

# Design and Access Statement & Heritage Impact Assessment

## REFURBISHMENT & ALTERATIONS:

Stixwold Village Hall, Main Road, Stixwold, Woodhall Spa, LN10 5HP

**Date:** 25th July 2023  
**Revision:** A (30.08.2023)  
**Project No:** 3104

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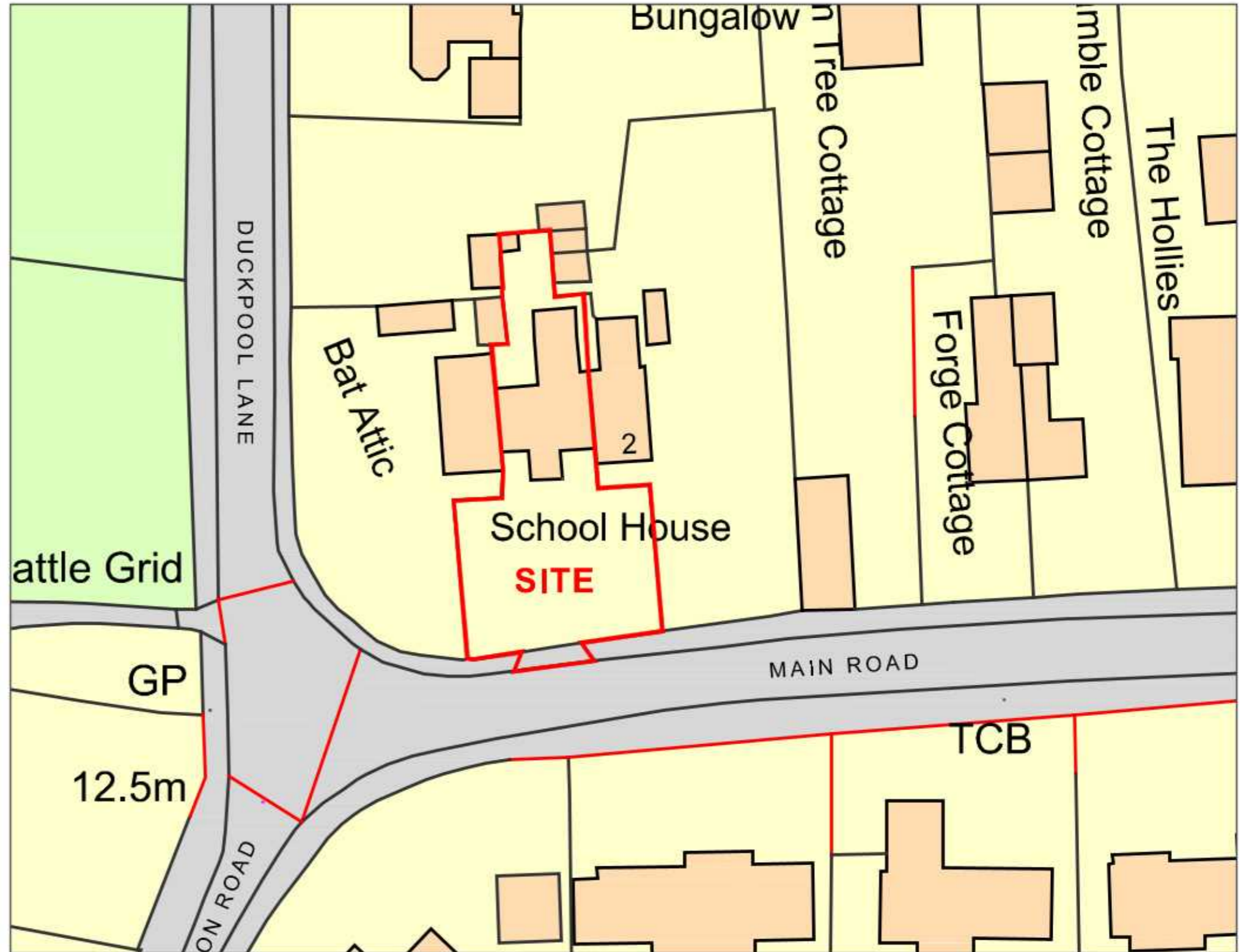
# 1.0 Introduction

The following document forms part of the application submission for 'Full Planning & Listed Building Consent', which calls for; *'Internal alterations to provide new accessible WC, kitchen, storeroom facilities. Refurbishment of existing village hall. External alterations to existing window into new door and bricking-up of existing window'*.

The purpose of this document is to provide a detailed account of the proposed development, as well as describing the overarching design principles and aims which have informed the proposals. This document also considers the current planning policy influences - as set out in the East Lindsey Local Plan and National Planning Policy Framework.



Above: Photograph taken from main road of front elevation, facing north.



Above: existing site layout plan.

## 2.0 Existing site & surrounding village context

### 2.2 Existing site & surrounding village context

The existing Grade II Listed Building is situated along Main Street within the village of Stixwoud close to Woodhall Spa. This 19th century building was originally a school and is now subdivided and utilised as two dwellings either side and a community village hall at the centre.

Internally the main hall space features painted brick walls, vinyl flooring and an impressive vaulted ceiling with exposed raised collar trusses. Situated at the rear north side of the main hall is an extension, built late-C19th, containing the WC and Kitchen. These spaces in particular are falling into disrepair and requires repair and replacement of sanitary ware and kitchen fittings, to replace those originally installed during the late-C20th.

