

---

# AUSTIN JOHN LTD



## HERITAGE IMPACT ASSESSMENT

Proposed replacement windows and addition of SVP to West End Lodge, 88 Knight Street, Pinchbeck PE11 3RB

Prepared for: Mr D Young

Prepared by: Austin John Ltd, Rualen, Mill Green Road, Pinchbeck, Spalding PE11 3PU

On Behalf of: South Holland District Council

By Nicola Chamberlain, April 2023

---

# AUSTIN JOHN LTD

## Contents

1. Introduction
2. Listing and Englands Historic Environment Records
  - 2.1 Historic England Listing
  - 2.2 The Heritage Gateway List of Historic Development
3. Regulatory Framework
  - 3.1 Legislation
  - 3.2 Pinchbeck Conservation Area
4. The Existing Building
5. Proposed Works
  - 5.1 Internally
  - 5.2 Externally
6. Conclusion

---

# AUSTIN JOHN LTD

## 1. Introduction

1.1 This Heritage Impact Assessment (HIA) has been prepared on behalf of South Holland District Council (SHDC) and written by Nicola Chamberlain of Austin John Ltd.

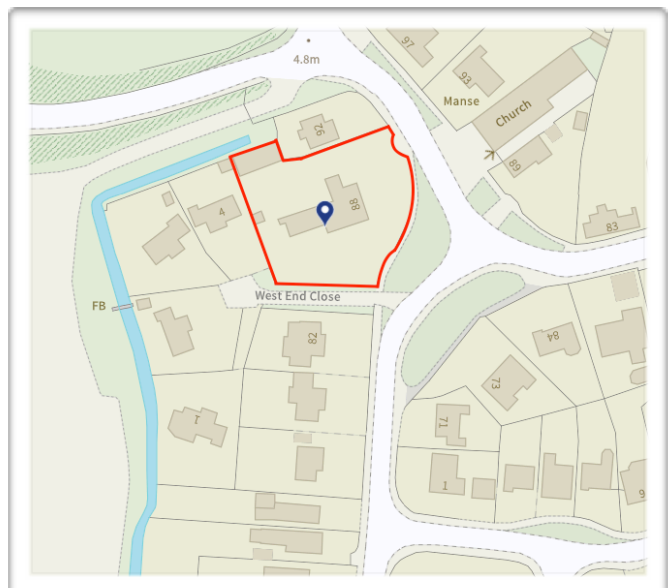
1.2 The Heritage Impact Assessment supports proposals for the Listed Building Consent to replace the existing timber windows and to add an en-suite bathroom. The proposals do not diverse from any of the historic fabric externally and only minor works internally. All works will be formed around historic fabric and will remain sympathetic to the style of the building.

1.3 The Heritage Impact Assessment has been produced to comply with the guidance set out in Section 16; paragraph 189 to 208 of the National Planning Policy Framework (NPPF) revised 20 July 2012

1.4 The Heritage Impact Assessment describes the setting and significance of the building and its contribution to the area. The report sets out relevant national and local heritage policies, statutory duties, and guidance material, against which the proposal should be judged. In the light of this background, the assessment draws conclusions on the impact of the proposed refurbishment on the significance of heritage assets, together with its compliance with heritage planning policy.

1.5 West End Lodge, 88 Knight Street, Pinchbeck PE11 3RB is a Grade II Listed Building which is situated to the West of the Village of Pinchbeck.

*Pic 1.  
Site Location from Ordinance Survey showing  
the property.*



---

# AUSTIN JOHN LTD

## 2. Listing and Englands Historic Environment Records

### 2.1 Historic England listing

Heritage Category: Listed Building

Grade: II

List Entry Number: 1308774

Date first listed: 20-Jan-1976

Date of most recent amendment: 13-Jan-1988

List Entry Name: West End Lodge

Statutory Address 1: WEST END LODGE, 88, KNIGHT STREET

County: Lincolnshire

District: South Holland (District Authority)

Parish: Pinchbeck

National Grid Reference: TF 23650 25914

#### Details

PINCHBECK KNIGHT STREET TF 22 NW (south side) 7/94 No.88 (West End Lodge)

20.1.76 (formerly listed as House opposite Baptist Chapel) II House. c.1830. Red brick in Flemish bond, hipped slate roof, deeply overhanging eaves, 2 brick wall stacks. 2 storey, 3 bay front, the central bay is slightly recessed and contains half glazed panelled door, the panels have fluted decoration, flanked by narrow fluted columns, with petaloid fanlight, set in semi- circular headed recess, flanked by single glazing bar sashes. To first floor 3 similar windows. All have flat splayed rubbed brick arches. To the right hand side a small bow window.

