



Date: 29/2/24
Ref:J189-HIA-EXT

HERITAGE IMPACT ASSESSMENT

PROPOSED EXTENSION & ALTERATIONS TO
EXISTING DWELLING
GLEBE COTTAGE ONE WAY STREET SUTTERTON

FOR

MR & MRS Q MOLLER

Introduction and the site: -

Glebe Cottage stands in the centre of Sutterton to the north of (adjacent to) St. Mary's Church and to the east of Bell Mere Pool Nature Reserve.

Sutterton is both a village and a parish in the south of Lincolnshire, on the old road between Spalding and Boston. The parish is about 6 miles south of Boston near the junction of the A16 and A17 Roads and on the B1397 (formerly A16). The village of Kirton lies 2 miles (3 km) to the north-west. The Spalding bypass opened as the 'Spalding-Sutterton Improvement' in 1995.. Wigtoft parish is to the west, with Algarkirk parish to the east. The parish includes the hamlets of *Struggs Hill* and *Dow Dyke*.

Sutterton has a post office and general store, one public house and restaurant, a fish-and-chip shop, a garden centre, a veterinary practice, a doctors' practice and a village hall used in conjunction with the primary school. Close to the east is Algarkirk, with which Sutterton shares Sutterton Fourfields Primary School. Before 1970 the two villages also shared the Algarkirk and Sutterton railway station on the Spalding to Boston line, now next to the A16.



Important buildings are as follows: -

TF 23 NE SUTTERTON STATION ROAD

(east side)

8/66 Church of St. Mary

26.1.67

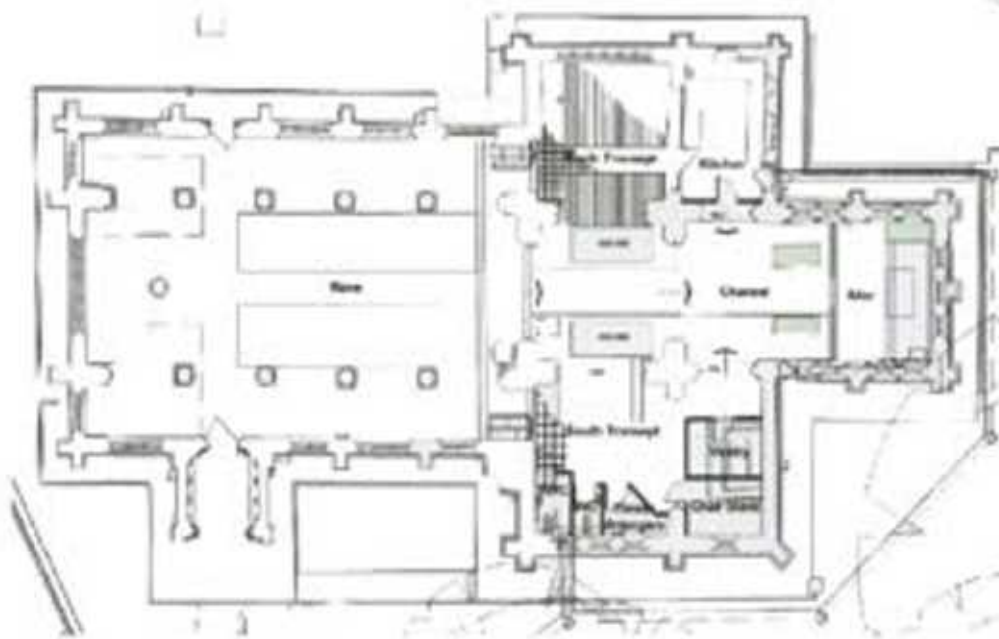
G.V. I

Parish church. Late C12, C13, late C13, C14, C15, 1602, 1787
spire rebuilt, and tower, spire, aisles and south transept
remodelled by Edward Browning 1861-3. Squared limestone rubble,
ashlar, slate and lead roofs. Crossing tower, nave with
clerestory, aisles, transepts, chancel. 5 light west window with
segmental head and outlandish reticulated tracery. In the gable
parapet above the date 1602 and initials BW and WF. The west end
of the aisles have 3 light late C13 intersecting traceried
windows. North aisle with plain parapet has 4 three light C14
reticulated windows with rectangular surrounds. Late C12 doorway
with shafted reveals, roll moulding, chevrons and interlaced
hood. 5 two light C14 clerestory windows. North transept has
large 6 light C15 panel traceried north window. 2 paired C13
clerestory lights, chamfered with engaged shafts. Late C13 plate
traceried 2 light window to eastern chapel. Ashlar crossing
tower with clasping buttresses, embattled parapet, set back
spire, richly crocketed with 3 tiers of alternating lucarnes. In
the belfry stage are large 2 light C19 reticulated openings. On
the transept east side a matching clerestory and to the chapel a
lancet and a triple plate traceried C13 window. Chancel north
wall has 2 pairs of reset C13 lancets with engaged shafts. C19
stepped lancets to east wall. The south chancel wall matches the
north with a single chamfered door. South transept and chapel
rebuilt C19 with 4 lancets and sexfoil window. In the south
aisle wall are recut C14 2 and 3 light windows with reticulated
tracery. C19 south porch with Romanesque style outer arch,
clustered shafts and moulded head. Clerestory matches north and
has dated rainwater heads of 1789. Inner south doorway is late
C12 with triple shafted reveals, foliate capitals, 2 orders of
delicate roll moulding, an order of ring chain and a chevron
moulded hood. Interior. Late C12 5 bay nave arcades with
circular piers, square abaci with nicked out corners, carved
capitals with unusual mixture of stiff leaf, interlace and
animals, double chamfered arches, hood moulds, one with chevron
moulding. c.1200 western crossing arch with paired shafted
reveals, scalloped capitals and 2 pointed orders of chevron
moulding. At the east end of the south aisle a C14 cusped niche.
Transept arches at east ends of aisles are double chamfered on
circular corbels. The other 3 crossing arches match the western
one, but are plain double chamfers. One trefoil headed niche and
ogee canopy on south side. North transept has shafted reveals to
clerestory rear arches. Wide double chamfered arch to former
transept chapel, now vestry, on east side. South transept has
matching double chamfered arch. Chancel largely rebuilt in C19,
reusing C13 windows, has double piscina and tomb recess and on
the north side a double chamfered arch with one shafted reveal.