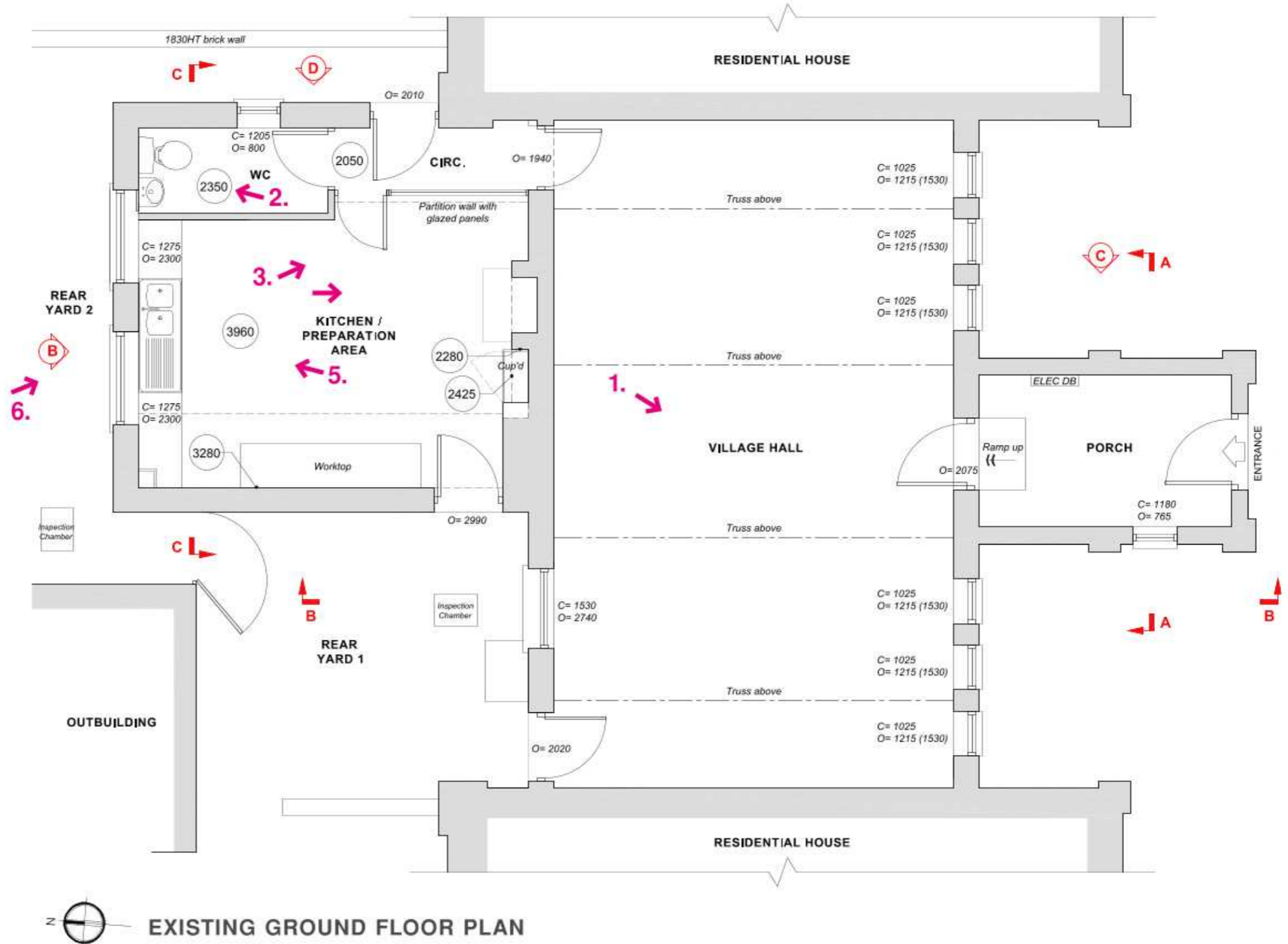
### 2.2 Planning history

There is no history of formal planning applications submitted to East Lindsey District planning authority for this site.

### 2.3 Planning Legislation Guidance

The following proposals have been designed with consideration of legislation and local planning guidance including:

- » East Lindsey Local Plan Core Strategy (Adopted July 2018)
- » National Planning Policy Framework.



## 2.0 Existing site & surrounding village context



### Key

1. Internal photo taken within existing main hall, facing south-west.
2. Internal photo taken within existing WC, facing north.
3. Internal photo taken within existing kitchen, facing south-east.
4. Internal photo taken within kitchen illustrating existing fireplace, facing south.
5. Internal photo taken within existing kitchen facing north.
6. External photo taken within rear yard area, facing south-east.

# 3.0 Design

## 3.1 Introduction

The purpose of this chapter is to provide a summary of the influences and decisions that have led to the proposed scheme. This explains how the proposed development respects and enhances the character of the original building and local distinctiveness of the area. This document should be read in conjunction with the planning application detailed drawings.

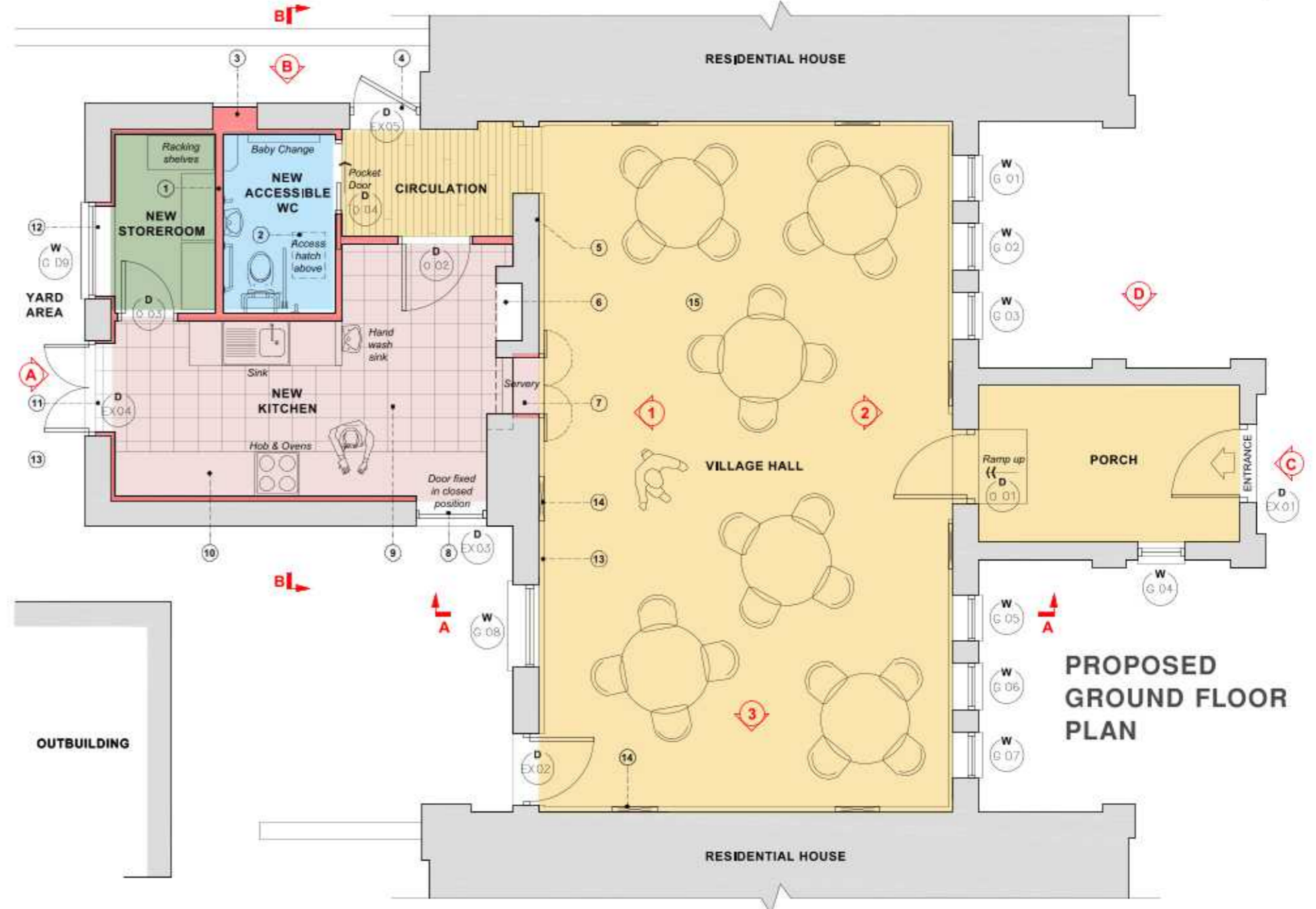
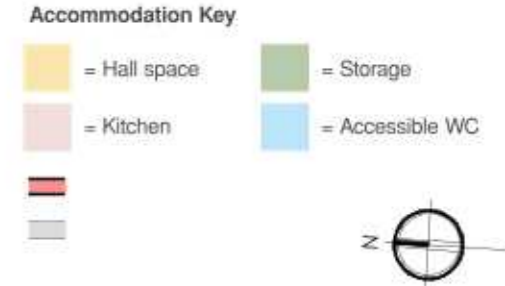
## 3.2 General overview and layout

