

DESIGN & ACCESS STATEMENT
Incorporating Heritage Assessment of Significance



For

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PROPOSED ALTERATIONS & EXTENSION TO DWELLING

At

**14 MILL LANE
GOSBERTON
SPALDING
LINCOLNSHIRE
PE11 4NN**

For

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Director
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PLANNING & LISTED BUILDING CONSENT APPLICATION ISSUE

Site observation and analysis

Location

The site is located at number 14 Mill Lane, which is on the east side of the village centre of Gosberton about 200m from the small, central shopping area.

Site description

The building is a two storey dwelling that forms part of a three unit terraced row fronting Mill Lane (fig. 01). Number 14 forms the end terrace at the east extreme. This terraced block abuts another to the west which is suspected to once have had retail accommodation at ground floor level. Number 14 has an area of open ground to the east of the exposed gable and further land of irregular shape to the north side (fig. 02). Site plan drawing A1144-01 illustrates the location and extent of the site.

Vehicular access to the site is in the form of a gravel drive to the east of the east gable. This is in the ownership of number 14 but is shared in use by at least one abutting property. Pedestrian access to the dwelling is via the front door directly off Mill Lane on the south elevation, or via the gravel drive to the east.



Fig. 01 – Terraced block from south (14 on right).



Fig. 02 – Access and open area to East of number 14.

Site boundaries

The site is defined to the west section of the south boundary by its own south elevation which defines the north edge of Mill Lane. To the east section of this boundary the site is largely open across a low level concrete edging stone. The west boundary is a party wall separating this unit from the mid-terrace dwelling. Further to the north, the boundary is an arbitrary line across a gravelled parking area and then fencing. The north boundary is again fencing. The east boundary is convoluted and is partly open, partly fenced and partly defined by a C21 single storey building.

Neighbouring Development

The building is surrounded by dwellings. Those to the immediate west are historic in nature, being the earlier core of the village of Gosberton (fig. 03). Those to the east were constructed in the latter half of the 20th Century as a speculative development (fig. 04). Virtually all are two storey with the predominant wall material being brick and with roof finishes being slate or tile.



Fig. 03 – Historic development to the west.



Fig. 04 – 20th Century development to the east.

Site history

A full description is given as part of the Heritage Assessment of Significance below.

Existing access arrangements

As previously stated, pedestrian access to the site is directly from Mill Lane and vehicular via a gravelled drive to the east side. The area to the east of number 14 is used as the parking space for this dwelling.

Streetscape / planting

The site sits within the village centre where there are areas of greenery all around. That said, this site presents a 'hard' front to Mill Lane and the building is surrounded to the east and north by gravelled yard. There is some soft landscaping in the parcel of land to the north of the dwelling.

Amenities

The site sits in the village centre close to all amenities and to the local bus stop.

Views into, through and out of the site

The area proposed for development is located to the north of the site and is not visible from the historic centre of Gosberton. It is visible from the eastern approach along Mill Lane but all other views would be from within private land only. There are no distant views from this site as all are blocked by adjacent buildings. There are no views of significance through the site.

Context - Physical

Development on the site comprises a two storey dwelling with a poor quality rear lean-to extension. Further details are given in the listing description within the heritage assessment below.

Context - Social

The site accommodates a private dwelling.

Context – Economic

The site provides a home for inhabitants who may work locally and therefore contribute to the local economy.

Site History – Heritage Assessment of Significance

The National Planning Policy Framework (NPPF) published in March 2012 requires that applications affecting Heritage Assets be accompanied by an 'Assessment of Significance'. This section therefore addresses this requirement.

Since the proposals here impact upon only the interior and rear section of the building known as 14 Mill Lane only these elements of the building need investigation and analysis. The site history available is limited. It is known that the building is listed and the details of the listing are as follows:

Listing Details

Name: 10-14 Mill Lane, Gosberton

Grade: II

EH Building ID: 198170

OS Grid Ref: TF2412031638

OS Grid Coord. 524120 331638

Date listed: 13 January 1988

Location: 18 Mill Lane, Gosberton, Lincolnshire, PE11 4NN

Description

Row of 3 houses c.1830. Lined stucco, slate roof, 3 ridge stacks, overhanging bracketed eaves. Rusticated stucco quoins. 2 Storey, 6 bay front arranged each house with a semi-circular headed doorway, panelled door and reveals, with semi-circular headed panels, radiating fanlight. To left a single glazing bar sash. Above each door a blank opening with to the left a glazing bar sash.

Historic Assess Valuation

Whilst the above listing information is noted it is observed that to at least part of the block the slate roof covering has been replaced with concrete interlocking tiles (at least to the north slopes of the east and mid-terrace units). This has clearly occurred some time ago.

The principal elevation is that to the south facing Mill Lane and since no changes are proposed to this it is not considered necessary to evaluate this element of the building.

