

Heritage Impact Assessment Design and Access Statement



Broadgate House, 696 Broadgate, Weston, Lincolnshire, PE12 6JA

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MR AND MRS TEEUW

Heritage Impact Assessment

Evaluation

The purpose of the Heritage Impact Statement is to establish the context of the existing property, which is a grade II listed building.

The Property

The site is situated just outside the village of Weston along Broadgate road. It was first listed in 1967. The building is a domestic dwelling which was in part built in the early 18th Century, refronted c.1800, mid C19.

Broadgate House is red brick, some colour washed render. Slate roof with stone coped gables and 2 gable stacks, that to the left projecting and with flat band. 2 storeys with attic, 3 bay front with chamfered plinth. Central doorway with open porch with semi-circular hood supported on slender columns; moulded doorcase with pilastered doorcase, imposts, traceried fanlight and panelled reveal and door. Doorway flanked by small canted bay windows with tripartite plain sashes and moulded entablatures. Above doorway is a semi-circular headed plain sash flanked by single tripartite plain sashes with flush wedge lintels and painted ashlar keystones. 2 segmental headed dormers with plain sashes. Long low early C18 range, single storey with attic, to rear.

Design and Access Statement

Assessment

The following part of this statement is as suggested by the 'Commission for Architecture and the Built Environment' (CABE).

The application is for obtaining listed building consent for parts of the Grade II listed dwelling including the outbuilding leading off the back of the property. The property has not had any extensive maintenance for an estimated over 20 years and has been vacant for over 2 years which has had a detrimental effect on the condition of the building. Therefore many items need immediate attention to restore and preserve this historic building.

Use

The application site is a Grade II listed domestic dwelling with a farmhouse yard with a variety of out buildings and gardens. It has off road parking and is on the outskirts of the village of Weston.

Layout

We are not intending to extend or alter the layout of the property.

Scale

The scale of the building will not be altered.

Appearance

The main house will not be altered in appearance.

Access

No alterations will be made to access.

Intended Works

This proposal is to carry out essential repairs while retaining as much of the original fabric as possible.

A. Front of House, east side.

The front of the house faces east and can be seen in **Figure A1**.

The two bay windows are showing signs of decay but are possible to repair. **Figure A2-4**. The open porch at the front of the house is showing significant signs of rot and is at risk of collapse. The lead over the top is tired and allowing water ingress. We have a skilled joiner to repair the porch and replace the lead. **Figure A5-8**.

The sash windows on the first floor are in a reasonable condition but will need some attention to have the sashes operating freely again.

The dormer windows on the second floor **Figure A9-10** are showing advanced decay and no longer close properly. They currently open by pivoting horizontally which is a worry as the top two bedrooms of the house are to be inhabited by small children. We have found an old slide photo of the property dating back to 1967 it shows that there were sliding sashes in these windows. **Figure A11**. Our intention is to replace these with sash windows of the correct design for the period. These would incorporate safety features. Please see the intended designs in **Figure A12**. We would also replace the leadwork.

B. South side of house (yard side)

See **Figure B1** for the south side of the property. The scullery window **Figure B2-3**, the kitchen window **Figure B4-5** and the three dormer windows **Figure B7-9** appear to be more recent than

others, possibly 1960s and 1970s and are in an irreparable condition. We believe it would be sensible to replace these with new windows of the correct design. Please see attached designs for the scullery and kitchen windows **Figure B10** and for the dormer windows **Figure B11**. The leadwork has failed on the dormer windows and we will replace this. **Figure B12-13** This bay window will be repaired where necessary.

C. North side of house (garden side) and west side of house (rear)

For the south side of the property **Figure C1**. All of the windows will be repaired. The kitchen would benefit greatly in more light. Therefore we would like to introduce a small window in the same style as **Figure C2**. See **Figure C3** as a visual indication for placement and how this addition would look. Please see attached design **Figure C4** and **Figure E9** for the floor plan. For this addition to be considered in full, please refer to proposed changes within the kitchen. Currently there is a modern door at the rear of the property **Figure C5**. We are proposing to change this to a door in keeping with the property see design in **Figure C6**.

D. Outbuildings

The outbuildings that lead from the rear of the house are in a extremely dangerous condition and should only be accessed with caution. North side (garden) **Figure D1-4**. West side (back) **Figure D5-6**. South side (yard) **Figure D7-10**.

In order to save the buildings and make safe, it is essential that the roof slates are removed as soon as possible. This build is very close to collapse and as we have small young children and it can not be unleft. We will then rebuild the collapsed walls **Figure D2** and **Figure D1-5** using reclaimed bricks and a lime mortar. Where the brickwork has blown an example shown in **Figure D11** this will be repaired, the modern cement will be raked out and replaced by lime mortar.

The roof timbers will also be made sound and the slates can be reinstalled. Some of the roof slates are missing or damaged we will be replacing these with reclaimed slates. A sample can be provided if required.

Figure D9 This window will be replaced with a window of the correct design. See **Figure D13**. Window **Figure D10** will be repaired.

Figure D12-15 There is a garden room within the rear outbuildings that has glass sheets on the roof to allow in daylight. In the interest of safety, we intend to replace the glass with Conservation Rooflights **Figure D16**. Please see **Figure D17** for placement of these windows. The future use of this room will be for the enjoyment of the garden and entertaining. We intend to add a sink, a small number of kitchen units and a toilet.

E. Interior of house

There is little we intend to change inside the house. All internal doors, fitted cupboards and window shutters will be restored and shall remain.

After removing 1970's paneling in the pantry area it has revealed some interesting finds about the how the building has evolved over time. There are obvious signs that there were outbuildings attached to the building on that side. **Figure E1**. It is likely that Broadgate's distinctive roofline on it's Northside was not an original feature and more likely a later extension. The roof void is very beautiful addition so will be left exposed instead of being boxed in. **Figure E2-3**. The walls will be repaired and lime rendered.

It also reveals two areas of the side wall where there were openings. **Figure E4** is a doorway that has been filled in we recently found the door was still there when removing modern plasterboard on the other side. **Figure E5**. **Figure E6** was also revealed, all of these features will be retained and left exposed.

The kitchen cupboards in **Figure E7** may have been built in along with the door when the extra roof space was added as there is a wooden lintel that runs along quite a significant length over the cupboard and the door frame. They have suffered significant dry rot. This does indicate that there was once a fairly large opening going into the outbuilding.

The proposed layout of the kitchen area is aiming to create a lighter, more spacious family kitchen area giving an improved flow and balance to the central part of the home. We feel the openings are minimal and have only a small impact on the fabric of the property but will make a significant improvement on how the house can be lived in. Please see current floor plans in **Figure E8** and proposed floor plan in **Figure E9**.

