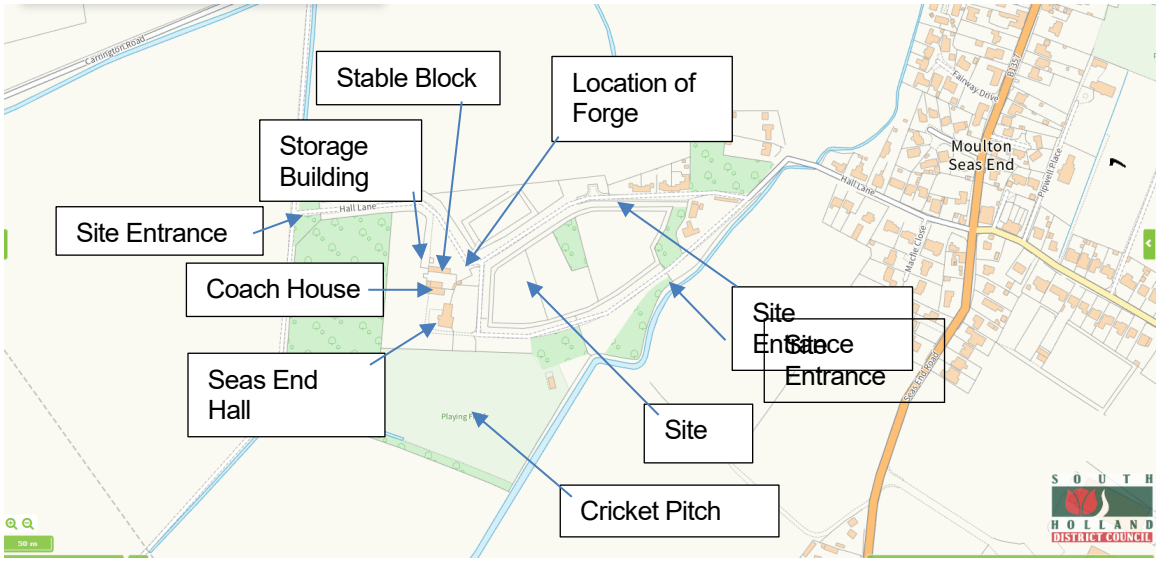
Seas's End Hall Floor Plans



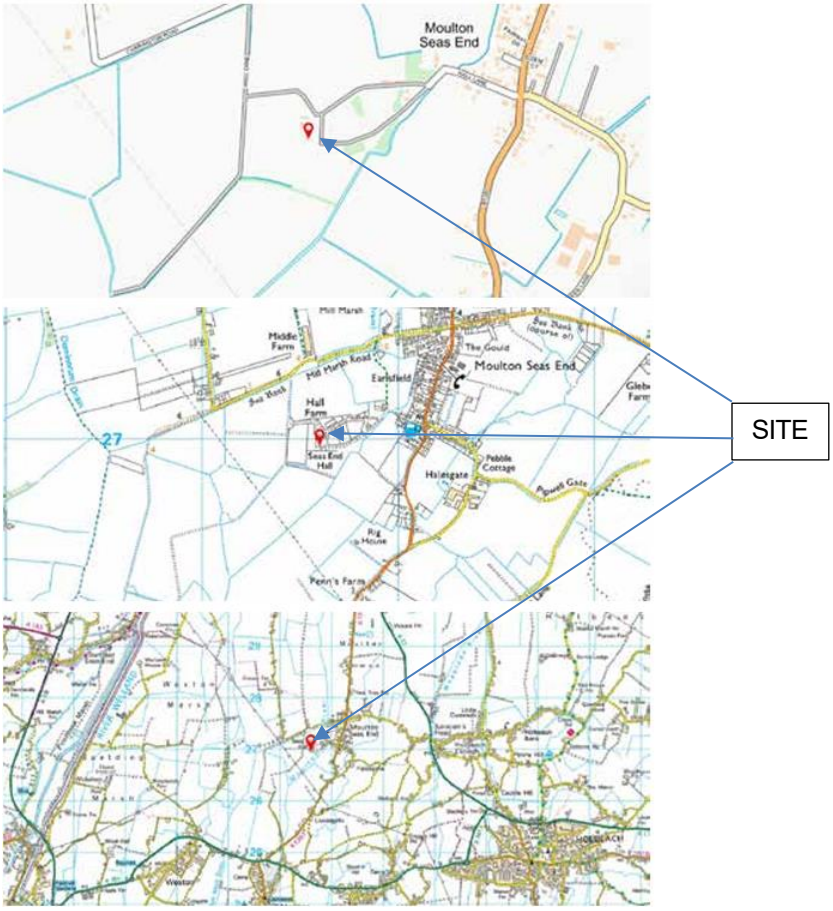
Floor Plan

Stable Block Floor Plan

SHDC AREA MAP (Showing Existing and Proposed Buildings)



