

Design and access statement

To be read in conjunction with plans and schedules

**The East Bank Lighthouse
(Sir Peter Scott Lighthouse)**

PE12 9YT

Ref: SPS21/DA

1 *Summary listing*

Heritage Category	Listed Building
Grade	II*
List Entry	1281069
Date first listed	1st April 1980
Statutory Address	East Lighthouse on bank of bank of Nene, East Bank Road
County	Lincolnshire
District:	South Holland
Parish:	Sutton Bridge
Listing Details:	This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. There are C20 additions and alterations.
Last permissions:	Replacement of the tower external render and windows, alterations to the garages, construction of new ponds and visitor centre under Listed Building and Planning Consent H18-0321-11 (present owners)

2 *Introduction*

The proposal has been considered in line with the planning guidance PPS5, Planning for the historic environment and IHBC and SPAB guidance notes.

3 *Proposal*

Please refer to the Heritage Appraisal and Proposals SPS/HA work drawings LH/2021/1 & LH/2021/2 for full details on the proposed works:

- Basement conversion to include bedroom and bathroom
- Removal of inappropriate modern masonry walls.
- Re-instatement of significant elements lost prior to listing, Sir Peter Scotts sketching window.
- Improving accommodation for beneficial use
- Sensitively and carefully upgrading the thermal performance.

4 *Principles*

The philosophy for this particular historic building is to take care of the significant historic fabric, remove the inappropriate modern masonry walls and re-instate the Sir Peter Scott Sketching window for historic context.

The improvements to the accommodation will provide a much needed beneficial income for the upkeep of the lighthouse and the trust.

The Sir Peter Scott sketching window is thought to have been lost in the mid C20 and is considered a significant loss to the historic context and Sir Peter Scott's important role in this building. The WWF was conceived by Sir Peter Scott, this window would have provided inspiration and a panoramic observation of wildlife patterns and behaviours in his natural surroundings to enable recording. This also gave inspiration to the Red List now adopted thorough the world.

A full report on the works and principles is included in the Heritage Appraisal and Proposals SPS/HA

5 Use

The use will remain as a dwelling house but with the intention of beneficial use as a holiday rental.

6 Amount

Doug please calculate amount (window/basement etc. and areas)

7 Layout and scale

The scale and proportions of the proposal is in keeping with those of the main house and reflective of the historic form and important former uses.

8 Landscaping

This proposal does not include any changes to the landscaping.

The owners have recently managed to obtain a transfer of parts of the surrounding land from the Environment Agency to the lighthouse. These do not involve any landscaping changes but are areas of significant external importance to the context of the lighthouse.

9 Appearance

The alterations to the fenestration will be more consistent to the earlier form by changing the modern UPVC casement windows for sensitively designed timber fenestration. This will take on a relationship with earlier joinery. The overall appearance will be substantially improved by this proposal by enhancing the appearance while reflecting its significant history.

10 Access

Level access can be provided within this proposal to meet current DDA standards and holiday accommodation requirements.

11 Sustainability

Improving the thermal performance of this building by using materials sympathetic to the original building will ensure this building is robust and efficient for many years.

12 Justification

The proposal is considered important for the following reasons:

- In order to reverse inappropriate C20 modifications
- Give beneficial use to this building
- It is considered important to improve thermal performance
- Improve functionality to the this important building
- Improved level access for the public to enjoy this heritage asset

13 Mitigation

A photographic record has been completed and significant elements recorded.

Joe Orsi (IHBC) has been instructed to have a watching brief throughout the project. The instruction will ensure that all repairs and intervention is carried out to the highest possible standards. This will minimise the impact on the building and sympathetically improve this important heritage asset.