Listing NGR: TF2365025914

#### Legacy

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

Legacy System number: 198208

Legacy System: LBS

---

# AUSTIN JOHN LTD

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

### 2.2 The Heritage Gateway List

The property is not mentioned in the list

## 3.0 Regulatory Framework

### 3.1. Legislation

Legislation relating to the historic environment is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Of Particular relevance are Sections 16 and 66 summarised as follows:

Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

### 3.2 Pinchbeck Conservation Area

South Holland District Council has designated the Eastern area of Pinchbeck, Conservation Area under section 69/70 of the Town and Country Listed Building and Conservation Area Act 1990

West End Lodge does not sit within Pinchbeck Conservation Area.

## 4.0 The Existing Building

Formerly known as “The House Opposite the Baptist Chapel”, West End Lodge is a Grade II Listed House dating from about 1830. The house was built in red brick Flemish bond, and has a hipped slate roof with deeply overhanging eaves and two brick wall stacks.

Attached to the house is a two storey converted barn, built from stone and red brick.

The house sits proudly on 1/3 acre of mature garden, opposite the Victorian Baptist Chapel, on the corner of Knight Street and Rotten Row Junction.

---

# AUSTIN JOHN LTD

## 5.0 The Proposed Works

This proposal is for the replacement of the existing timber sash and casement windows which are in a poor state of repair, and draughty to be replaced with double glazed timber sash windows in the same style as the existing.

The proposal is also to create another bathroom to the existing building envelope and has been carefully arranged to avoid any alterations to the front facade and principal elevations.

This statement should be read in conjunction with drawings;

AJA/1265/23/00

AJA/1265/23/01

AJA/1265/23/02

AJA/1265/23/03

Dale Window Sash Sections (pdf)

## 5.1 Internal Works

### 5.1.1 En-Suite Bathroom

Accessed from the first floor landing, the proposal shows to create an en-suite bathroom to the existing bedroom 4, subject to practical restrictions.

No internal walls will be removed and all works can be reversed if necessary at a later date.

### 5.1.2 Family Bathroom

Accessed from the first floor landing, the proposal for remodelling of the family bathroom will involve the removal of a timber partition wall which separates the bath and shower currently. This partition would not be considered as part of the original fabric of the building and would appear to be a later addition.

---

# AUSTIN JOHN LTD

## 5.2 External Works

All exterior general arrangements and finishes will be refurbished or replaced to match existing with the exception of a proposed new Soil Vent Pipe to the proposed new en-suite bathroom. The existing drainage is a mixture of plastic and cast.

### 5.2.1 Drainage

The existing drainage is a mixture of plastic and cast.

The addition of a SVP will be positioned adjacent to the existing black plastic pipe, although this may be modified slightly on site.

We would appreciate as the building is Grade II Listed, that the black cast iron pipes would be specified which have the detailing of the original style.



Pic 2: Photograph showing the existing external pipe

---

# AUSTIN JOHN LTD

## 5.2.1 Fenestration

If deemed a practical necessity through refurbishment works, new Georgian style 6/6 Sash Windows on the Ground Floor, and 3/6 Sash Windows on the First Floor to the principle elevations, ensuring this is in keeping with the original design of the buildings facade. To the rear of the property, these are timber casement windows in Georgian Style and will be replaced with the same design to match the existing.



Pic 3: Photograph showing the principle elevation



Pic 2: Photograph showing the existing timber Sash 6/6



Pic 3: Photograph showing the side elevation

---

# AUSTIN JOHN LTD

## 5.2.2 Doors

The proposal includes the replacement of the rear breakfast room door and window to be replaced with timber Georgian Style French doors to be made to the existing opening, and would be double glazed with secure locks.

## 6 Conclusion

This proposal has considered the Historical and Architectural significance of West End Lodge and has assessed the impact that the works proposed, which are subject to the application for Listed Building Consent, would have no detrimental effect to the overall appearance of the building, and the proposal for replacement, double glazed, timer sash windows will be of high quality with glazing bars and style to match the existing.

The original C19 house and architectural features to the principle elevations would not change in any way.

The proposed alterations set out in this application seek permission to allow the building to be refurbished sympathetically and to include the benefits of modern standards for the replacement windows with secure, thermally efficient replacements, and for the inclusion of an additional bathroom to meet the needs of the family.

It is presented that this proposal constitutes a practical solution for the continued use and relevancy of a Grade II listed building, to ensure the longevity of the building with the avoidance of it falling into disrepair, while maintaining higher levels of security and energy efficiency.

Therefore, may we respectfully request this application is granted.

---

# AUSTIN JOHN LTD