

Listed Building Statement

14 Mill Lane Gosberton – Grade II

The building, a modest dwelling, is part of an entry on the Governments list of buildings of special historic and architectural interest, consisting of a terrace of three houses.

The building is of the Georgian period in its architectural style, probably built 1830 to 1840. It occupies the end of the terrace of three. The front façade, except for stucco repairs, illustrates, with its neighbours, the original appearance.

However, alterations to the original design have occurred :-

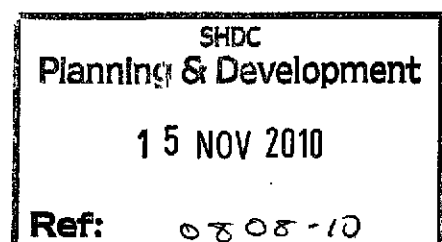
- The east gable has three windows, incongruous in their appearance, installed possibly in the 1960s prior to the listing.
- The front pitched roof was originally of slate. The existing concrete tiles were probably laid at the time of a modernisation change.
- The original rear outbuildings and small yard have gone, presumably as part of modernisation changes of the 20th century. Only some original bricks remain, most now in poor condition.

The rear part of the dwelling, subject to the proposal being considered, is mainly modern, but in poor condition, and does not provide adequate standards for thermal insulation and surface finishes. The rear wall of the main dwelling will not be affected under the proposal.

The intention is to create a simple alteration sympathetic with the main part of the dwelling, taking account of the impact of scale, materials and appearance, together with standards of building expected in new works.

Reference is made to Policy HE6 in the Planning Policy Statement 5 “Planning and the Historic Environment”. The Conservation Plan of 2007 for 10,12 and 14 Mill Lane provided reference to significance and contribution in the historic environment.

This statement is proportionate to the importance of the Listed Building and is sufficient to understand the potential impact of the proposal on the significance of the Listed Building. There is no harm or loss of significance.



Outline Specification Reference **13**/A

01/ – EXTERNAL PARTS

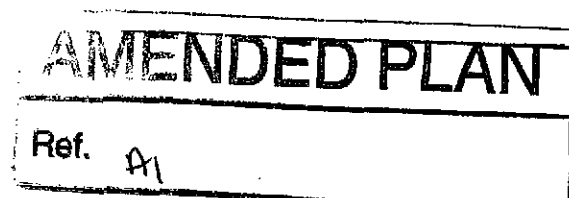
1. 300mm X 300mm paving butted together on 50mm paving sand on 150mm consolidated hardcore blinded with sand.

02/ – SURFACE DRAINAGE

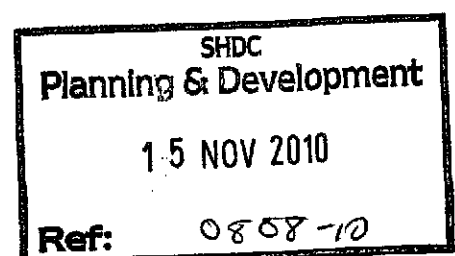
1. Excavate for and lay 100mm dia flexible jointed upvc pipe on 100mm pea gravel bed from 100mm dia upturned bend at base of new downpipe to link with existing yard surface drain system.
2. Alter rear first floor gutter discharge to new downpipe to a water butt.

03/ – FOUL DRAINAGE

1. Excavate for and lay 100mm dia flexible jointed upvc pipe on 100mm pea gravel at a gradient of min 1:80 and max 1:40;
2. For WC and LB form new 100mm dia stub trap connect to existing manhole.
3. Form new sink trap to existing manhole.
4. Install 40mm dia pvc waste for washer appliance to connect to new 100mm dia stub trap to existing manhole.
5. Install 40mm dia pvc waste for sink outlet and 32mm dia pvc waste for LB with 75mm deepseal traps.
6. Above ground drainage to comply with BS 5272 1978.
7. Below ground drainage to comply with BS 8301 1985.



