

Proposed Change of Use of Outbuildings to Create Single Dwelling

Horsemoor House Horsemoor Drove

Sutton St James Spalding Lincolnshire PE12 0EY



HISTORIC BUILDING RECORD

SHDC Planning Application Reference H20-0768-22

Introduction

A Full Planning Application has been submitted to South Holland District Council for the Change of Use of Outbuildings to create a single residential dwelling. Informed by an Extant Planning Consent for conversion of a larger proportion of the outbuildings it is considered important to undertake a photographic record of the subject buildings prior to any building works.

Site Location & Description

The subject buildings are located within the curtilage of Horsemoor House, Horsemoor Drive, Sutton St James, Spalding, Lincolnshire PE12 0EY

The site is located to the north-east of the village of Sutton St James



Grid Reference – TF 3857 1881

Historic Significance – Lincolnshire Historic Environment Record MLI124017 identifies Horsemoor House as

"...Partially extant 19th Century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. There has been partial loss (less than 50%) of traditional buildings. Isolated modern sheds are located to the side of the site..."

There is an extant planning consent for the change of use of outbuildings to create a single dwelling as granted by the Local Planning Authority, South Holland District Council, Ref H20-0200-20 granted 22/5/2022. That consent is for a larger proportion of the outbuildings that remain at Horsemoor House. Within that consent is a Condition no.16 which requires the following :-

The current Planning Application ref H20-0768-22 refers to the two outbuildings located at the eastern edge of the curtilage of Horsemoor House which will leave the other outbuildings logically to service Horsemoor House.