We appreciate that the removal of **Wall A** in **Figure E9** could be viewed as fairly significant to the building but there is also an argument to say that there once was a large opening. More critically though the wall is in a extremely poor state of repair see **Figure E10-14**. The base of the wall has suffered mass erosion. We are not sure if it is salt damage but the volume of brick dust found when we removed the panelling (6-10 inches deep), showed that the erosion is worryingly active. This wall is a critical load bearing wall therefore it needs immediate attention. The advice we have been given is to remove and install proper supporting material. See **Figure E15** for structural illustration. It is already showing signs of strain in **Figure E16**.

We also propose to make an opening in **Wall B** in **Figure E9**. There is no concrete evidence pointing to this being an original opening but there are a few proof points to say that it may once have been. **Figure E17** shows how the alcove appears in the dining room. This alcove in is missing it's bottom back skirting board and the joins are not seamless. This may indicate that it was a later addition to the back.

There is also another alcove opposite in **Figure E18**. The opposite alcove is approximately 30cm wider which seems unbalanced. This alcove is a little more ornate in detail too and does have back skirting. We propose to retain all of the surround and just open an arch way through. Currently the dining space can only be accessed through the corridor which is awkward. We had considered the alternative and removing **Wall C** to try and create better flow but this quite quickly did not feel like a viable solution due to change of floor type from flagstone to wood and the corridor feeling very integral to the fabric of the building so felt that the alcove was a much better solution.

Two rooms on the first floor at the rear of the house have lime ash floors. We aim to preserve and protect these floors for future generations by boarding them over without the use of fixings that are likely to harm them. Carpet will then be fitted for extra protection. The house requires a full rewire, most areas are easily accessible.

All storage heaters will be replaced with radiators. We intend to install a Ground Sourced Heat Pump System. We recently invested in an Energy Performance Certificate for the main house. The results were very poor, rating the Energy Efficiency at 13 (G). With oil being the only current option for heating the property, we feel we need to find a sustainable solution. The work would involve laying collector pipes throughout the paddock to the north (where there are no trees) and installing the heat pump the outbuilding where the oil boiler is currently situated. **Figure E19**.

Overall the aim of the proposed work is to restore this exquisite property to improve its appearance, utility, flexibility and its thermal performance in turn reducing its carbon footprint. The overall approach aims to improve the contribution the property makes to its setting without degrading its significance by retaining character and protecting the historic features.

Appendix

Site photographs

Designs for replacement windows

Proposed floor plans

Structural engineer's drawings for kitchen wall,

Historic England listed building entry

Location plan

Google maps

A. Front of House, east side.



Figure A-2



Figure A-3



Figure A-4



Figure A-5



Figure A-6



Figure A-7



Figure A-8



Figure A-9



Figure A-10



Figure A-11

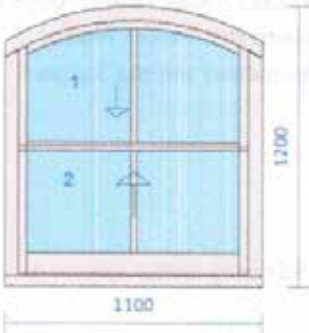
Item	Qty	Description
8	2 No.	Item 8, Front Dormer
	Spiral Balance Sash Window (S2-144-44)	
	Timber Frame:	Engineered Redwood (FSC Certified)
	Timber Cill:	Grandis (FSC Certified)
	Timber Sash:	Engineered Redwood (FSC Certified)
	Sash Profile:	Historic Lambs Tongue (18mm)
	CE/ WBG:	No / No
	Sash Bar:	44mm Sash Bar
	Finish:	White - RAL 9016
	Gasket:	White
	Glass:	4Float 6Kry 4OneFloat
	Spacer:	Silver Aluminium Historic Spacer
	Glazing Method:	Putty
	Hardware:	Polished Brass
#		Horns
		Additional Information
1	Type A	20mm Stops; Sash Eye
2	None	, White Balances
U _w Value:		1.6W/m2K
Approx Weight:		46.434 kg

Figure A-12

B. South side of house (yard side)



Figure B-1



Figure B-2



Figure B-3



Figure B-4



Figure B-5



Figure B-6



Figure B-7



Figure B-8



Figure B-9

6 	I No.	Item 6, Dormer	£ 920.96
		Flush Casement Window (C4-81-44)	
		Timber :	Engineered Redwood (FSC Certified)
		Frame Profile:	Historic Standard
		Sash Profile:	Historic Lambs Tongue (18mm)
		CE/WBG:	Yes / No
		Frame Drips:	No
		Sash Bar:	44mm Sash Bar
		Finish:	White - RAL 9016
		Gasket:	White
		Glass:	4Float 6Kry 4OneFloat
		Spacer:	Silver Aluminium Historic Spacer
		Glazing Method:	Putty
		Hardware:	Original Range in Gold
	# Hinge	Additional Information	
	1	White Butt	
	2	Fixed	
	U _w Value:	1.6W/m2K	
	Approx Weight:	37.156 kg	
1.01 m		Arch Fillet (full depth) - Supplied Fitted	

Figure B-10

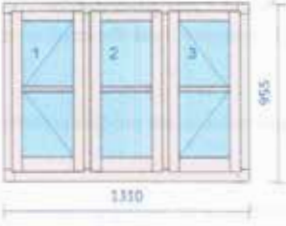
9		I No.	Item 9, Kitchen	£ 1,224.53
			Flush Casement Window (C4-81-44)	
		Timber :	Engineered Redwood (FSC Certified)	
		Frame Profile:	Historic Standard	
		Sash Profile:	Historic Lambs Tongue (18mm)	
		CE/WBG:	Yes / No	
		Frame Drips:	No	
		Sash Bar:	44mm Sash Bar	
		Finish:	White - RAL 9016	
		Gasket:	White	
		Glass:	4Float 6Kry 4OneFloat	
		Spacer:	Silver Aluminium Historic Spacer	
		Glazing Method:	Putty	
		Hardware:	Original Range in Gold	
		# Hinge	Additional Information	
		1	White Butt	
		2	Fixed	
		3	White Butt	
		U _w Value:	1.6W/m2K	
		Approx Weight:	40.904 kg	

Figure B-11



Figure B-12



Figure B-13

C. North side of house (garden side) and west side of house (rear)



Figure C-1



Figure C-2



Figure C-3



Figure C-4



Figure C-5

Figure C-6

D. Outbuildings



Figure D-1



Figure D-2



Figure D-3



Figure D-4



Figure D-5



Figure D-6



Figure D-7



Figure D-8



Figure D-9



Figure D-10



Figure D-11



Figure D-12



Figure D-13



Figure D-14



Figure D-15

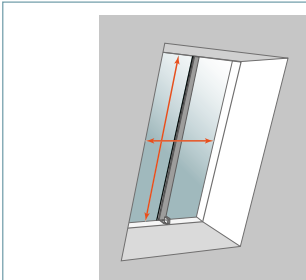
The Conservation Rooflight

Before selecting your size, carefully read the 'Installation Overview' PDF.