Fittings. Chancel walls freely tiled in C19, elaborate mosaic and tiled reredos. C19 octagonal ashlar font, carved side panels, clustered marble shafts to base. Monuments in south transept. 3 C14 effigies to a lady, a civilian and a priest with chalice. All recumbent, carved in low relief, with black letter inscriptions. In south aisle a limestone wall slab, eared and shouldered egg and dart surround to inscription panel to Beaumont Leeson d.1750.

Listing NGR: TF2849535558





TF 23 NE SUTTERTON STATION ROAD

(east side)

8/67 The Georgian House

10.12.87

G.V. II

House. Early C18, altered C20. Red brick in Flemish bond, concrete tiled roof, 2 gable stacks. 2 storey and attics, 5 bay front with first floor band and central half glazed door, flanked by pairs of glazing bar sashes. To first floor 5 similar windows all with brick segmental heads. in the roof 2 C20 dormer windows with painted tin cheeks and roofs.

Listing NGR: TF2850735508



TF 23 NE SUTTERTON STATION ROAD

(east side)

8/69 Lodge

25/6/85

II

Former gate lodge and walls. Early C19, altered C20. In Cottage ornee style. Painted brick, conical plain tiled roof with central circular dentillated stack. Kidney shaped plan with small lean-to at rear, altered C20. Single storey plus attics, 5 bay front around the perimeter, with step out between third and fourth bays, dogtoothed eaves course. 3 pointed openings with 2 light casements, blocked pointed door to left, and round headed window to right. In the roof 2 small gabled dormers with pointed 2 light windows. The rear extension has a C20 door and window. To the left a coursed limestone rubble wall, with edge set stone coping, ramped over above planked garden doorway and terminating in square stone pier. The gate lodge was built for the Beridges at Algarkirk Park.

Listing NGR: TF2854335424



TF 23 NE SUTTERTON POOLS LANE

(west side)

8/65 Thatched Cottage

(formerly listed

under Green Lane)

20/12/72

II

Cottage. Late C17, altered C20, painted brick, thatched roof, single ridge and gable red brick stacks. Lobby entry, 2 unit plan, with added parlour and service block. Single storey plus attics, 3 bay front, the left hand end bay recessed. Off-centre C20 door covered by open rustic thatched porch, with to right a single and to left a pair of 2 light casements with segmental heads. To the roof 2 two light casement thatched dormers. To the right an added single storey wing.

Listing NGR: TF2818735648



Other notable buildings and areas: -



New properties including Methodist Chapel to opposite side of road to St. Mary's Church.



View of Bell Mare Pool Nature Reserve from the road in front of Glebe Cottage.



View towards Glebe Cottage (in background) from roundabout with Methodist Chapel on right and Nature Reserve to left.

Excerpts from historical maps of the area: -



1888 map.



1938 map.



1888 map.



1932 map.

GLEBE COTTAGE: -

It is understood that Glebe Cottage and The Cottage are approximately 400 years old. The properties at one time in the near past was one dwelling and was converted into 2 and the side porch was added along the drive side for the new front entrance. It is also around this time the double garage was built to the rear of the property. Glebe Cottage was further extended at the rear of the property with a 2 storey extension that was originally intended for a lounge and bedroom above. In the last few years a conservatory was added to this building.