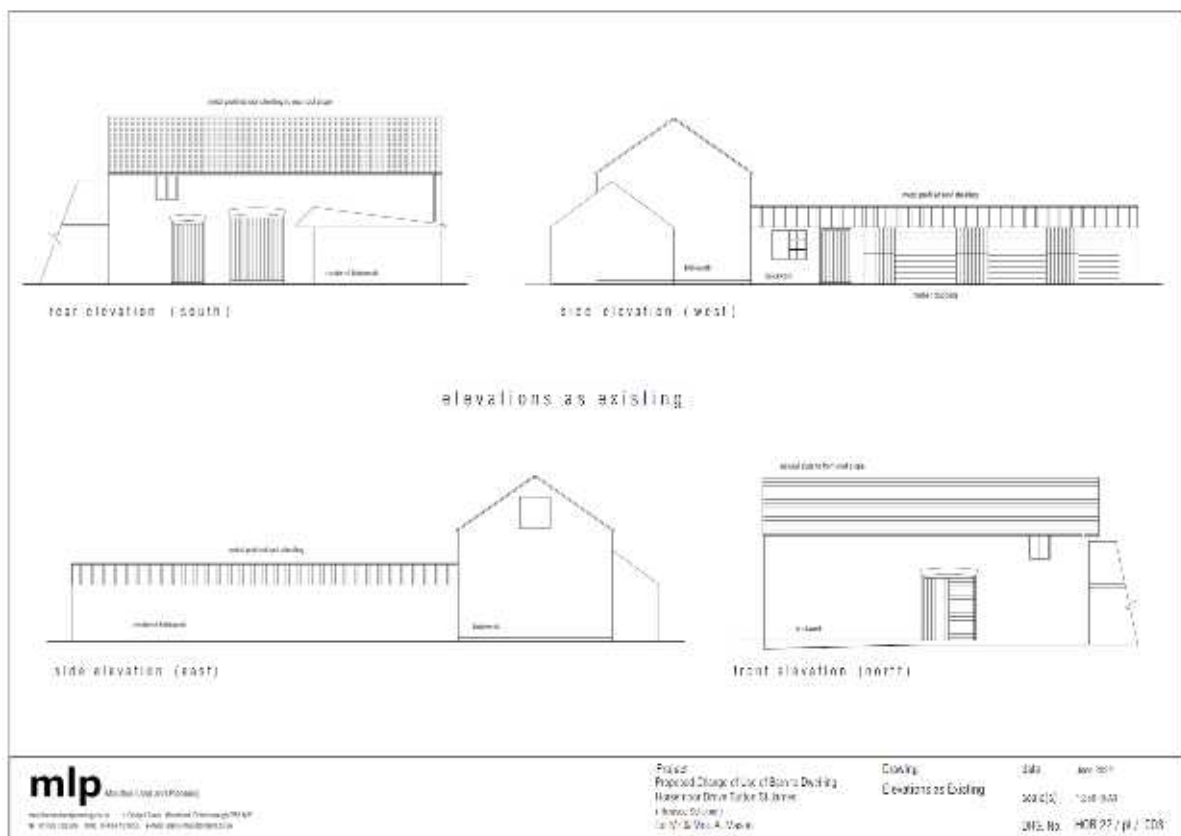
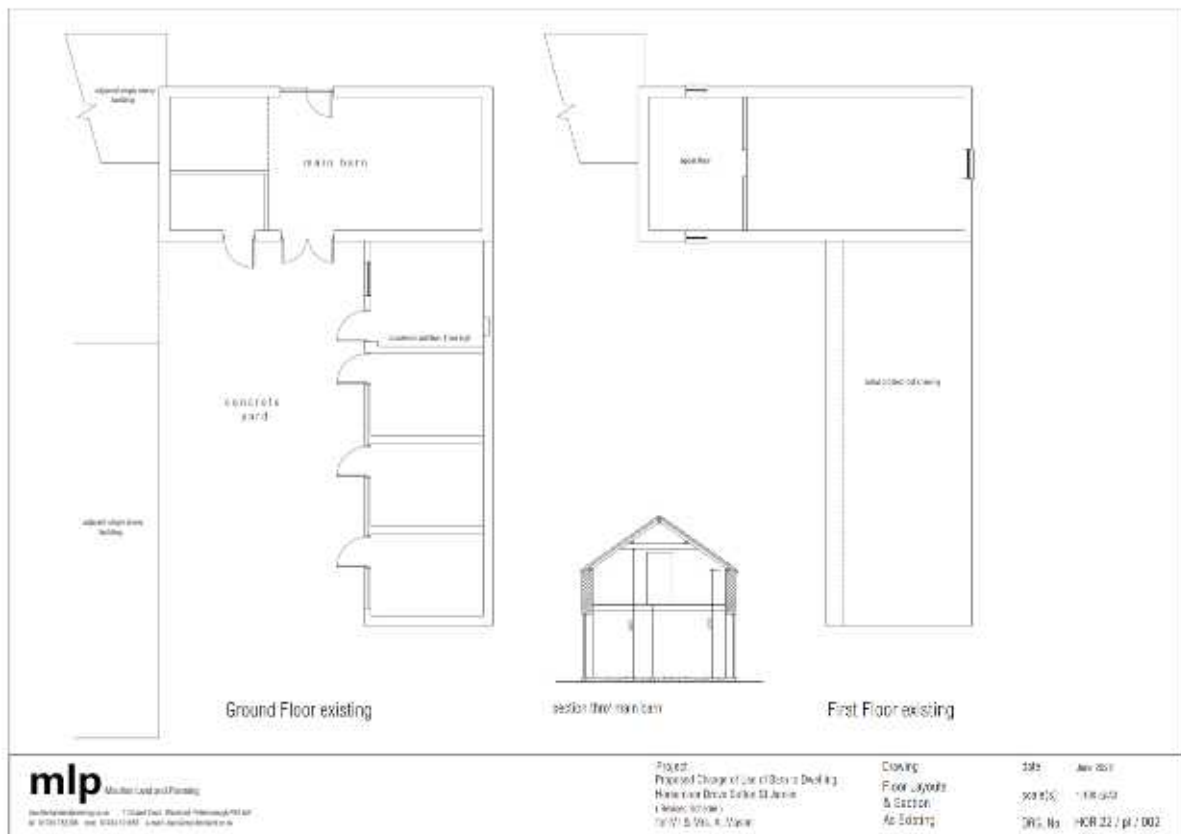
The subject buildings will be served by their own vehicular access and amenity space.