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

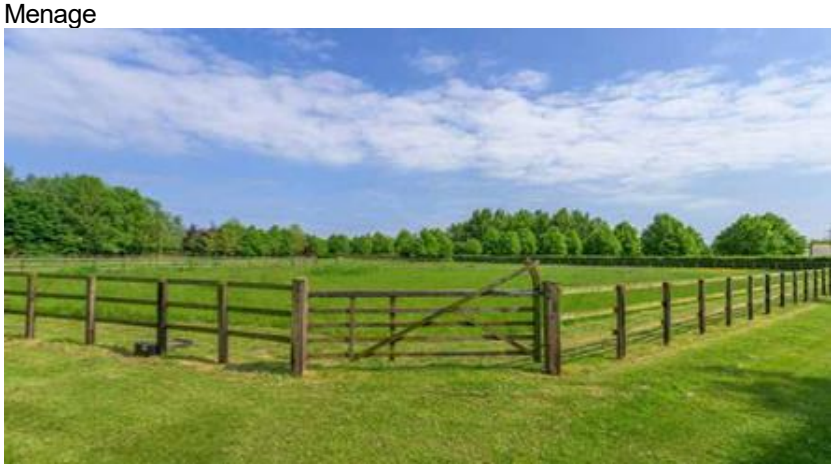
Existing Gardens and Landscaping

All To be Retained As is


Kitchen Gardens



Menage



Paddock



Grassed Areas

Existing Building Proposals

The main house is to be and is currently being fully renovated from the basement upwards to the loft, the stable block has been granted planning and listed building consents to be converted into a garage. The Coach house will be, subject to planning permissions, be converted 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.

Application Proposal. (Storage Building)

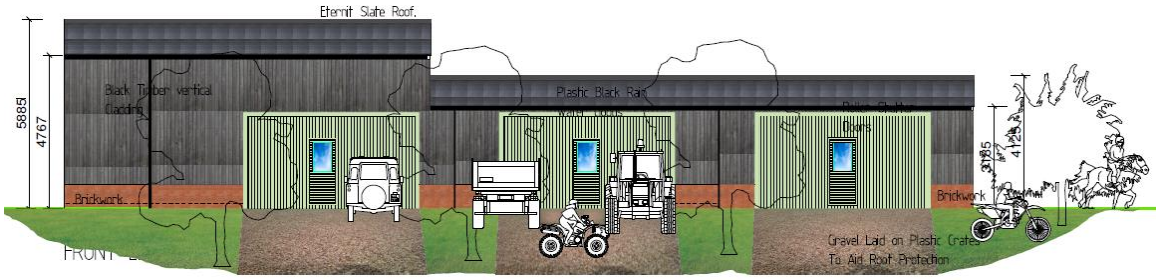
This Design and Access statement and Heritage Impact assessment have been prepared to support a full planning and listed building application, for the erection of a new storage and workshop facility, and also briefly describes the proposed works for the whole site. This application is all part of a larger project which is to return this neglected Grade II listed building back to its former glory.

The proposal is to construct a new workshop and storage facility which will house vehicles used for the maintenance of the lands that surround Seas End Hall, approx 34 acres, it will house vehicles such as tractors, trailers, grass cutting equipment quad bikes, as currently there is little to no secure storage for these vehicles leaving them vulnerable to rural theft, which as we know from report is an increasing risk.