The east elevation comprises an exposed gable that is asymmetrical in profile, having a lowered eaves to the rear (fig. 05). The elevation is constructed of brick with a rendered band running from ground level to the underside of the ground floor windows. The south-east corner features stucco quoins as part of the termination of the stucco to the principal elevation. The brickwork to the east gable is mixed both in brick and mortar finish. Panels of dissimilar materials record historic change though beyond this no further details are available (fig. 06). Dissimilar weathering patterns indicate that at one stage the lower two-thirds of the gable was enclosed and that the abutting structure had a low pitched sloping roof descending from south to north. Further patches of dissimilar brickwork would suggest perhaps the presence of gable chimney stacks within the abutting building though there are no visible signs of blackening. The main east gable has two windows at ground floor level (fig. 07). The frames both date from the 20th Century and it is suspected that the openings do as well. Certainly that to the north is of crude construction with an untidy soldier course head detail (fig. 08).



Fig. 05 – Asymmetrical east elevation



Fig. 06 – Dissimilar materials on the east gable.



Fig. 07 – Landscape window on the east elevation



Fig. 08 – Wider view of windows on the east elevation.

To the north side of the east gable there is a single storey brick lean-to extension (fig. 09). The continuity of brickwork between the main gable and the east wall of this extension would suggest that they are contemporary. It is suspected that the east wall of the extension may well have partly enclosed a rear yard or perhaps a coal-house. Likewise the west section of the north wall of the lean-to appears to feature older brickwork and may have enclosed an ancillary room such as a WC at one time during the life of the building. Much of the value of the walls forming the rear extension have however been eroded by the insensitive introduction of openings for windows and doors. The roof over the rear extension is formed from a combination of concrete interlocking tiles and corrugated perspex, these enclose and conceal much of the original north external of the property (fig. 10).



Fig. 09 – North lean-to from the east.



Fig. 10 – North lean-to from the north.

Internally, the rear lean-to is poorly constructed and has no inherent value either architecturally or historically. Within the rooms of the main dwelling where works are planned, some original features remain though it is suspected that the stove, hearth and internal arch etc may be later additions.

The works proposed impact upon only three areas, two of which are external and the third internal. Since these are the only areas of impact, only these are considered relevant to this document.

Works area 1

Work area 1 is the rear lean-to extension. It is here proposed that the extension be demolished and be replaced by a new extension of similar footprint.

Works area 1 proposal

The removal of the part tiled, part perspex lean-to roof will be of no detriment to the building since it embodies no historic or architectural value and in addition the presence of these 20th Century finishing materials is at odds with the original building. The retention of areas of the old external wall has been considered but the poor condition and presentation of the exterior generally has resulted in this being dismissed. To patch up the existing external wall to provide a new extension would inevitably require the use of new bricks which are unlikely to sit well as patches in the existing; the infill would need to be extensive. In addition it is suspected that this rear block does not sit on an appropriate foundation and the addition of a more substantial roof and ground floor may lead to settlement issues. On balance it is therefore considered that the removal of roof and walls is the most appropriate solution all around.

The proposed extension would be constructed in a new brick, selected to be sympathetic with those in the host dwelling but providing a clean break point. The bricks on the external rear corner would need to be cut and turned to provide an appropriate bond. The new east wall of the extension would then be set back 50mm from the main gable line to illustrate the clean break, to accommodate issues of the existing wall being out of plumb and to allow the roof verge to abut the rear corner of the north elevation (rather than over-sailing). Brick bond would be in English Garden Wall (3 courses stretchers, then 1 course headers) to match the existing. Consideration has been given to the roof of the proposed extension and on balance it is proposed that the roof pitch be set at 22.5 degrees to allow the use of interlocking slates. It is proposed that a slate such as the Redland Cambrian be used (manufactured from a minimum of 60% Welsh Slate) subject to LA approval. Whilst a lower pitch would have reduced impact on the north elevation (first floor level) it is felt that the difference in pitch between this and the main roof would remain noticeable from the east approach. In addition a lower pitch would dictate the use of a more modern covering material which again would be less sympathetic. With regard to the windows on the north elevation it is proposed that the new roof be cut around them such that they may remain intact. Should the rear extension be removed at some stage in the future it would be capable of being returned to its earlier appearance, at least at first floor level. The roof insets could be constructed in lead, a traditional material. In this manner the rear extension would be very similar in appearance to that which has been constructed to the rear elevation of the west dwelling within the same terrace.

Works area 2

Work area 2 is the east gable of the main dwelling. It is here proposed that the 20th Century landscape window to the kitchen be removed and that the north section be infilled to create a smaller, vertically proportioned opening.