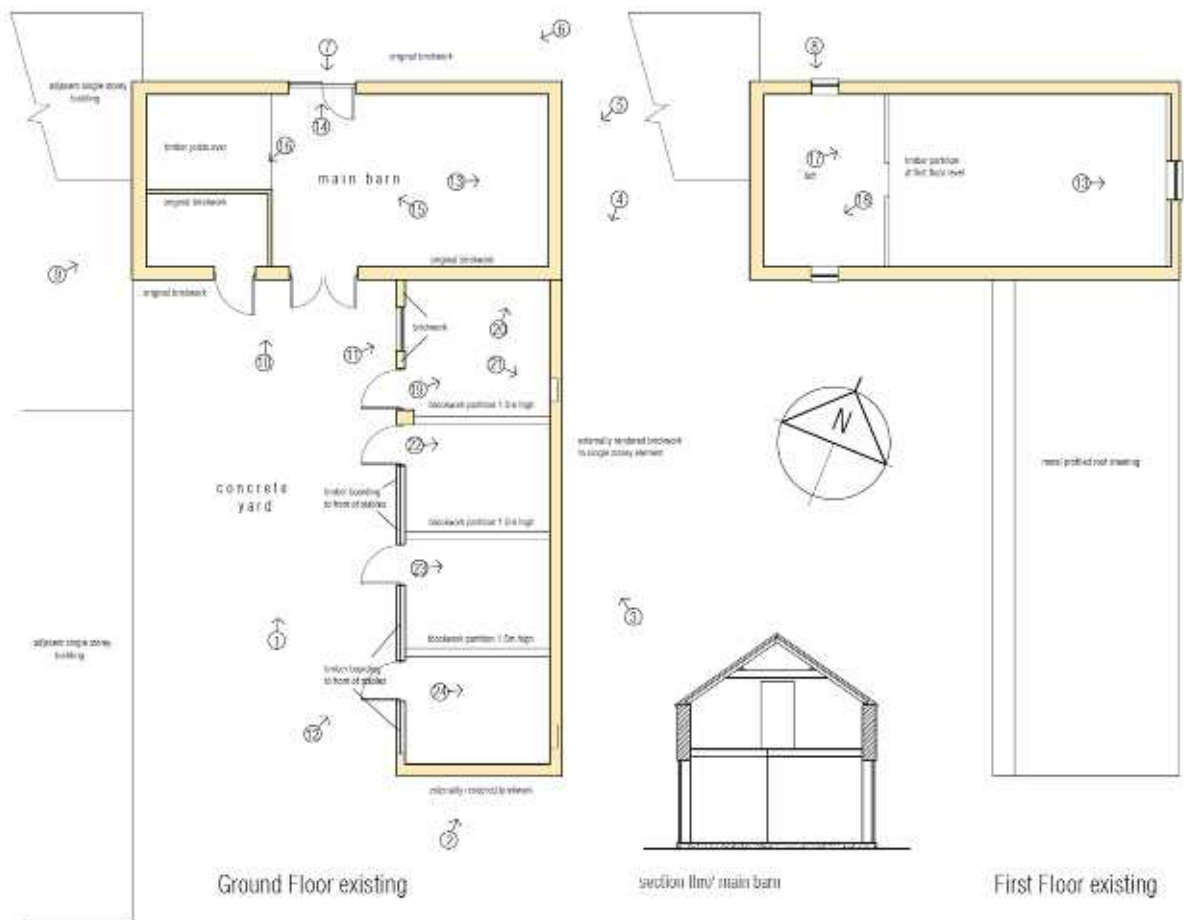
Aims and Objectives of the Historic Building Recording

Whilst the intention of the conversion scheme is to retain the proportion and character of the existing buildings it is inevitable that certain elements will require replacement and alteration to ensure a sustainable building suitable for domestic accommodation. Photographic and accompanying text will provide valuable record of the historic building fabric.

Existing Survey Drawings



Photographic Record & Text



View 1 – view north-east towards buildings to be converted
metal profile sheeting to main barn roof slope and single storey building



View 2 – gable end of single storey building

Rendered gable onto original brickwork with modern monopitch roof over



View 3 – rear elevation of single storey element and gable of main barn

Rendered brickwork



View 4 – looking south-west across rear of single storey element

Historic movement to rendered element as identified in structural survey 2014



View 5 – gable to main barn east elevation -Single opening at ridge level



View 6 – main barn elevation towards Horsemoor Drove



View 7 – Existing Ground Floor opening to north elevation of main barn

Brick arch in need of re-instatement as part of renovation works



View 8 – existing loft window to main barn



View 9 – west gable to main barn – stepped lead flashing at abutment with adjacent single storey



View 10 – south east elevation to main barn – brick arches to lower storey openings



View 11 – elevation of single storey store building



View 12 – elevation of boarded stable element of single storey



View 13 – Internal view in main barn – traditional raised collar and purlin roof
 Gable wall reduced to 225mm brickwork above wall plate level



View 14 – Internal view of opening to north elevation of main barn



View 15 – boarded loft area to main barn



View 16 – timber floor support to loft area



View 17 – horizontal boarded partition to loft area



View 18 within loft area showing metal sheet roof cover



View 19 – floor to single storey brick built store



View 20 – brick built store – roof cover



View 21 – brick built store timber lintelled recess rear wall



View 22 – internal view of stable showing blockwork and timber partition



View 23 – middle stable showing internal partition and metal sheet roof cover



View 24 – end stable showing original brick rear and side walls