The project was born from need to provide more accessible amenity facilities to accommodate wider community and civic events. An essential part of the scheme is the ability to provide building visitors accessible WC facilities, and a servery for refreshments. The proposed works have been mindfully designed to be as low-impact on the original building fabric as possible, whilst providing increased functionality and high aesthetic quality.

The following proposals seek to replace the existing WC and kitchen facilities with a new full accessible WC and modern community kitchen. These alteration works include the creation of a new servery hatch opening, providing access to refreshments to the main hall directly from the kitchen space. The proposals also include for the creation of a loft store area above the new accessible WC, providing additional storage space for building users.

## 3.3 Internal refurbishment works

The proposed works also include full redecoration and refurbishment of the existing hall space, featuring new finishes, lighting installation and infra-red heating, which would be sympathetic yet energy-efficient. Part of these refurbishment works will include the installation of new half-height timber panelling to the perimeter of the hall space, providing improved aesthetics to areas of defective brickwork, and also allowing concealment of new electrical wiring / pipework and the installation of new electrical sockets without the need to chase cabling within the existing brickwork walls.



- Precedent Images Key**
- A. Timber wall panelling including doors.
  - B. Closed door to WC to appear suggestively as part of surrounding wall panelling.
  - C. 1.1m high timber tongue and groove vertical panelling to existing walls within main hall.
  - D. New servery hatch in wall to appear part of surrounding walling when closed.
  - E. Wall mounted infra-red panel heater.

# 3.0 Design

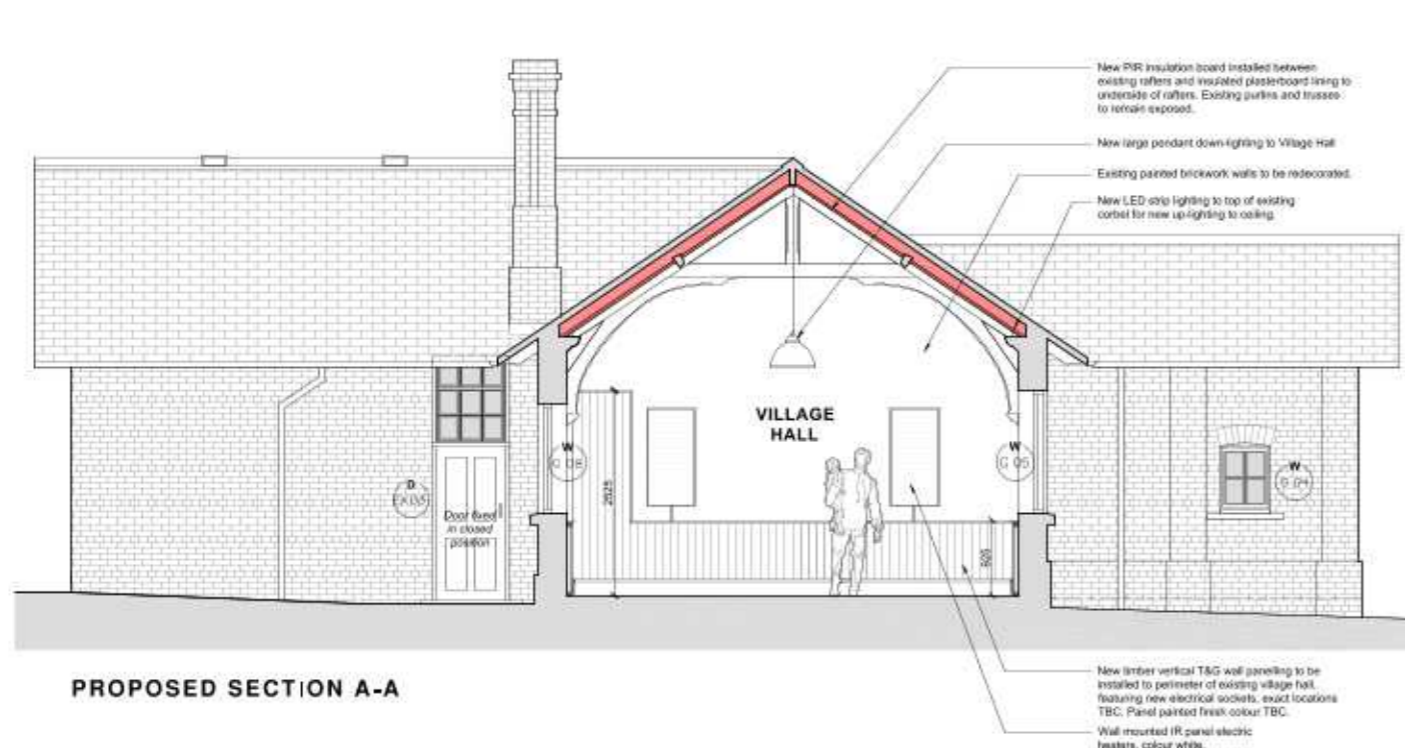
## 3.4 Sustainability

Part of the proposals include improvements to the thermal performance of the existing building envelope in order to reduce energy consumption. This would be achieved by:

- » Installation of PIR insulation boards between the existing rafters and insulated plasterboard installed to the underside of the existing rafters. The existing rafters and purlins would remain exposed and all other timbers such as the rafters and ridge beam would remain in-situ.
- » Existing solid external masonry walls within the kitchen, WC and storeroom will be dry-lined using insulated plasterboard.
- » New Superfoil thin insulation underlay is to be installed to top of the existing solid concrete floor within the main hall area.
- » New LED energy efficient lighting to be installed throughout.

## 3.5 External alterations

The existing principal front south facing elevation is to be retained and would be unaffected by the proposed works. Externally the proposals call for the existing uPVC framed double glazed windows to the rear north facing gable to be replaced with new timber framed casement units featuring double glazing. One of the existing gable window cills is to be lowered to ground to form a new doorway. This is to provide direct access to the rear yard area, a useful space for outdoor refreshments to be served from the kitchen, and also provide an alternative means of escape from fire. The existing west facing small window, which faces the narrow and unused access alleyway would be bricked-up, with a recessed brick face (blind window), in order to accommodate the new WC stud wall partition.



