



Date: 28/7/15
Ref: J044-HIA

HERITAGE IMPACT ASSESSMENT

FOR

PROPOSED ALTERATIONS AND EXTENSION
at
THE YEWS
207 SPALDING ROAD
PINCHBECK Lincs

FOR

MR A KENNEALLY

Listing: -

PINCHBECK SPALDING ROAD

TF 22 SW

(west side)

10/106 Yew Tree Farmhouse

with attached garage

Grade II

House and garage. Early C19. Red brick in Flemish bond, hipped Welsh slate roof with red brick wall stacks. Wooden dentillated eaves cornice. 2 storey, 3 bay front with central panelled door with taceried fanlight, set in semi-circular headed recess. Flanked by single small canted bay windows with glazing bars and lead roofs. To first floor a central narrower glazing bar sash, flanked by single wider glazing bar sashes. All with flat rubbed brick splayed arches and contemporary louvred shutters. To the rear is attached a later traphouse, altered to garage, with C20 garage opening and above 3 semi-circular headed windows with cast iron lattice casements and Gothick heads.

Listing NGR: TF2459124258

Introduction: -

The client has purchased the house to live in and wishes to investigate providing an extension to where the enclosed courtyard is as well as using the space above the garage to provide more bedroom accommodation.

A discussion has taken place between the client And Julie Ann Middleditch the conservation officer for South Holland District Council and I believe the outcome for the extension was positive albeit the correct design needs to be achieved.

It is intended to remove the walls, lean to outhouse and verandah of the the courtyard and build the wall facing the river anew in English garden wall bond in new handmade bricks to match the existing. The height of the wall is to be the same as existing. The area that was the courtyard will be enclosed within a new extension with glass walls overlooking the rear garden. The extension must be no higher than the height of the wall.

The existing entrance into the cellar from the courtyard will become a feature with the extension retaining the existing steps down with new guarding around and a dedicated new door into the cellar itself.

The courtyard is a later addition to the house and in much need of either being rebuilt or repaired as the following photos show. Therefore we propose the extension.



The access into the extension is through the existing kitchen but we propose to open the wall between both so that the kitchen flows into the proposed. This means removing fabric of the existing house, however there appears that there have already been alterations to this part of the house, most notably the different style of windows. Please see photos below.



The proposal is also to change part of the ground floor and first floor of the garage block into living accommodation. The upstairs is to house two further bedrooms with ensembles while the ground floor houses a hallway for the stairs and then connects the office to the living area. In order to achieve these changes some floor fabric will be lost to introduce the stairwell. The existing sliding doors to the upstairs and at ground level are to be made into feature screens while some existing openings are re-introduced to the hall area. Please see photos below.



Conclusion: -

Although some fabric to the building is being removed or altered it is happening to less significant areas of the building. The courtyard if left unattended for much longer will become very dangerous and needs instant attention. We feel the extension will address this and with the stipulations advised by the conservation officer it is only visible from the rear elevation with the elevation facing the river pretty much the same as it was. The extension makes for a better relationship between house and garden.

The inclusion of parts of the garage into the living area makes use of redundant areas with little loss to original fabric. It is intended to reuse original features such as the sliding doors in a different way.

We feel this is a positive proposal for this Grade II listed building.

Regards

Julian Warrick