Works area 2 proposal

The removal of the landscape window will be of no detriment to the building since it is in a poor state of repair and in addition is clearly a late intervention (fig 09). The reducing of the opening width to allow formation of a vertical window can be carried out using bricks salvaged from the rear demolition works. It would be appropriate to continue bond for the infill, using lime mortar to match. Simultaneously the crude soldier course can be removed over that section that is to be infilled. The new window would be a simple casement. Whilst the two ground floor windows will remain as a late intervention, it is considered that, as a matching pair, these will be more sympathetic to the overall elevation.

Works area 3

Work area 3 is the interior of the rear rooms of the building at ground floor level. The works proposed here will be in several elements as follows:

- i. The removal of the stove and hearth and deepening of the fireplace opening (back to original rear wall) together with the raising of the soffit (fig. 11).
- ii. The infilling of the arch that currently sits between the kitchen and the proposed shower-room area (fig. 12).
- iii. The removal of the central section of the rear wall of the property and the installation of an encased steel support beam (fig. 13).
- iv. The re-siting of the electric cupboard (fig. 14).

Works area 3 proposal

i. It is not known how old the stove and hearth are, though it is suspected that they are not original as it is anticipated that this would have originally been an open fire. The removal of these items is therefore considered to be of no detriment and would not represent loss either architecturally or historically. The rear of the chimney opening is believed to have been partially infilled when the stove was installed and the proposal seeks to remove the infill back to the original chimney wall. In addition the proposal seeks to raise the fireplace opening soffit to allow the installation of a cooker and worktop. The alcoves to either side of the chimney breast would remain intact.

ii. It is believed that the partition and arch between the kitchen and the proposed shower room may be later additions to the dwelling and as such the infilling will be of no detriment and would again not represent loss either architecturally or historically.

iii. It is acknowledged that the central section of the rear wall remains intact and is original to the property. It has been painted, adapted and partially concealed over time but nonetheless remains. The applicant however wishes to remove the central section such that the new extension and the existing kitchen will form an enlarged social area; very much in-line with early 21st century living. Again on balance it is considered that, given the planned general improvement works that will benefit the rear of the building, the loss of part of the wall is worth it. The loss of wall would be limited to the central section of the ground floor area.

iv. The electricity box is obviously not original to the dwelling and therefore its removal from the current position is of no significance. The final position for relocation will need to be agreed with an electrician on site.



Fig. 11 – Stove and hearth



Fig. 12 – Arch within kitchen



Fig. 13 – North wall at ground floor level.



Fig. 14 – High level electric box cupboard.

Summary

In summary it is therefore acknowledged that the works will impact upon the fabric of the building though it is considered that the intervention is minimal and will generally respect the existing historic fabric. The replacement of the rear extension is considered to be of benefit to the building generally. With regard to the internal alterations it is clear that proposal i impacts upon the chimney breast though this is not considered to be a feature of particularly significant value since the original surround etc has previously been removed.

Site Evaluation

Details of the site and general context have been recorded and analysed within the site observation and analysis above. Likewise an evaluation of the buildings historic and architectural value has been undertaken. From those findings the following key statements are identified.

1. The rear extension, though partly constructed of historic fabric, is nonetheless of poor quality. Its removal and replacement with a new extension is of sensitive design would be of overall benefit to the building and particularly the east elevation.
2. Alteration works to the north window in the east elevation of the main dwelling could be carried out without detriment to the historic fabric. It would be appropriate for any new or altered window opening to be of limited size and vertical in nature.
3. In general, minor alterations to the building interior would not be of significant detriment. The removal of part of the north wall would require the loss of some historic fabric, though the overall impact can be accommodated.

Design Statement

The following section demonstrates how the conceptual approach has taken account of the identified physical, social and economic context set against development plan policies for design.

Use

The use of the building is a private dwelling. This proposal simply seeks to allow its function as a family home to continue.

Amount

The construction is very limited in scope and largely seeks only to address problem areas and to remove construction of later origin or poor quality. There is no intention to undertake works beyond what is required.

Layout

The proposals follow logical lines and levels.

Scale

The works are very limited in nature and respect the scale of the building in terms of detail.

Landscaping

No changes to the existing are planned and as such no comment is here considered appropriate.

Appearance

In general, it is considered that the works will benefit the east elevation of the property. The works to the north elevation present a compromise though on balance this is considered acceptable, especially with the first floor windows being retained intact.

Access Statement:

The proposals have no significant impact upon access and as such no comment is considered necessary here.

Demolition Statement (as the building is listed):

The proposal involves mainly the removal of poor quality construction which has been described in detail above.

Conclusion:

It is concluded that the proposed works would offer the following benefits:

1. The removal of the poor quality lean-to extension, including the perspex roof.
2. Improvement to the east elevation via the rebuilding of a higher quality extension and amendments to the fenestration to provide an opening of more traditional proportions.