## 3.6 Scale

The proposed works do not include for any extensions or significant alterations to the existing building fabric.

## 3.7 Landscaping

The proposed works do not include for any significant alterations to the soft / hard landscaping front car park or rear yard. The only external landscaping includes alterations to the external ground adjacent the rear north facing gable to accommodate a level threshold, with a channel drain to the newly formed doorway.

## 3.8 External lighting

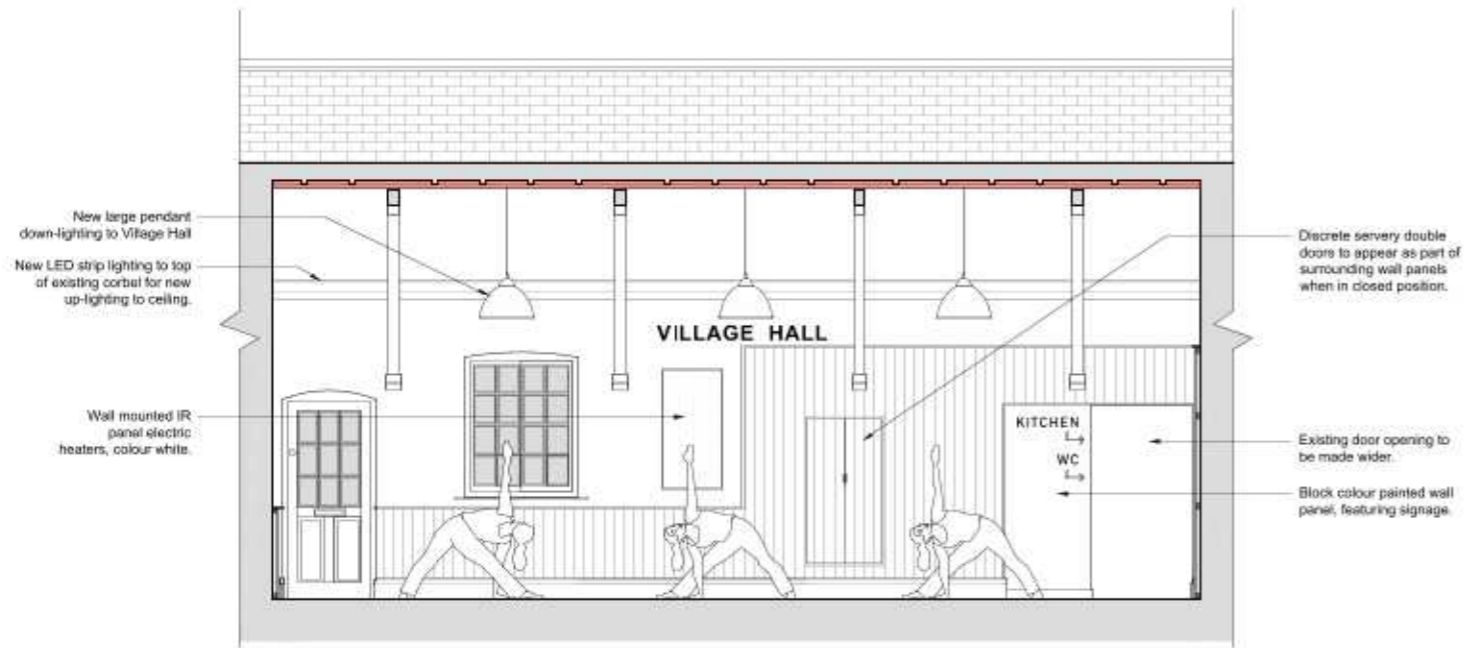
No new external lighting is included as part of the works.

## 3.9 Heating

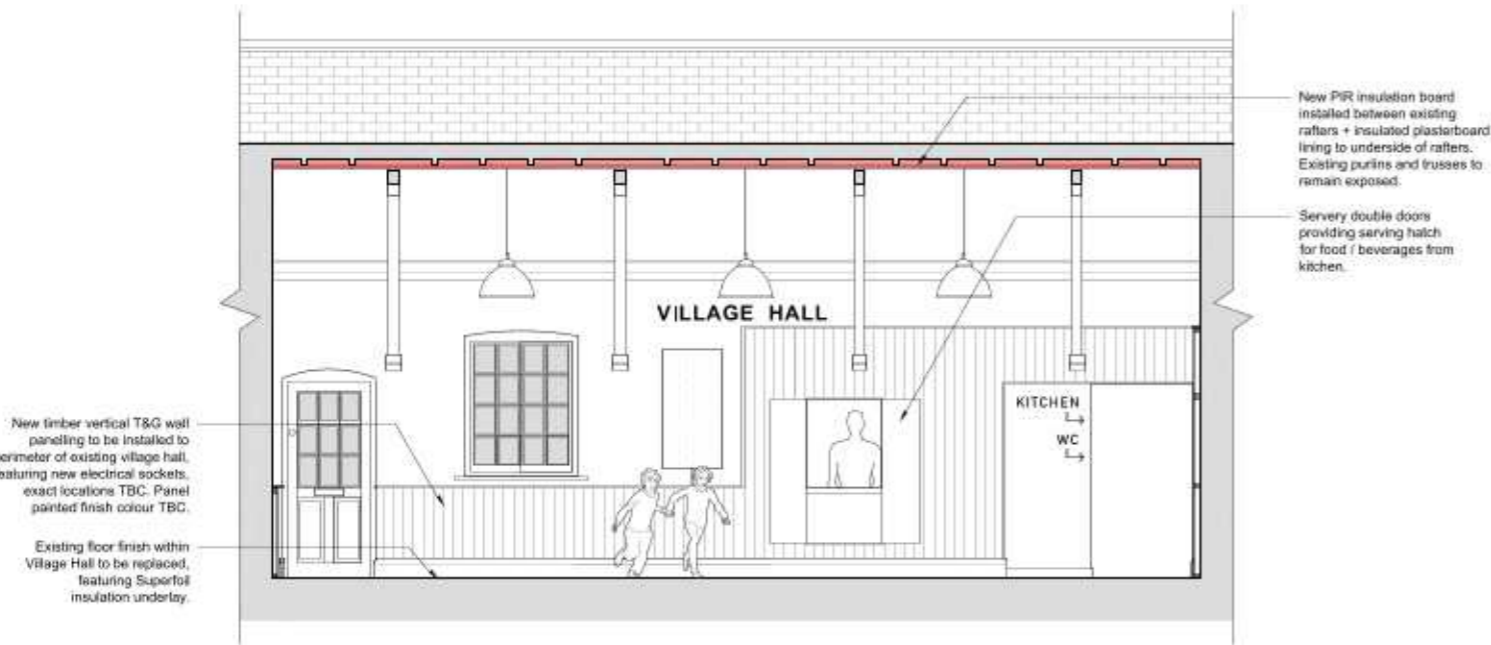
As this building is used intermittently for events and gatherings, the most cost and operationally effective means of heating for this building would be to use infrared heating to warm building, rather than radiators or other forms. This means that the building users themselves are heated during the colder winter months, rather than only heating the air via radiators / fan heaters, which would be ineffective in this scenario, as most of heat would be lost through absorption through the existing building fabric and high ceilings. Hot water facilities for the kitchen and WCs are to be provided though localised electric water heaters.