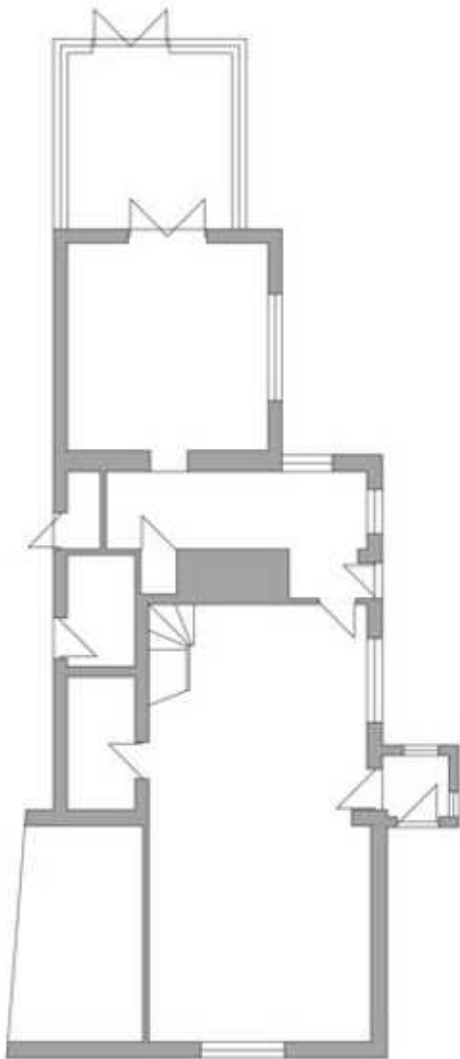
The property at present externally is a mis-match of different bricks, both type and sizes. We have the original bricks at the front which the present clients had cleaned and repointed. The porch is in 2 types of London bricks, the side has 3 different brick types especially around the rear entrance, the 2 storey extension is in London brick, the conservatory a different brick again and the garage also another type of brick.

All pitched roofs are clay pantiles. Dormers are a mixture of more modern flat roof types and the older pitched roofs, dormer claddings are a mixture of different materials and colours. Windows are brown upvc and doors white upvc. See following pictures: -

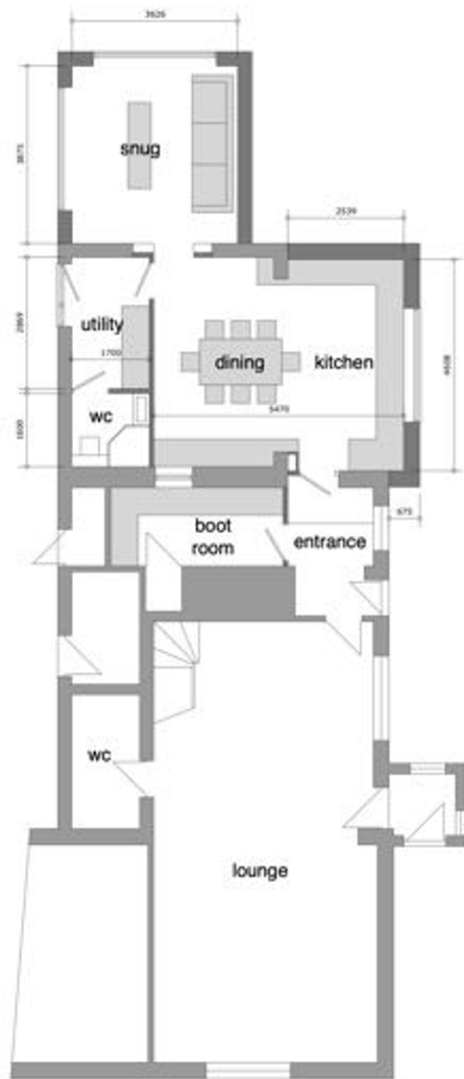




PROPOSAL: -



Existing plan



Proposed plan

The proposals are for a small kitchen extension to aid better internal flow for the property. At present the proposed boot room and entrance are part of the kitchen and it runs round into the new kitchen area which also serves as a dining area. By introducing the extension a new doorway from the new entrance area into the kitchen can be created thus making a boot room from the former kitchen (or office or pantry). This allows for a new utility and shower room that benefits with direct access to the rear garden, then the existing conservatory transforms into a snug. The conservatory transforms into a solid structure to be a more useful area and not to be too hot in the summer or unusable in the winter.

The externals address a few issues to the side and rear of the property as well as the extension itself. As already mentioned there are various different bricks used in the building in particular to the side of the property around the rear entrance. The proposal is to provide a smooth cream render to these walls including the porch and conservatory. This will leave visible 2 types of bricks, the original property bricks to the front and gable wall and the London bricks to the modern 2 storey extension at the rear. The new extension then gets clad in a vertical oak timber or a good grade fake alternative. Please see the full set of drawings for all the elevations and 3D views.

Please find attached a couple more photos showing a view of the church from the side drive and existing patio.



CONCLUSION: -

The proposal is to address issues to the cottage as well as the extension itself. The proposed render will unify a good portion of the property and pull it together and allow the brickwork to the oldest part of the property at the front to stand out and not be lost within a myriad of other brick types. The decision not to use yet another brick type on the extension allows us to break up the new render and use the softer vertical oak boards (or fake) that reflect a lot of the greenery and trees to this side of the property.

We see this as a positive contribution to Glebe Cottage itself and not detrimental to its setting adjacent to the Church of St. Mary's.

Regards

Julian Warrick