Structural Area

The internal perimeter of the aperture - the frame for the roof window. Please measure the width and length of the edge of the rafters.



Viewable Area

The area of glass that is viewable from inside the room. Please measure the width and length at its closest point to the glass.

Structural dimensions

837mm x 1593mm



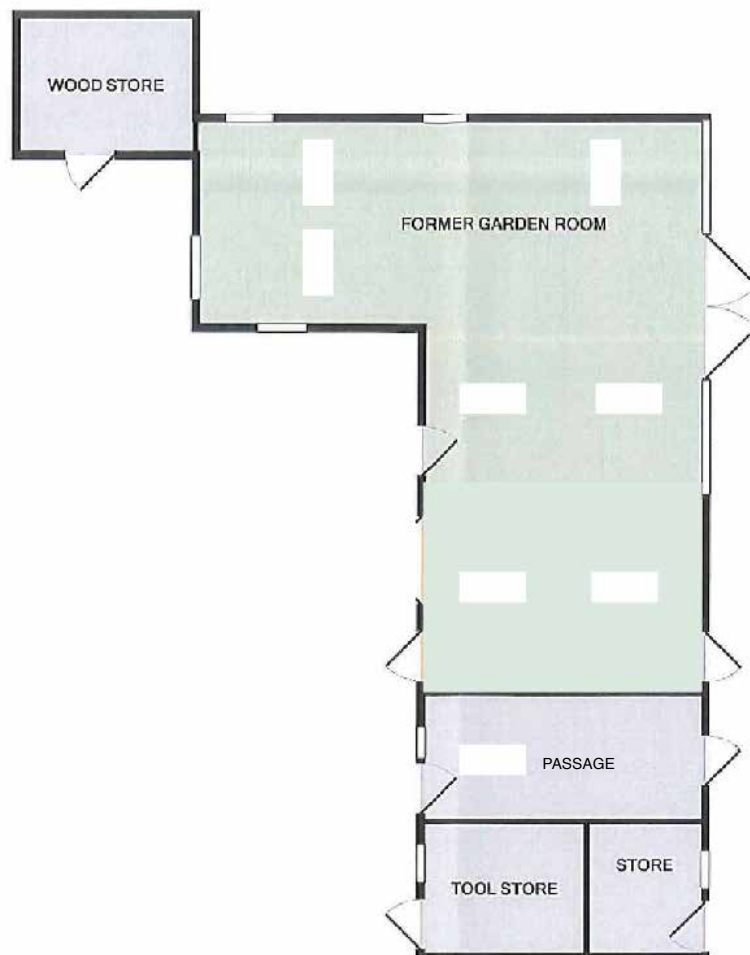
Viewable dimensions

517mm x 1133mm

CR14/2 - £680

<http://www.therooflightcompany.co.uk/>

Figure D-16



Window placement.