# 3.0 Design



**PROPOSED INTERNAL ELEVATION 1 (Servery Closed)**



**PROPOSED INTERNAL ELEVATION 1 (Servery Open)**



**Above:** proposed internal visual image of proposed working within main hall space, facing north-east.

## 3.10 Drainage

Existing arrangements for both foul drainage and collected surface rainwater disposal are to be retained. Part of the works include for the removal of the existing soil vent pipe located on the rear north facing gable. The new kitchen and accessible WC foul drainage would lead to a new internal foul pipe with an air admittance valve. This new foul drainage would connect into the existing inspection chamber located within the rear yard area.



## 4.0 Access

### 4.1 Approach / Entrances

The existing primary south entrance from the car park into the building is to be retained and unaffected by the proposals.

### 4.2 Accessible facilities

The proposed works seek to improve the existing poor WC facilities through the installation of a new inclusive Accessible WC, featuring standard Building Regulations Part-M compliant accessible WC sanitaryware.

### 4.3 Summary of traffic and transport impact

Pedestrian and vehicular access to the site from the main highway are to be unaffected by the proposals. Increased vehicular/pedestrian demand to the surrounding road and public transport infrastructure would be negligible.

### 4.4 Refuse

Existing refuse storage and means of collection are to be retained and remain unaffected by the proposals.



# 5.0 Statement of Significance and Heritage Impact Assessment

## 5.1 Introduction

Policy LP25 and paragraphs 189 to 208 of the National Planning Policy Framework (NPPF) set out guidance for Local Authorities to require applicants of proposals which may affect heritage assets to describe the significance of any affect upon these assets. The Setting of Heritage Assets document prepared by Historic England (HE) provides good practice advice for preparing relevant documents to accompany applications to Local Authorities. This assessment has therefore been made based on the requirement within the NPPF and the guidance provided within The Setting of Heritage Assets document and considers the effect of the proposals proportionally to the significance of the surrounding heritage assets and the degree of potential impact. The heritage assets considered below are not directly proposed to be physically changed or altered by the proposals.

This historic asset is a Grade II Listed Building which was first constructed in 1851, originally as a school and is now utilised as a community village hall.

The entry from Pevsner's Lincolnshire volume of the 'Buildings of England' series states:  
*"OLD SCHOOL, Main Street. 1851, Italianate, and looking like a railway station.*

## 5.2 Historic England Listing Entry (Grade II)

List Entry Number:1 1063162

THE OLD SCHOOL, 1 AND 2, MAIN STREET

*STIXWOULD TF 16 NE MAIN STREET (north side) 6/43 1 and 2 The Old School II Former school, now 2 houses. 1851, enlarged 1894. Red brick with slate roofs, 2 triple ridge stacks and a double ridge stack. E-plan. Single storey with 2 storey cross wings, 5 bay front. Plinth, first floor band, dogtooth course, overhanging eaves. Central doorway with fanlight having moulded stone surround with key and impost blocks, set in gabled projecting porch with corner pilasters. Above the door is a circular datestone inscribed "C T 1851" with moulded keyed surround. To either side are triple arched narrow semi-circular headed margin lights with continuous stone sills and brick heads. Beyond the 2 storey bay projects with corner pilasters and central double arched lights with above a single similar window. The village of Stixwould was part of the Christopher Turner Estate in C19.*

*Listing NGR: TF1750265926*

## 5.3 Statement of Need

The primary need for the proposed scheme is to improve the existing community facilities, in order to better accommodate building users for community events. These proposals will reinforce the civic nature of the village hall as a central part of the local and wider community, along with aiding in generating revenue to secure the future of ongoing repair and conservation of the existing building fabric. The proposed works have been mindfully designed to be as low-impact on the original building fabric as possible, whilst providing improved functionality and high aesthetic quality.

# 5.0 Statement of Significance and Heritage Impact Assessment

## 5.4 Heritage Impact Assessment

In order to assess the impact that the proposals may have on the heritage assets in the surrounding 'zone of visual influence', the identified significance of each of the assets should be considered against the effect the proposals may have on them. This analysis will be based on four overarching key attributes of the proposals and how these may affect the surrounding heritage assets as well as any additional cumulative and complex impacts:

- Location and siting
- Form and appearance
- Additional effects
- Permanence

### Location and siting

The existing Grade II Listed Building has limited space, but which can accommodate a much needed accessible WC, Storeroom, Kitchen with servery without significantly disturbing and altering the existing historical building fabric. Through careful design considerations, the decision was taken to reconfigure the existing internal space within the later late-19th century rear extension to provide the new facilities, without the need to extend or significantly alter the existing primary historic fabric and retain the main hall space. None of the internal works or external alterations works at the rear of the building can be seen from the main roads, with no impact on the historic character of the surrounding area.

### Form and appearance

The proposed refurbishment works within the main hall area seek to be contemporary yet sympathetic to the historic nature of the building, featuring the use of 1.1m high timber tongue and groove timber panelling to the existing walls, which will allow for new electrical sockets and other services to be installed without the need to chase into the existing historical fabric or install unsympathetic electrical trunking.

### Additional effects

The existing door to the west side of the rear extension is to be repaired and will be fixed within the closed position, allowing for new kitchen units and worktops to be installed to the rear. The existing kitchen and WC, installed during the late C20th, have no historic value and are to be removed as part of the works. The remainder of the building fabric is to be retained or repaired using matching materials and workmanship where necessary.

### Permanence

The proposals have been designed to include the least amount of disturbance and removal of existing historical building fabric as possible. The two areas of fabric loss include:

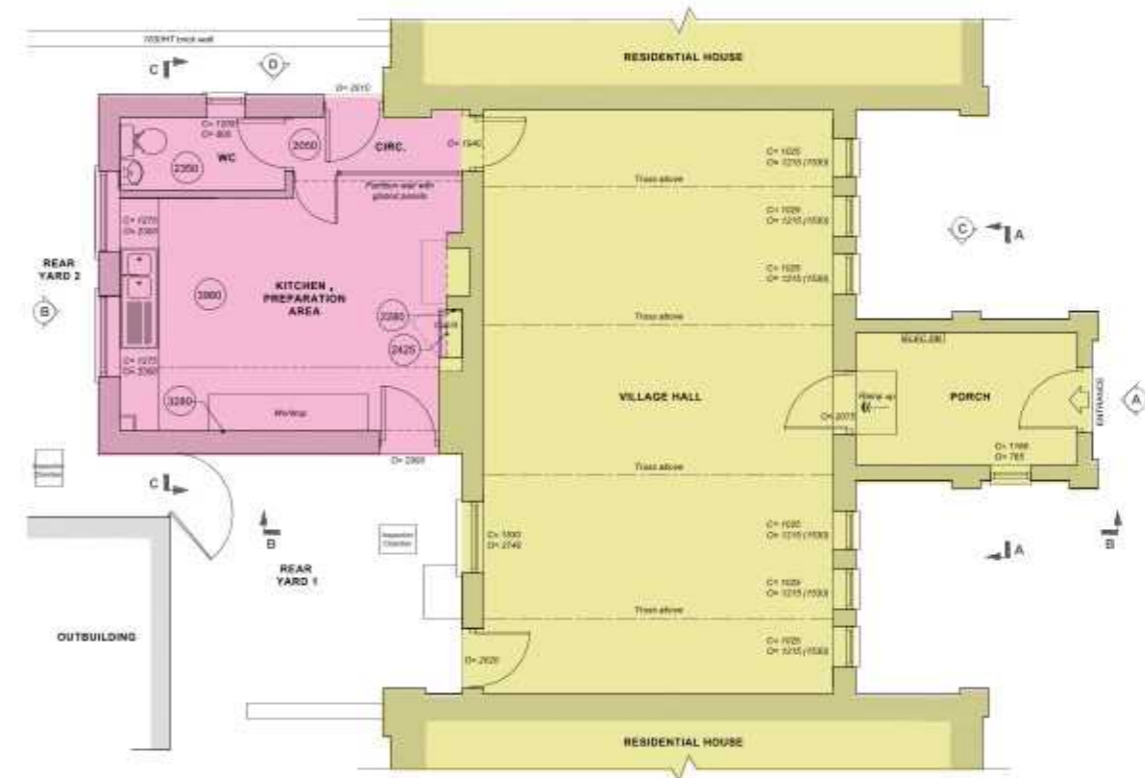
- » Removal of brickwork to under window cill to form new door opening, located on the rear north gable. This area is approximately 1.5m<sup>2</sup>. The bricks can be salvaged and reused for bricking up the window on the east elevation.

- » New opening to be created between the kitchen and main hall space to form servery. This opening would be formed within the fireplace inglenook. The existing cast iron fire place and brick arch above the inglenooks are to remain and be undisturbed. It is considered that the loss of this brickwork is justified in order to improve the building operationally and secure the future of the building as a community venue.

Other proposed works such as the installation of timber stud partition walling, kitchen units and finishes can be removed in future without fundamental detriment to the original building fabric.

## 5.5 Building Evolution

As illustrated on historic OS plans for the site, see Appendix, main hall forms part of the primary fabric built in 1851. The later rear extension was built between 1889 and 1905.



**EXISTING BUILDING PLAN**  
(Building Phases)

**BUILDING PHASE KEY**

- = Primary mid-19th century
- = Late-19th Century

# 6.0 Environmental impact & considerations

## 6.1 Flood risk assessment

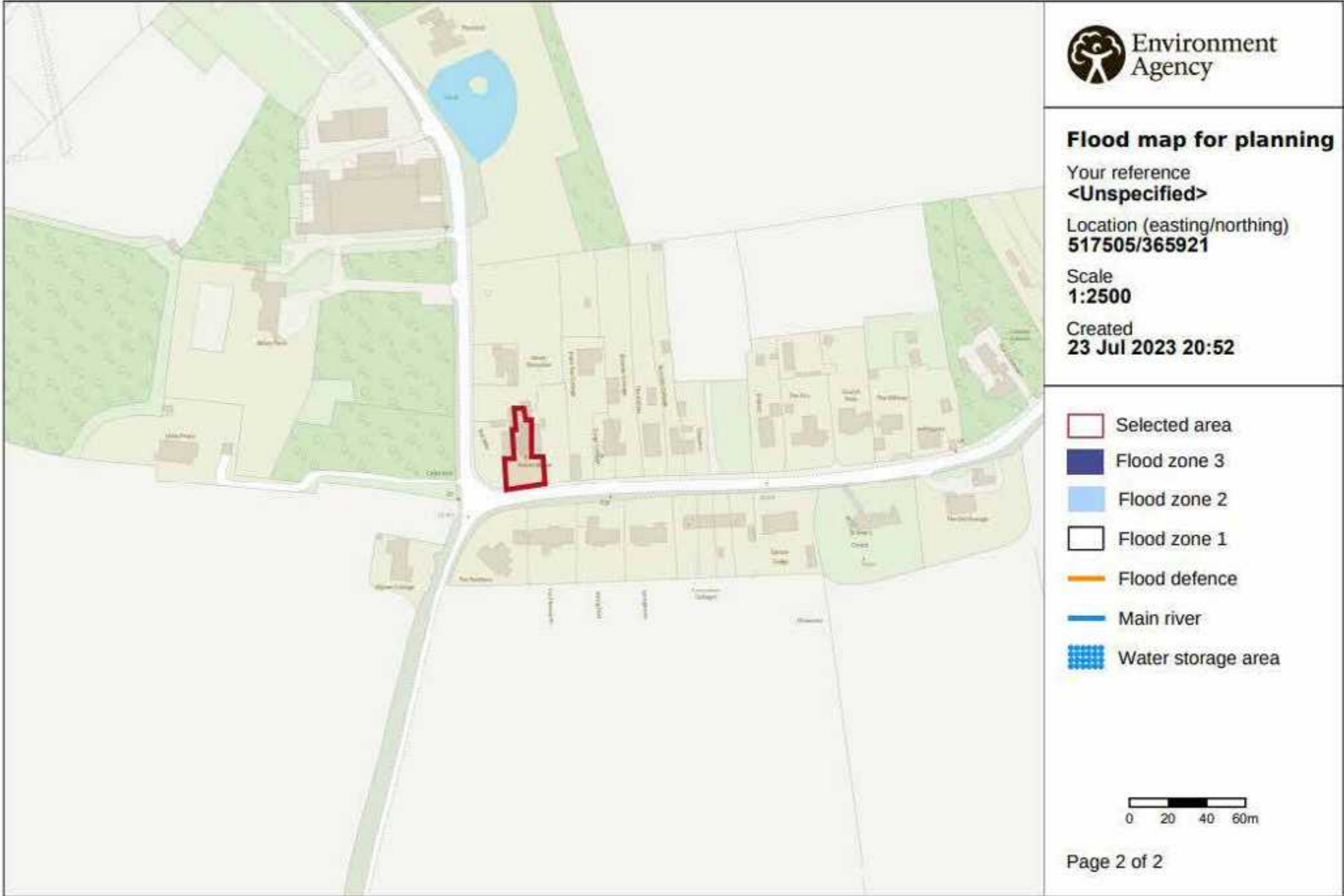
The site is identified as being located within a flood zone 1 - an area with a low probability of flooding.

The proposed development is smaller than 1 hectare and is not affected by other sources of flooding, subsequently a floor risk assessment is not required for this application.