1



04/ – FOUNDATION

1. Excavate trench for laying 700mm deep concrete strip foundation 500mm wide (GEN 1 mix to BS 5328) with depth dependant upon site conditions and Local Authority inspections.
2. 16mm reinforcement bars at top of foundation to tie site slab.

05/ – GROUND FLOOR

1. Lay clay tiles on 75mm sand cement screed (1 : 3 mix) with A142 steel mesh reinforcement on approved vapour control/slip layer on 65mm Kingspan Rigid insulation with 25mm insulation at upstands.
2. Top floor construction on 1200g damp proof membrane turned up at edges on 150mm concrete over site slab on 200mm hardcore blinded with sand.

06/ – WALLS

1. 102mm facing brick, to match existing as far as possible, in stretcher bond with flush mortar joints.
2. New facing brickwork to be bonded with the existing bricks on the east gable wall.
3. 30mm air space with metal ties from brickwork fixed to 12.5mm timber plyboard on 100mm timber frame.
4. Timber frame sole plates fixed with 15mm anchors to concrete site slab with at least 900mm centers.
5. Polystyrene insulation board between 100mm x 50mm treated timber studs of timber frame, at 450mm centers with noggins.
6. 1200g Visqueen vapour barrier to timber frame for internal 12.5mm Gyproc moisture resistant board with plaster skim.
7. 100mm x 50mm studwork.
8. 12.5mm Gyproc board and plaster skim.

07/ – DOORS AND WINDOWS

1. New external boarded and brace door of Douglas Fir to open outwards.
2. New internal boarded and brace doors of Douglas Fir to open outwards.
3. New casement timber windows with sashes side opening, to be "slimline" or equivalent.
4. Wood stain painting with a basecoat on untreated wood and topcoat of two applications (Sovereign SX70).

08/ – ROOF STRUCTURE

1. 75mm x 50mm wall plates to existing rear brick wall.
2. 250mm x 75mm wrought cross beams for rafters on 150mm x 100mm posts in timber frame.
3. 100mm x 50mm wall plate at eaves in timber frame.

09/ – LEAD ROOF

1. Roof cover of code 6 lead, on 18mm treated softwood T&G boarding, laid to a 25mm fall on firings on 150mm x 50mm rafters at 300mm centers.
2. 150mm Kingspan Kodtherm K7 insulation board places and fixed between rafters (cut tight insulation with gaps filled with expanding urethane sealant).
3. Ceiling with 1200g Visqueen vapour barrier and 12.5mm Gyproc moisture resistant board and plaster skim.

10/ – SLATE ROOF

1. Natural blue/grey slate with 150mm lap on slats and Tyrek roof breather membrane on 18mm treated softwood T&G boarding on 150mm x 50mm rafters at 300mm centers.
2. 150mm Kingspan Kodtherm K7 insulation board laid between rafters (cut tight insulation with gaps filled with expanding urethane sealant).
3. Ceiling with 1200g Visqueen vapour barrier and 12.5mm Gyproc moisture resistant board and plaster skim.
4. Code 5 lead flashing and soakers to abutments on existing walls.

11/ – ROOFLIGHTS

1. Double glazed Conservation Rooflight CR-8, overall 1025mm x 715mm top hinged, with head and cill 150mm x 50mm trimmers, and packing pieces.
2. Code 5 lead for surrounding flashing.
3. Code 5 lead soakers to slate jamb abutments.
4. Timber lining to interior well of rooflights.

12/ – ABUTMENT

1. Slate roof finish abutted to brickwork up stand with code 5 lead flashing and soakers.

13/ – EAVES

1. 100mm x 50mm plate of timber frame and 150mm x 50mm wall plate anchored to brickwork to close air space, all treated timber.