Figure D-17

E. Interior of house



Figure E-1



Figure E-2



Figure E-3



Figure E-4



Figure E-5



Figure E-6



Figure E-7

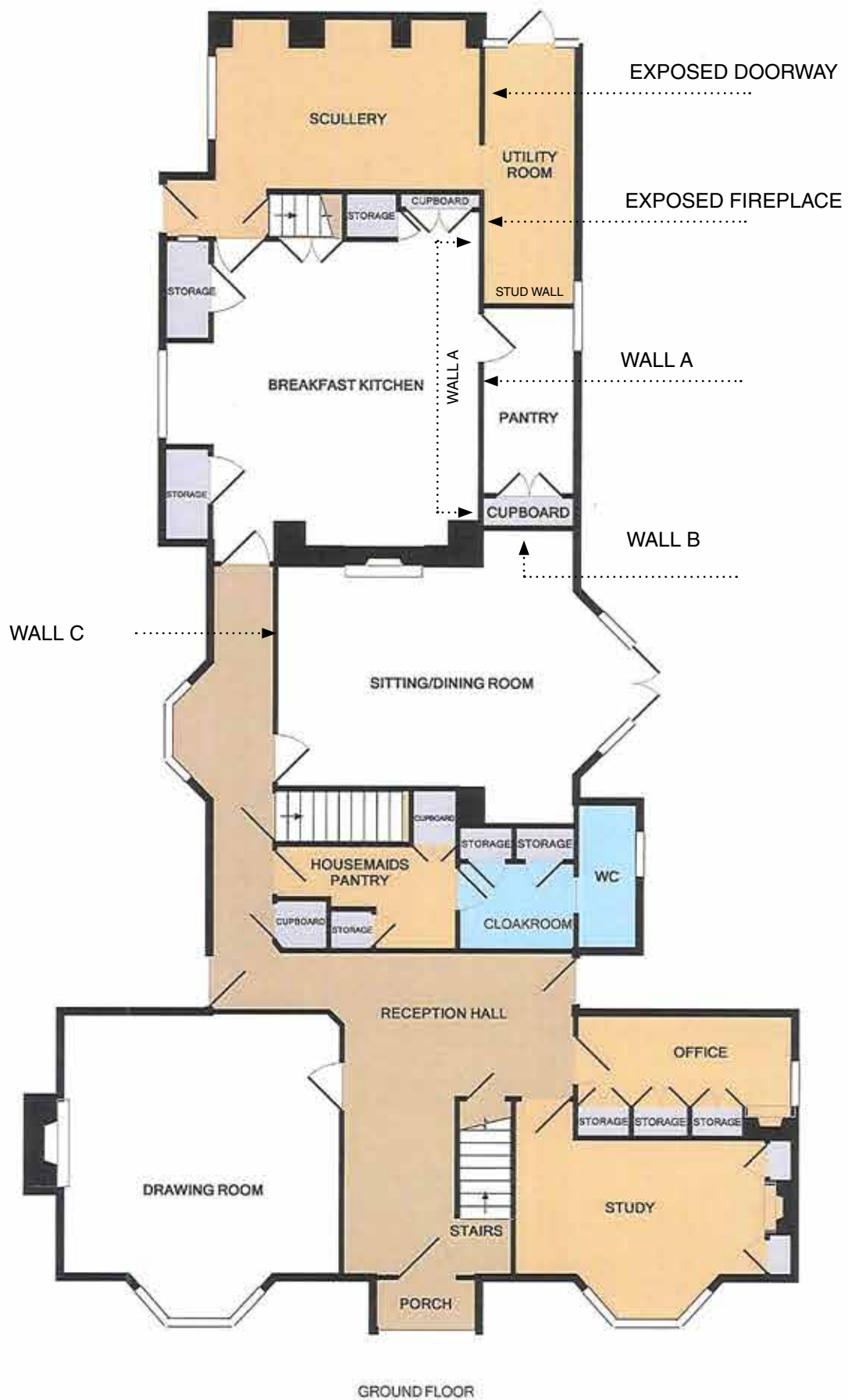


Figure E-8



Figure E



Figure E-10



Figure E-11



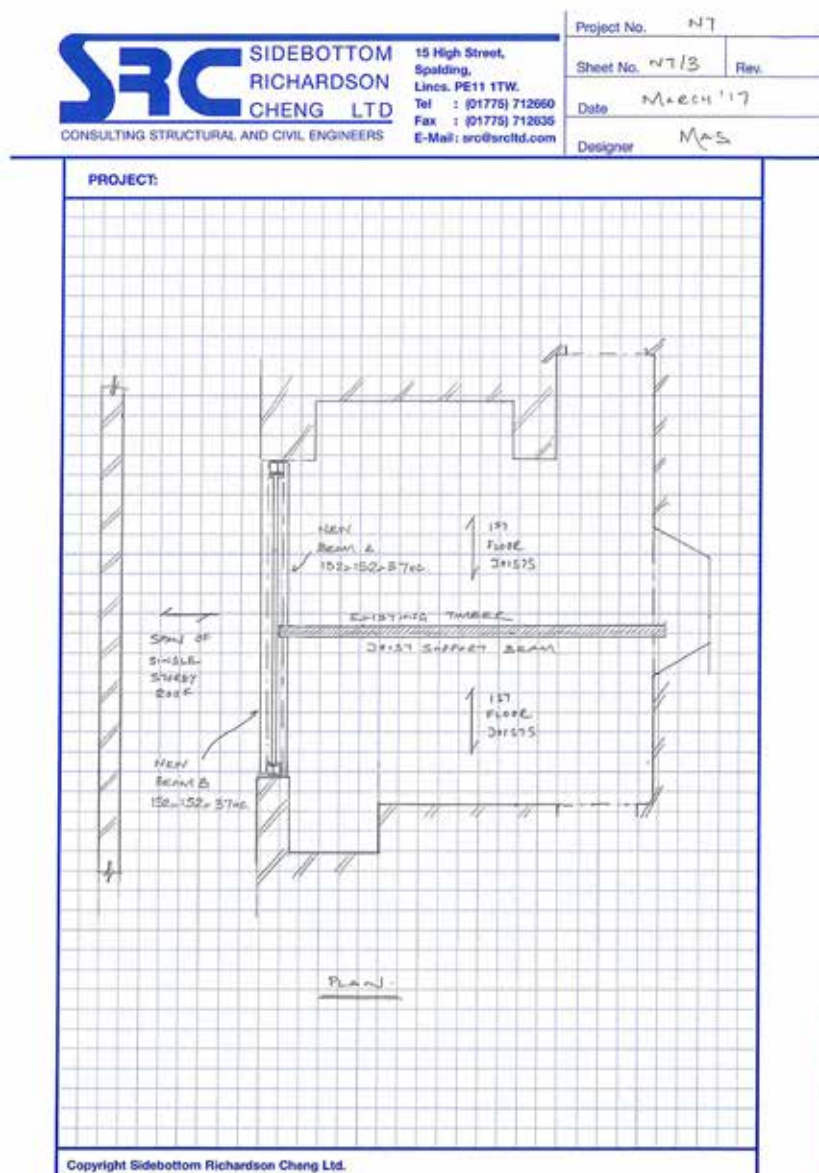
Figure E-12



Figure E-13



Figure E-14



See full outline P18

Figure E-15



Figure E-16



Figure E-17



Figure E-18

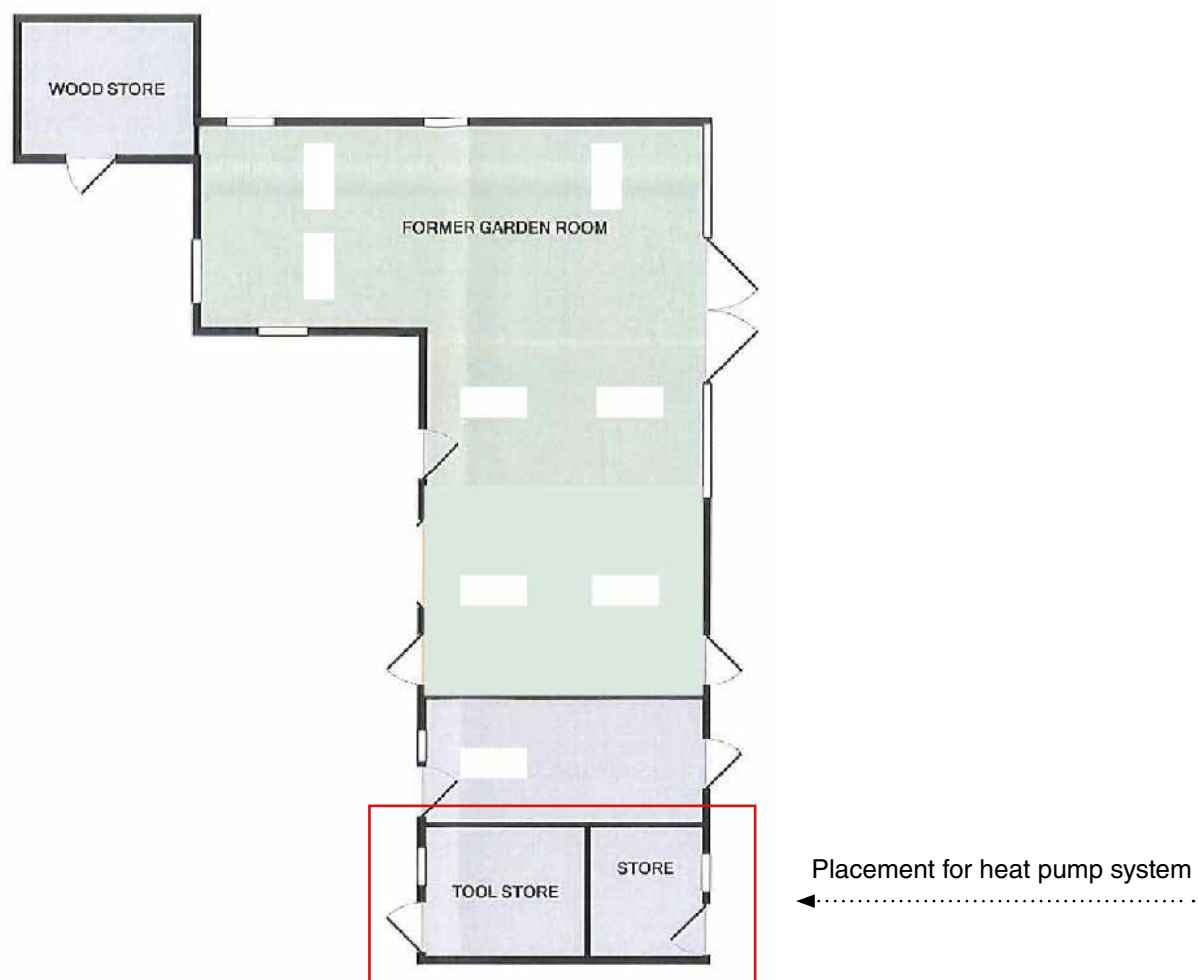


Figure D-19

PROJECT:

LOADINGS

Roof

SLATE ROOF TILES	=	0.60 kN/m ² .
BATTENS & FELT	=	0.04 kN/m ² .
INSULATION.	=	0.02 kN/m ² .
RAFTERS	=	0.20 kN/m ² .
LATH & PLASTER	=	0.16 kN/m ² .
		<u>1.02 kN/m².</u>

$$\text{Roof IMPOSED} = \underline{\underline{0.60 \text{ kN/m}^2}}$$

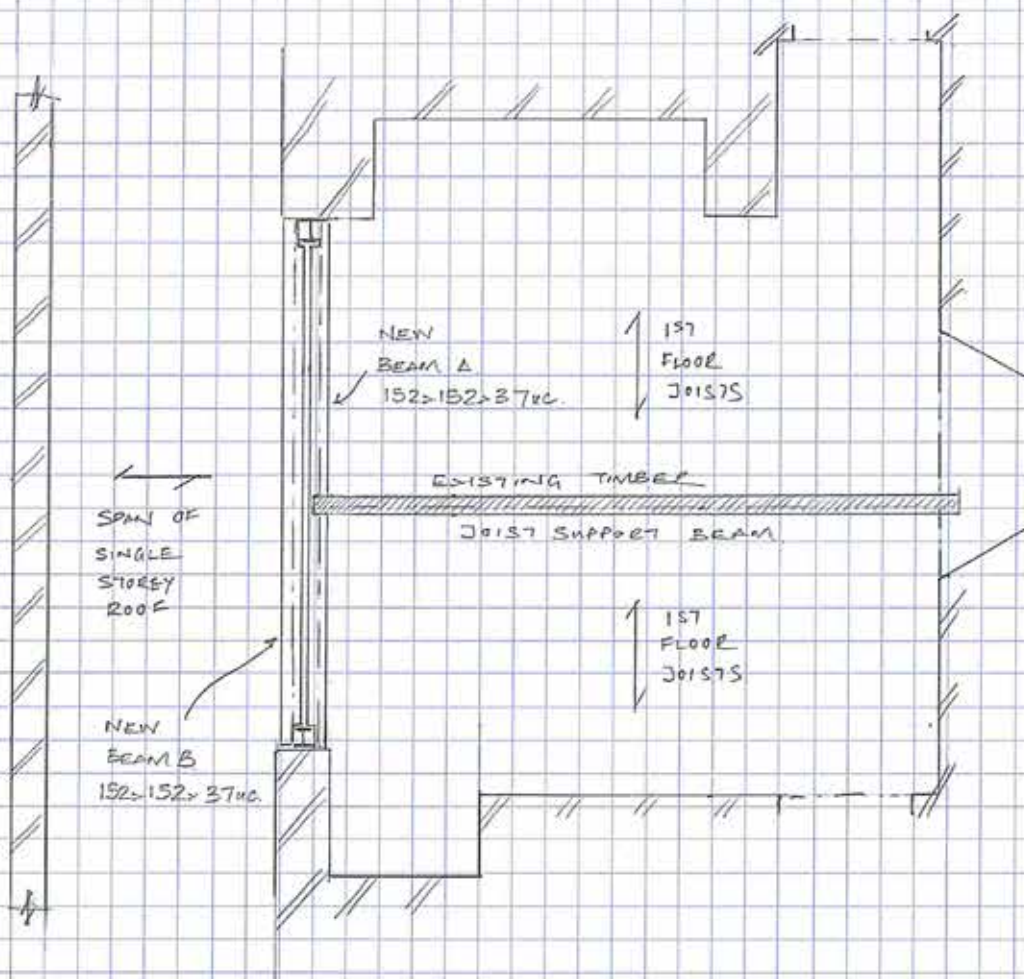
1ST FLOOR

LINE ASH FLOOR	=	0.50 kN/m ² .
JOISTS	=	0.16 kN/m ² .
LATH & PLASTER	=	0.16 kN/m ² .
		<u>0.82 kN/m².</u>

$$\text{1ST FLOOR IMPOSED} = \underline{\underline{1.50 \text{ kN/m}^2}}$$

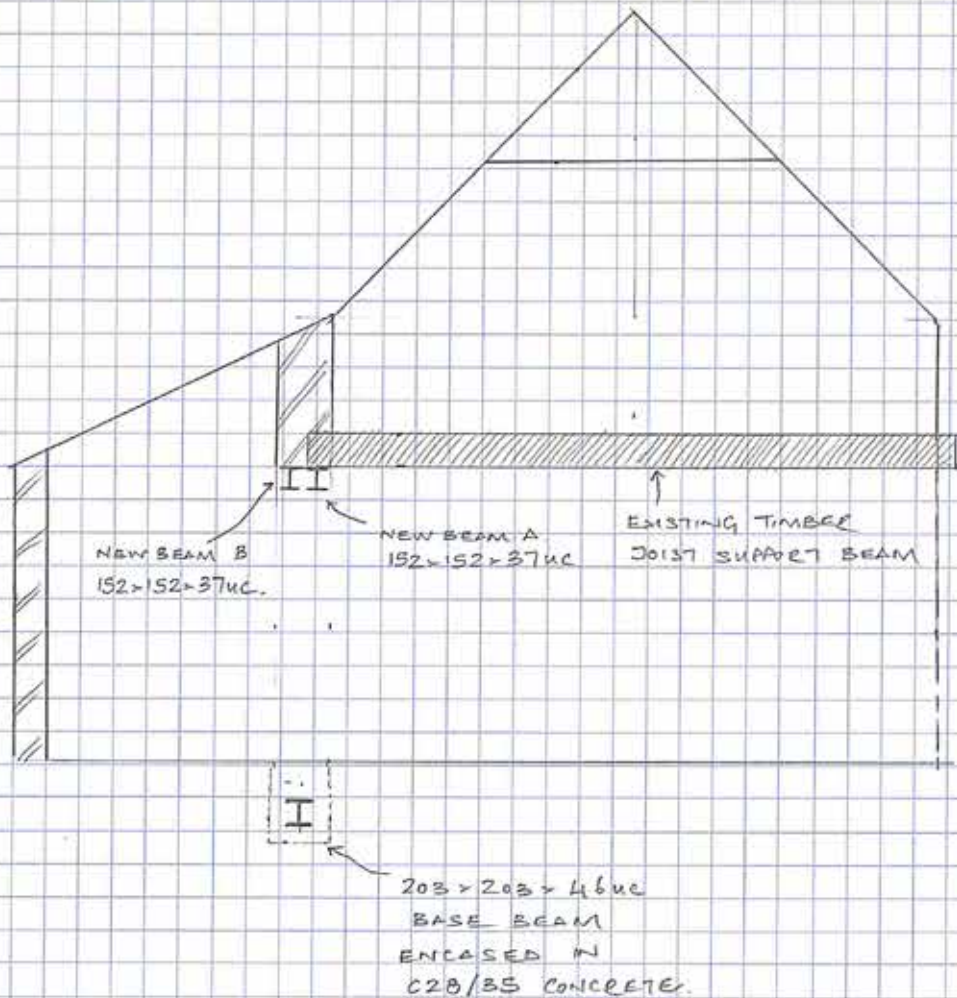
$$\text{BRICKWORK} = \underline{\underline{2.20 \text{ kN/m}^2}} \quad [\text{PER 100 mm THICKNESS}]$$