Please see the extract from the Environment Agency flood map opposite.

## 6.2 Noise / Dust

The potential impact of noise and dust to surrounding neighbouring buildings caused by the proposed works would be negligible.



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Above: Flood map extract showing identified flood zones surrounding the application site

## 7.0 Appendix

# 7.0 Appendix

## 7.1 Existing site photographs



Above: internal photo of timber door located on west wall of rear extension, facing west.



Above: external rear north elevation, gable end.



Above: internal photo taken within main hall space illustrating existing vaulted ceiling, facing west.



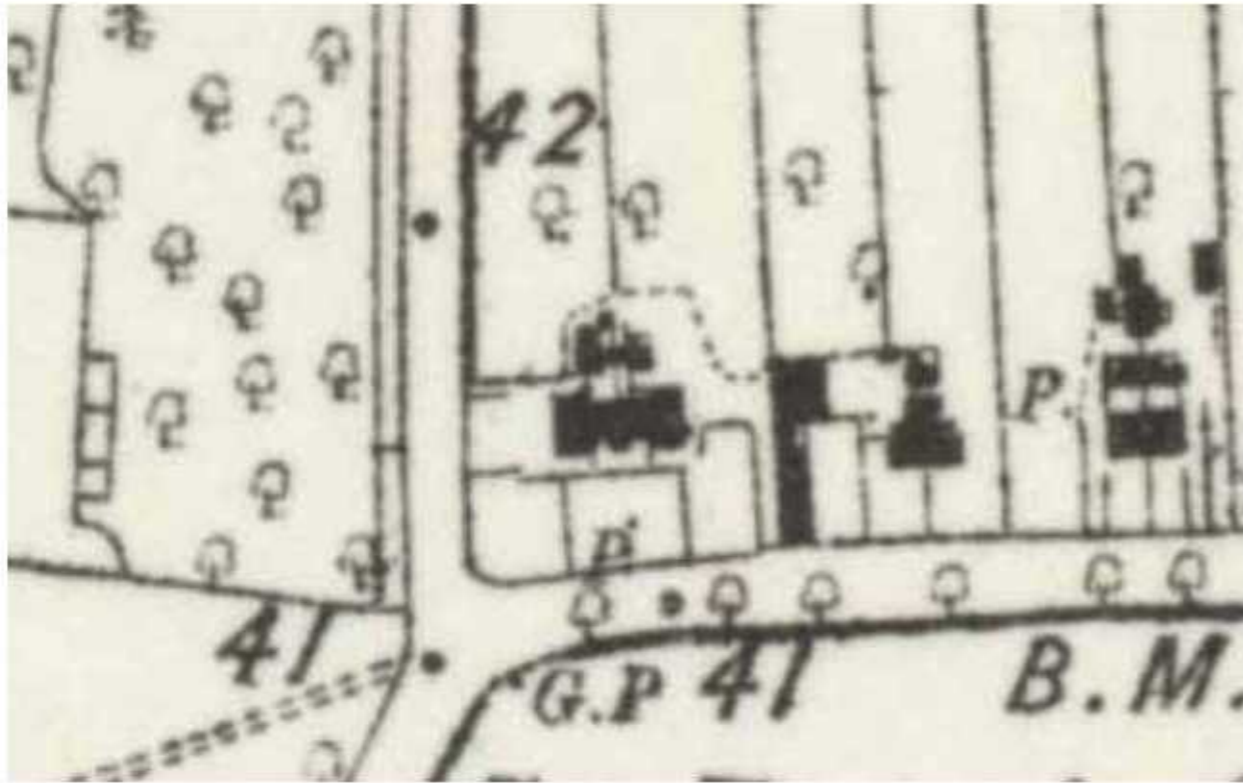
Above: external photo of west facing timber door of rear extension.



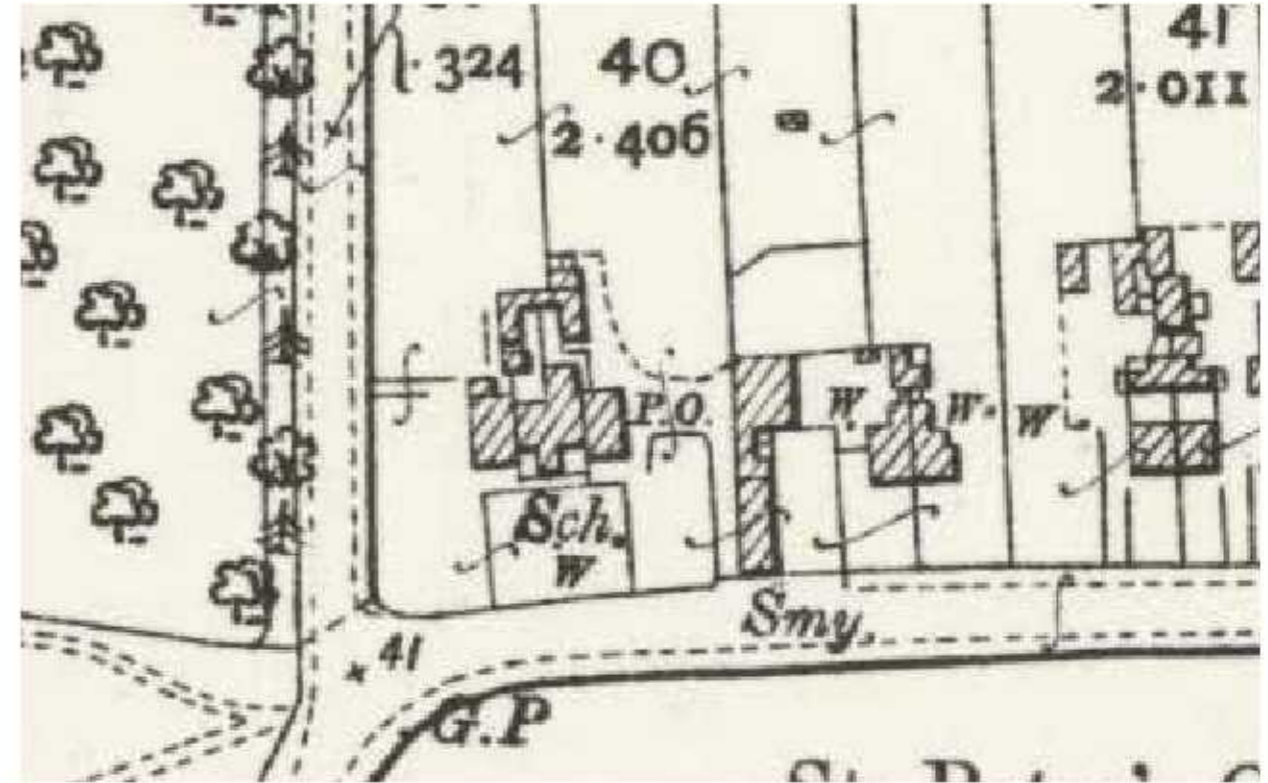
Above: internal photo taken within main hall space existing door through to rear extension, facing north-east.

