Design and Access statement (incorporating Heritage Impact Assessment) for Welland and Deepings IDB

Introduction

This statement supports an application for the replacement of the stores front doors at Pode Hole Depot, Bourne Road, Pode Hole, PE11 3LL.

Heritage Impact Assessment

Background

The site consists of the 1928 Pumping Station boiler house and more modern steel framed buildings. The site falls within Grade II listing because of the older buildings. The workshop is one of the more modern infills which is attached to the 1928 Pumping Station structure.

The listing from Historic England is as follows:
Name:- Pode Hole Pumping Station
District:- South Holland
Parish:- Pinchbeck
Grade:- II
Date first listed:- 14th August 1978
List entry number:- 1146964
National Grid Reference:- TF 21361 22014
Listing details:-
Drainage pumping station. 1825, altered later C19 and C20. Red brick, hipped slate roof with overhanging eaves, now incorporated in later building. Single storey originally 2 bay front with tall semi-circular blank arches now containing a cast iron window to the left and planked double doors to the right. To the left later C19 bay with semi-circular arch and cast iron windows with ramped ashlar coped parapet. On the front a large painted board with the bye-laws of "Deeping Fen, Spalding and Pinchbeck Drainage Board", dated 1876. In front a keystone dated 1866, incorporated into a mounting block, with inscription "Sharps Bridge Keystone".

Summary

The stores doors are mentioned in the listing as "…planked double doors to the right…." – the present doors post-date the listing. The proposal is to replace the doors as an accurate match in terms of both size and design. Work will be undertaken by a specialist joinery – see submission DR4. I believe that there will therefore be no impact on the heritage of the current listed building.

Design Approach

Site Assessment

The Pode Hole Depot is used by the Welland and Deepings Internal Drainage Board as an operational base for its plant and equipment, workshop and stores.

The site consists of the 1928 Pumping Station boiler house and more modern steel framed buildings. The site falls within Grade II listing because of the older buildings.

The Board's Pode Hole pump attendant's house is also situated adjacent to the depot.

The existing stores doors were manufactured from softwood (possibly in the 1980's) and have had repairs to them carried out over the years. The doors now have many areas of rot and the hinges are failing.
We are now concerned that pressures from strong winds or vibration as the doors are pulled shut could cause the rotten wood to fall away and the doors to fail. This raise concerns that it could fall onto pedestrians below. Rot at the bottom of the doors is also allowing water to get into the building.

The Proposal

The application proposes to replace softwood doors with Sapele hardwood doors. The replacement doors will be manufactured to accurately match the existing doors in size and design. They will be manufactured using preservative treated timber and base coated with an Aluminium primer. Prior to erection they will be painted white to match the existing doors.
These new hardwood doors will have a much longer design life and remove the need for any major repairs for the next 20-30 years.

Use

The works to the workshop doors will not change any uses at the Depot.

Amount

The works will not affect the area used at the Depot.

Layout and Access

The works will not change any pedestrian or vehicle access routes to the Depot or its buildings.

Scale
The proposals will make no changes.

Landscaping
No changes are proposed.

Appearance
The proposed doors are visible from the public highway. However as the proposal is for an accurate match to the existing, painted white (as existing) I believe that they will look no different to the doors they are to replace.

Access
The proposals will not change any pedestrian or vehicle access routes to the Depot or its buildings.