PROJECT:



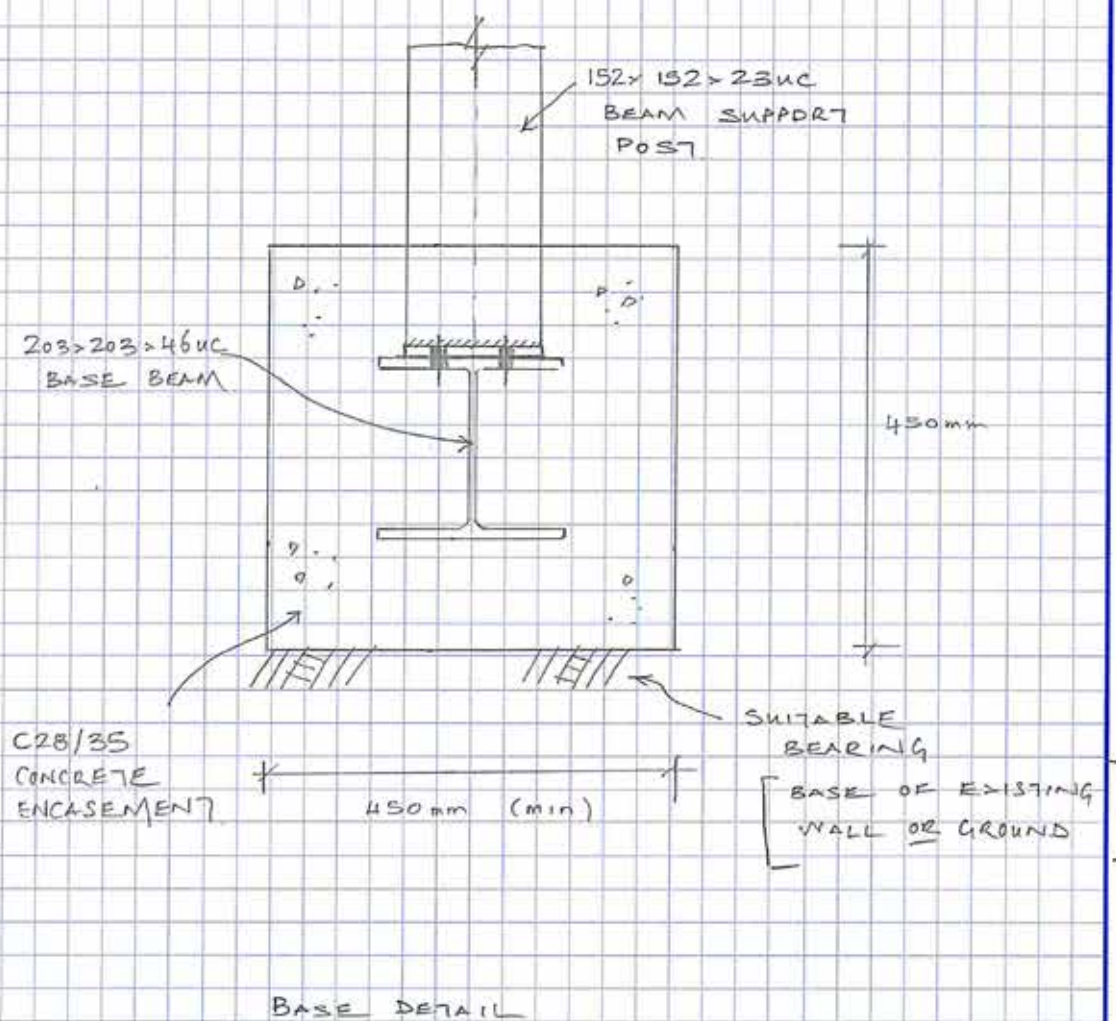
PLAN.

PROJECT:



SECTION THROUGH

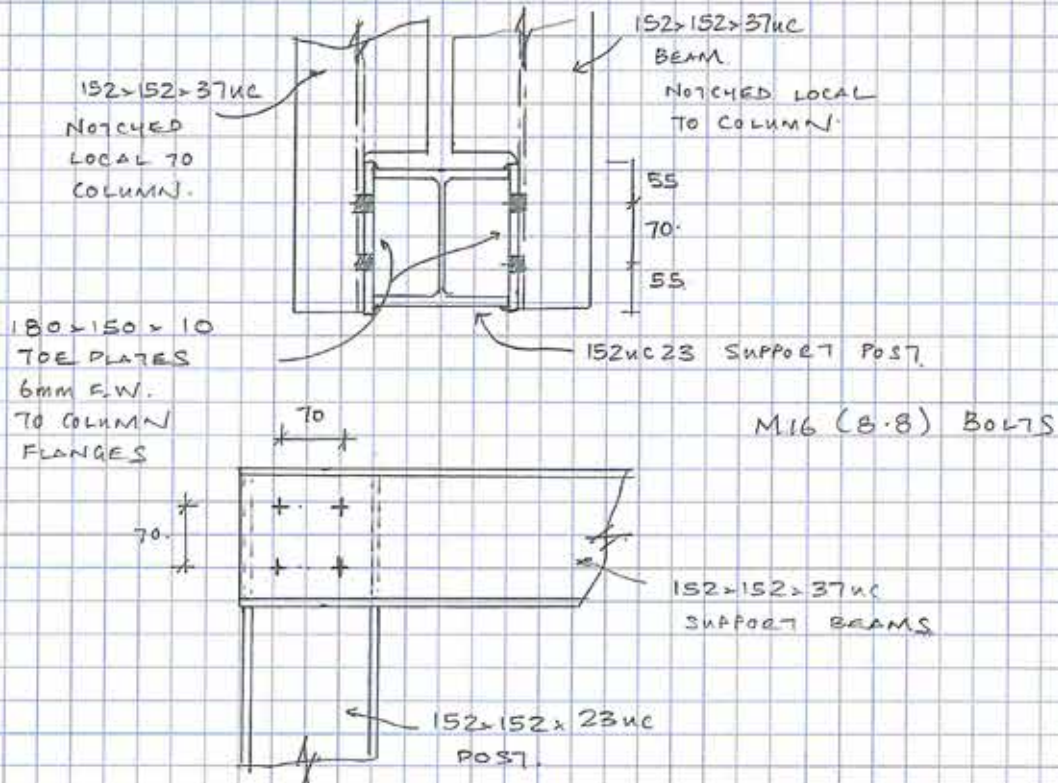
PROJECT:



PROJECT:

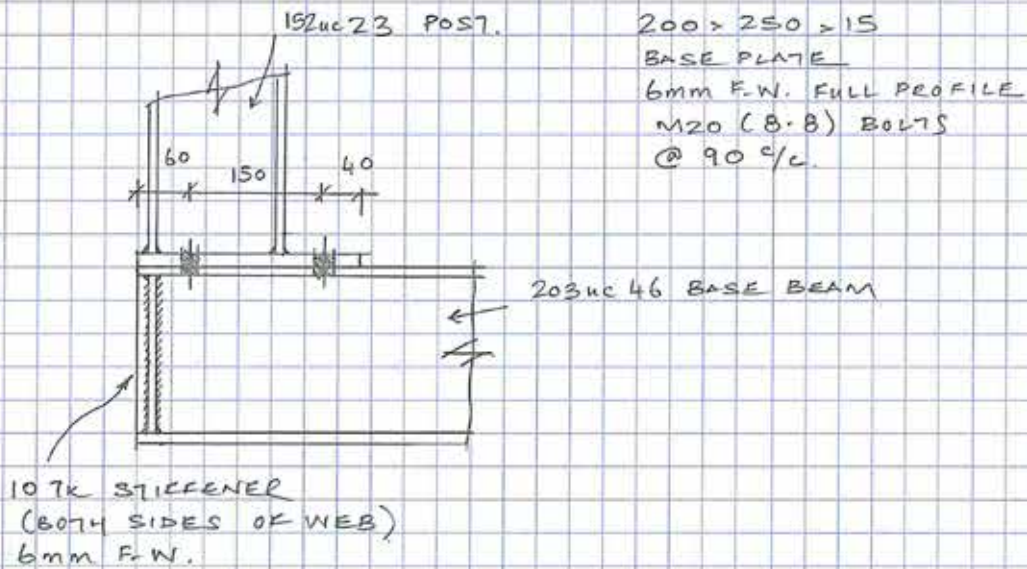
CONNECTION DETAILS

[BEAM → POST]



PROJECT:

CONNECTION DETAILS [POST → BASE BEAM]

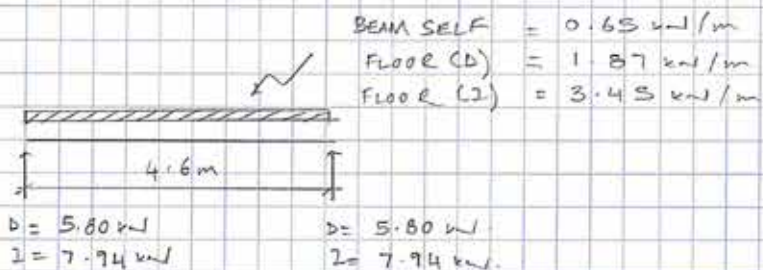


Project No. N7

Sheet No. N7/8 Rev.

Date MARCH '17

Designer MAS

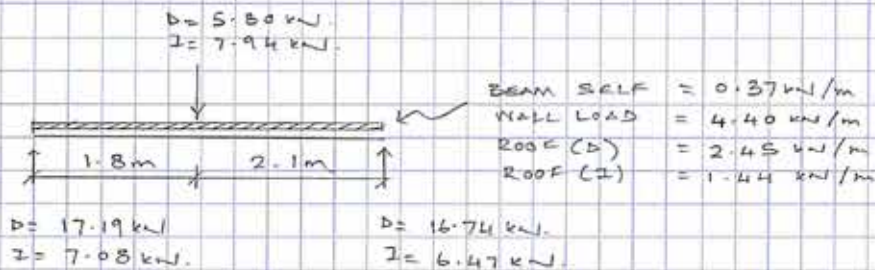
PROJECT:LOADS ONTO EXISTING JOIST SUPPORT BEAM

Project No. NT.

Sheet No. N7/9 Rev.

Date MARCH '17.

Designer MAS

PROJECT:SUPPORT BEAM A.

$$\text{Factored Moment} = 43.62 \text{ kNm} \quad L_E = 3.9 \text{ m}$$

$$\text{Try } 152 \times 152 \times 37 \text{ UC}$$

$$M_c = 34.92 \text{ kNm} \quad M_b = 65.11 \text{ kNm}$$

$$\text{Deflection (DEAD)} = 6.36 \text{ mm}$$

$$\text{Allowable Deflection} = \frac{3900}{500} = 7.80 \text{ mm}$$

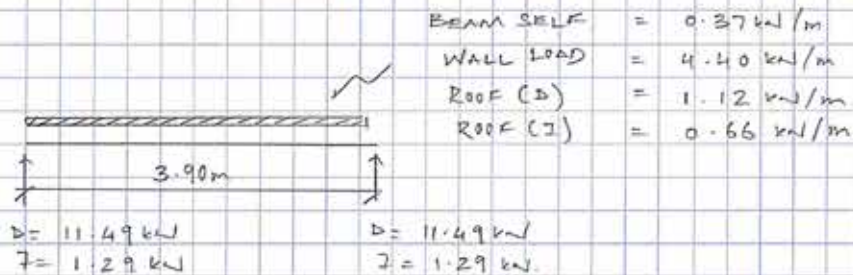
$$\therefore 152 \times 152 \times 37 \text{ UC IS SATISFACTORY}$$

Project No. N7

Sheet No. NT/10 Rev.

Date MARCH '17

Designer MAS

PROJECT:SUPPORT BEAM B.

$$M_u (\text{factored}) = \frac{[(5.89 \times 1.4) + (0.66 \times 1.6)] \times 3.9^2}{8} = 17.69 \text{ kNm}$$

By INSPECTION, USE 152 x 152 x 37 UC (AS BEAM A)

Project No. NT

Sheet No. NT/11

Rev.

Date MARCH 17

Designer

MAS

PROJECT:LINTEL BEAM SUPPORT POST.

$$\text{FACTORED AXIAL LOAD} = (28.68 \times 1.4) + (8.37 \times 1.6) \\ = 53.54 \text{ kN}$$

$$L_e = 3.0 \text{ m} \quad \text{ECC MOMENT} = 0.175 \times 53.54 = 9.37 \text{ kNm}$$

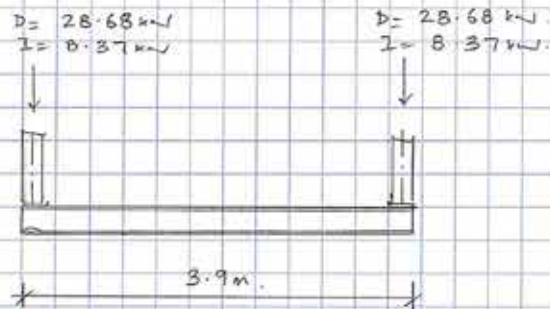
Try 152x152x23 UC.