# 7.0 Appendix

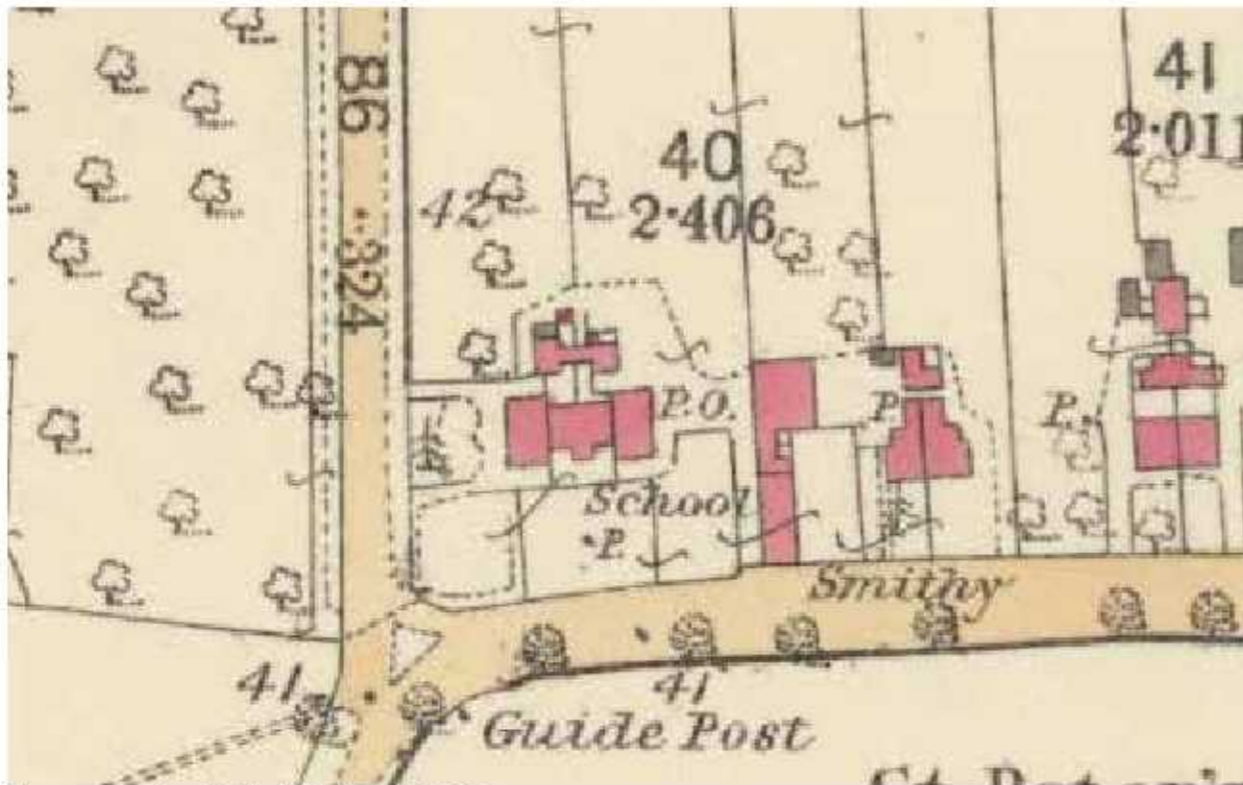
## 7.2 Historical OS Plans



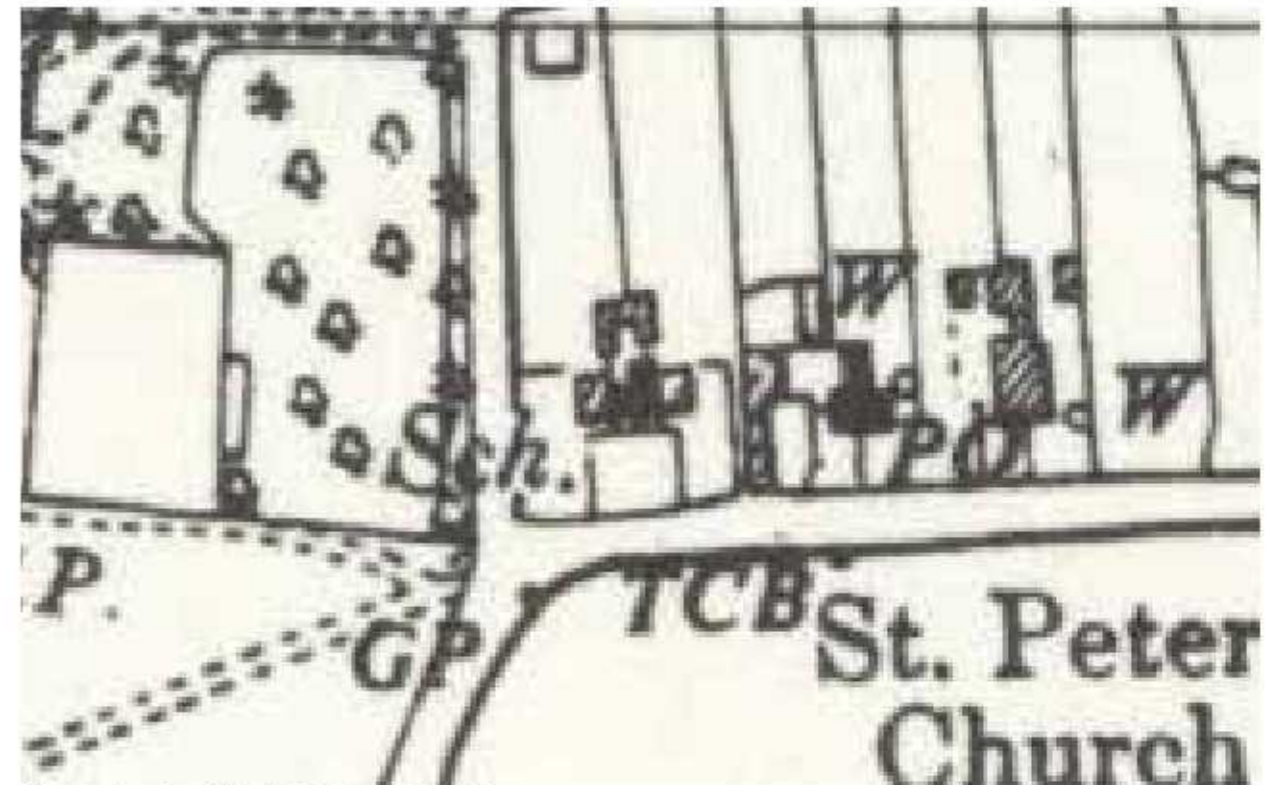
Above: extract from historical OS plan, dated 1888



Above: extract from historical OS plan, dated 1905



Above: extract from historical OS plan, dated 1889



Above: extract from historical OS plan, dated 1956

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