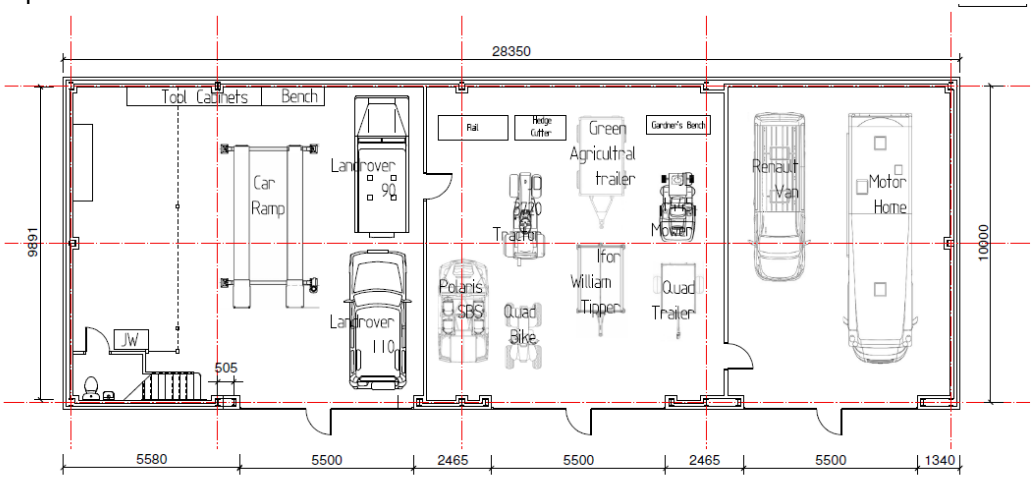
It is Proposed within the building to have a fully functioning workshop to allow for servicing of the vehicles, which includes a vehicle ramp. This is al proposed as part of the future proposals to make Seas End Hall efficient as possible

It is proposed to construct the storage building from a handmade red brick to match the proposed Forge, using Flemish bond brickwork, the Main structure of the building will be steel framed, with block work walls which will receive a vertical timber cladding coloured black, The roof is proposed to be Eternit slate, and the rainwater goods will be black plastic, So that it's all in keeping with its existing close by ancillary buildings and be sympathetic to Seas End Hall.

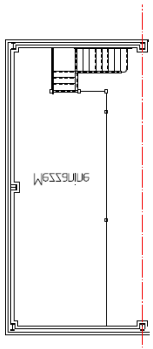
The location of the Storage building has been carefully thought through as to impact the setting of the Grade II listed building a little as possible while at the same time be effectively useful, The idea behind the location is to create a working court which encloses on its self and will share the space of the newly approved garage block and the Forge which is under consideration with SHDC .



Proposed Front Elevation

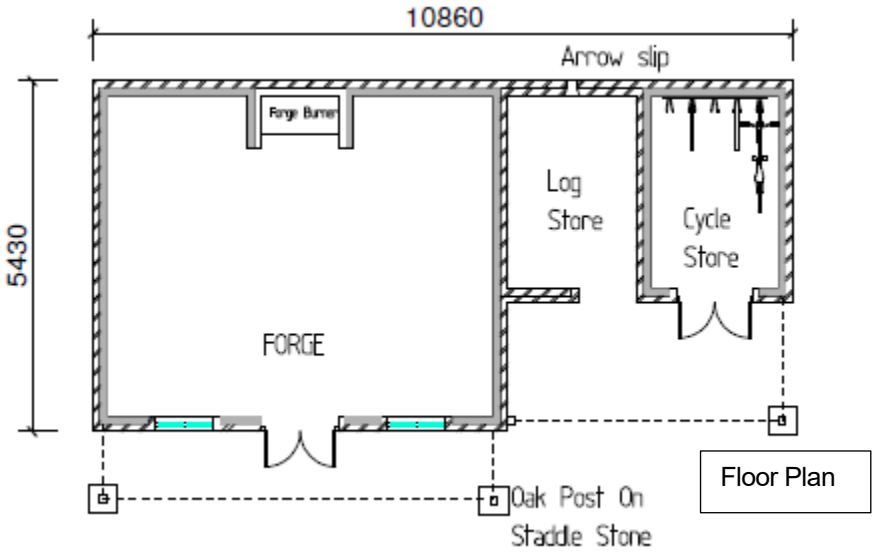


Proposed Floor Plan



Mezzanine Floor

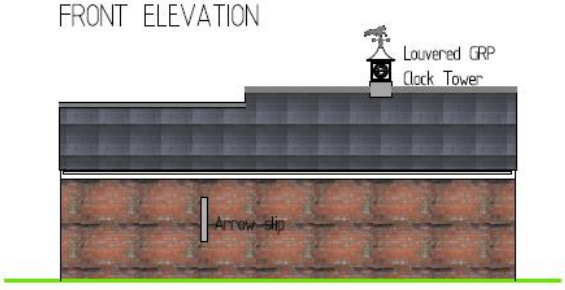
New Forge Details Submitted to SHDC for Consideration



Floor Plan



FRONT ELEVATION



REAR ELEVATION