CHECK COMBINED AXIAL & BENDING

$$\frac{53.54}{465} + \frac{9.37}{17.4} = 0.65 < 1.0.$$

∴ 152x152x23 UC IS SATISFACTORY

PROJECT:

BASE BEAM

$$\text{TOTAL LOAD} = (28.68 + 8.37) \times 2 = 74.10 \text{ kN}$$

$$\frac{\text{LOAD}}{\text{LENGTH}} = \frac{74.10}{3.9} = 19 \text{ kN/m}$$

$$\text{MOMENT IN BEAM} = \frac{19 \times 1.5 \times 3.9^2}{8} = 54.19 \text{ kNm}$$

$$\text{TRY } 203 \times 203 \times 46 \text{ UC} \quad M_c = 137 \text{ kNm} \quad M_b = 111 \text{ kNm}$$

$$\text{DEFLECTION} = \frac{5 \times 19 \times 3.9^4 \times 10^5}{384 \times 205 \times 4568} = 6.11 \text{ mm} \quad \checkmark \text{ o.k.}$$

CHECK BEARING [MINIMUM 450mm CONCRETE ENCASEMENT]

$$\frac{19.00}{0.45} = 42.22 \text{ kN/m}^2 \quad \therefore \text{ o.k.}$$

BROADGATE HOUSE FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BROADGATE HOUSE FARMHOUSE

List entry Number: 1308515

Location

BROADGATE HOUSE FARMHOUSE, BROADGATE

The building may lie within the boundary of more than one authority.

County: Lincolnshire

District: South Holland

District Type: District Authority

Parish: Weston

Grade: II

Date first listed: 07-Feb-1967

Date of most recent amendment: 07-Dec-1987

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 198079

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.
<https://historicengland.org.uk/listing/the-list/list-entry/1308515>

04/01/20

History

Legacy Record - This information may be included in the List Entry Details.

Details

WESTON BROADGATE TF 22 SE (west side)

8/117 Broadgate House Farmhouse (formerly listed as Broadgate 7.2.67 House)

II

Farmhouse. Early C18, refronted c.1800, mid C19. Red brick, some colourwashed render. Slate roof with stone coped gables and 2 gable stacks, that to the left projecting and with flat band. 2 storeys with attic, 3 bay front with chamfered plinth. Central doorway with open porch with semi-circular hood supported on slender columns; moulded doorcase with pilastered doorcase, imposts, traceried fanlight and panelled reveal and door. Doorway flanked by small canted bay windows with tripartite plain sashes and moulded entablatures. Above doorway is a semi-circular headed plain sash flanked by single tripartite plain sashes with flush wedge lintels and painted ashlar keystones. 2 segmental headed dormers with plain sashes. Long low early C18 range, single storey with attic, to rear.

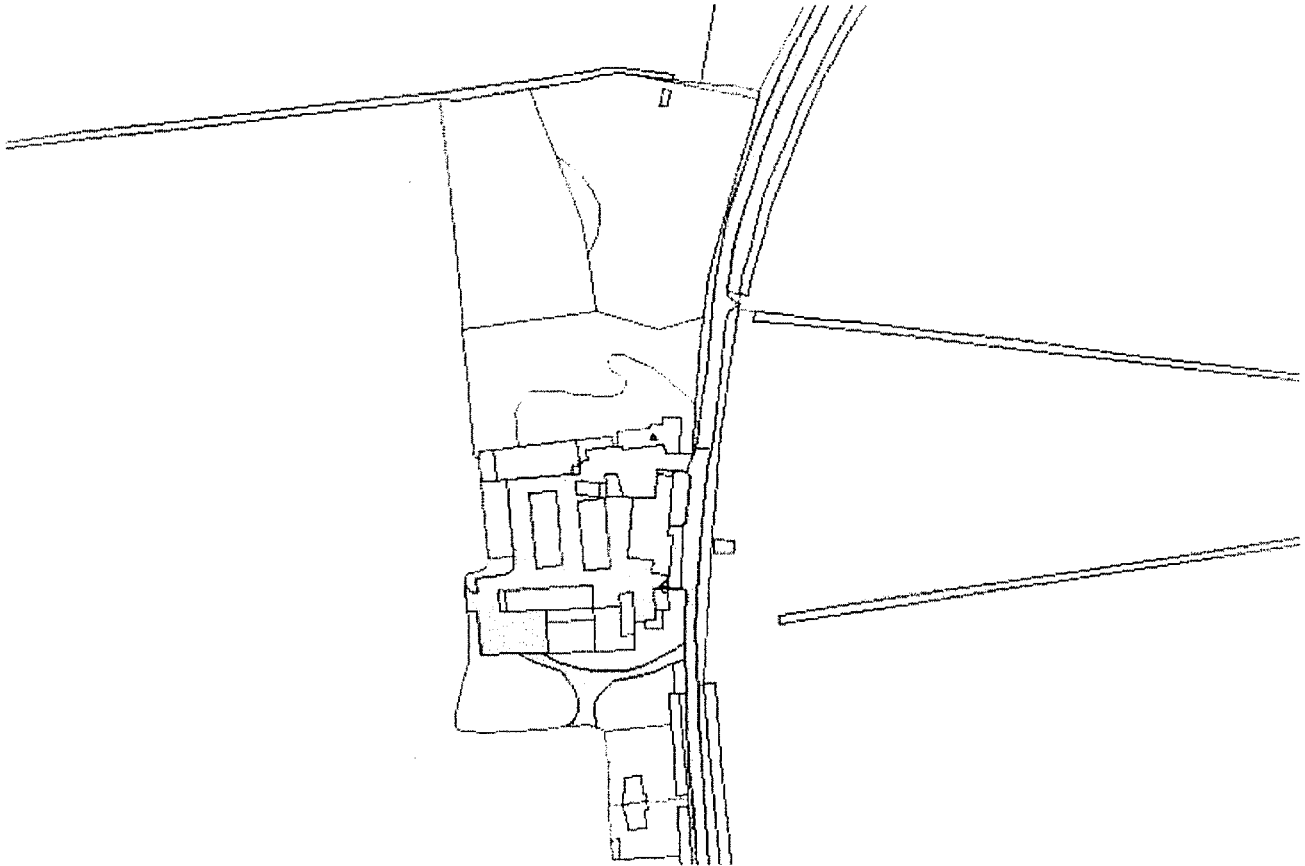
Listing NGR: TF2835023872

Selected Sources

RÓADGATE HOUSE FARMHOUSE - 1308515 Historic England
National Grid Reference: TF 28350 23872

Page 4 of

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StutoryPrint.svc/406833/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

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