

DESIGN & ACCESS STATEMENT

incorporating

HERITAGE IMPACT STATEMENT

for

MERCIA LODGE
65 PINCHBECK ROAD
SPALDING
PE11 1QF



Mercia Lodge

LOCATION



Mercia Lodge is located on the west side of Pinchbeck Road, Spalding some 360m north of its junction with New Road and Westlode Street.

HISTORY

Built in the late 19th century in a yellow brick with shallow pitched hipped slate roof the property was last used as offices and is now being returned to a private residence.

An annexe has been built immediately behind Mercia Lodge adjacent to the northern boundary

In recent years, whilst as offices and residential, the garden to the west of the property was sold off as building land which has been developed with the access thereto shared with the southern access to the Mercia Lodge.

Following this period Mercia Lodge was continued as offices with various schemes proposed, one of which was for a boutique hotel another as a house of multiple occupation. Mercia Lodge was purchased by the applicant, at auction, earlier this year with the previous owner retaining ownership of the annexe.

During the period when the property was used as offices virtually all the original character features were removed from the building and have been lost.

For some time prior to the applicant purchasing the property the roof had been leaking badly and it is believed that a water pipe had also been leaking which has caused considerable damage to the walls and ceilings to the first floor and to a lesser extent the ceilings and walls to the ground floor. The water has also rotted the panelling to the staircase. This panelling was of poor quality being of plywood with timber strips.

The garden room immediately at the end of the entrance hall also suffered water ingress from the flat roofed balcony area which had caused the collapse of the ceiling. The existing steel beams within the depth of the floor have been cleaned, the surface rust removed and painted. Fortunately the panelling in this room avoided water damage

PROPOSAL

This application refers to the area at the rear of the main building which was constructed at a later date to the original building and is at a lower level accessed via steps down from the kitchen.

Built to accommodate a wc facility, boiler and general storage it is proposed to retain but reconfigure the wc incorporating a shower cubicle, remove the internal walls and introduce a steel beam to support the flat roof joists. One of the existing windows to the west elevation is to be bricked up completely, the second reduced in size and the third altered to form a door into the boiler room. Upon completion of the external works a specialist construction cosmetics firm will be contracted to colour the bricks and mortar to blend with the existing.

The flat roof which currently has no fall to drain the rain water will be stripped (the existing felt covering is no better than garden shed felt) have firrins to form a fall, insulated and recovered using a high performance roofing system.

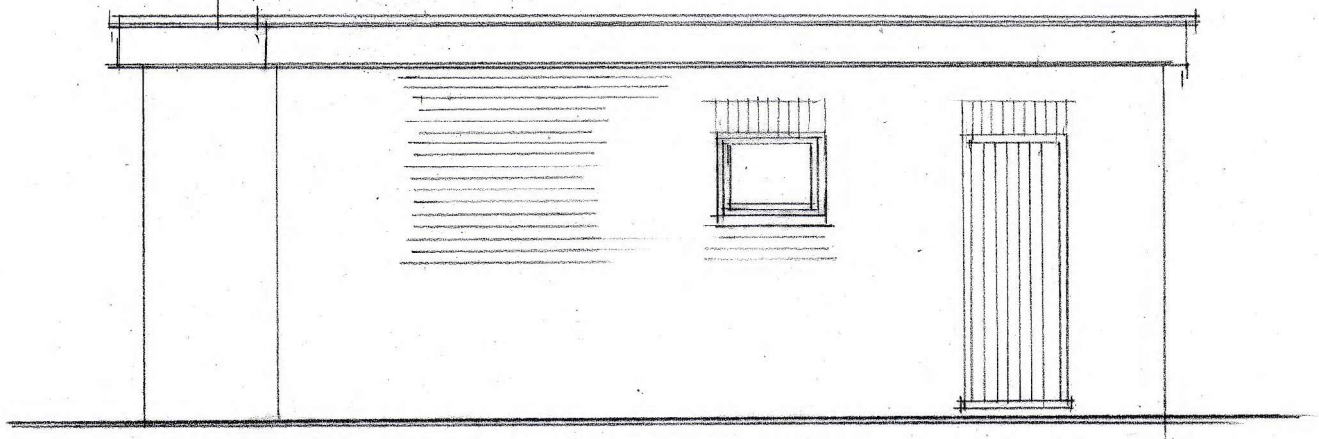
The room formed by this operation will be used as a music room/recoding room.

HERITAGE IMPACT

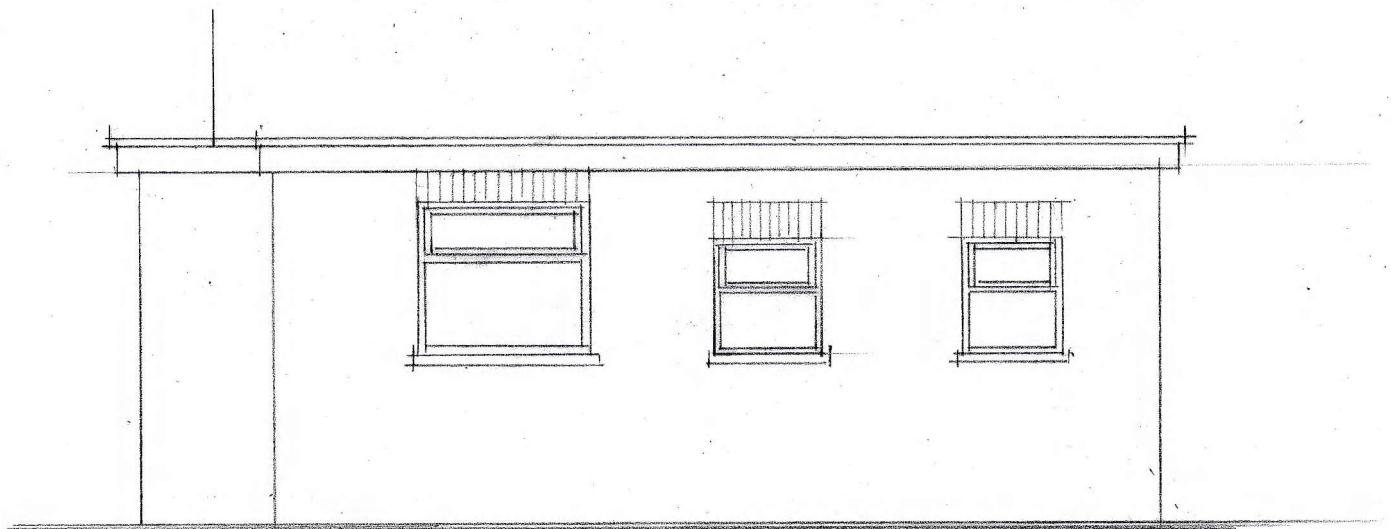
The proposed works are to the single storey later addition to Mercia Lodge on the north west corner only visible from the annexe. This addition is of minimal importance to the main building of Mercia Lodge and the internal alterations will have no detrimental impact upon the building. Externally the removal of the window and the replacement of the window with a door has no detrimental effect upon the character of the building, the windows are 1970s standard joinery, and there is no period value to this elevation.

In conclusion the proposed works has no detrimental impact upon Mercia Lodge

areas of brickwork replacing windows etc to be treated by specialist construction cosmetic company to blend colours to match the existing



PROPOSED ELEVATION



EXISTING ELEVATION

Drawing of existing and proposed elevations
relating to works to lower ground floor

at

Mercia Lodge

65 Pinchbeck Road

Spalding

PE11 1QF

for

Mr M Benjamin

1217/06

SCALE 1:50