14/ – RAINWATER

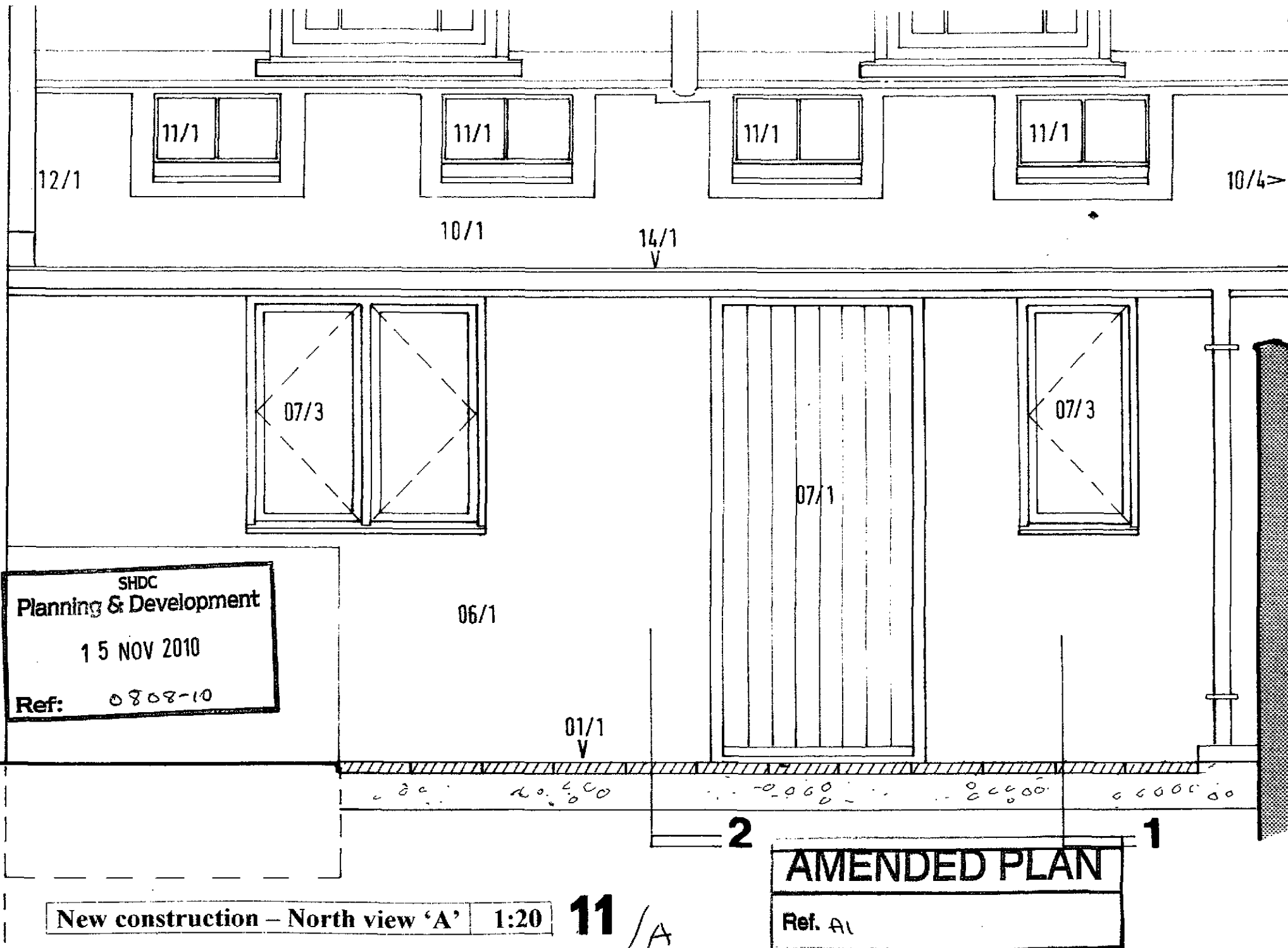
1. 100mm half round gutter and 75mm down pipe in steel (Lindab Rainline - RAL 9010 white).
2. Gutter fixed to 100mm fascia board.

15/ – ELECTRICAL

1. Alter existing lighting and power circuits to supply new altered building.
2. Detailed specification to be determined.

16/ – HEATING

1. Alter existing gas system to install new wall mounted balance flue gas combi boiler; together with alterations to hot water supply to the heating system and tap outlets.
2. Detailed specification to be determined.

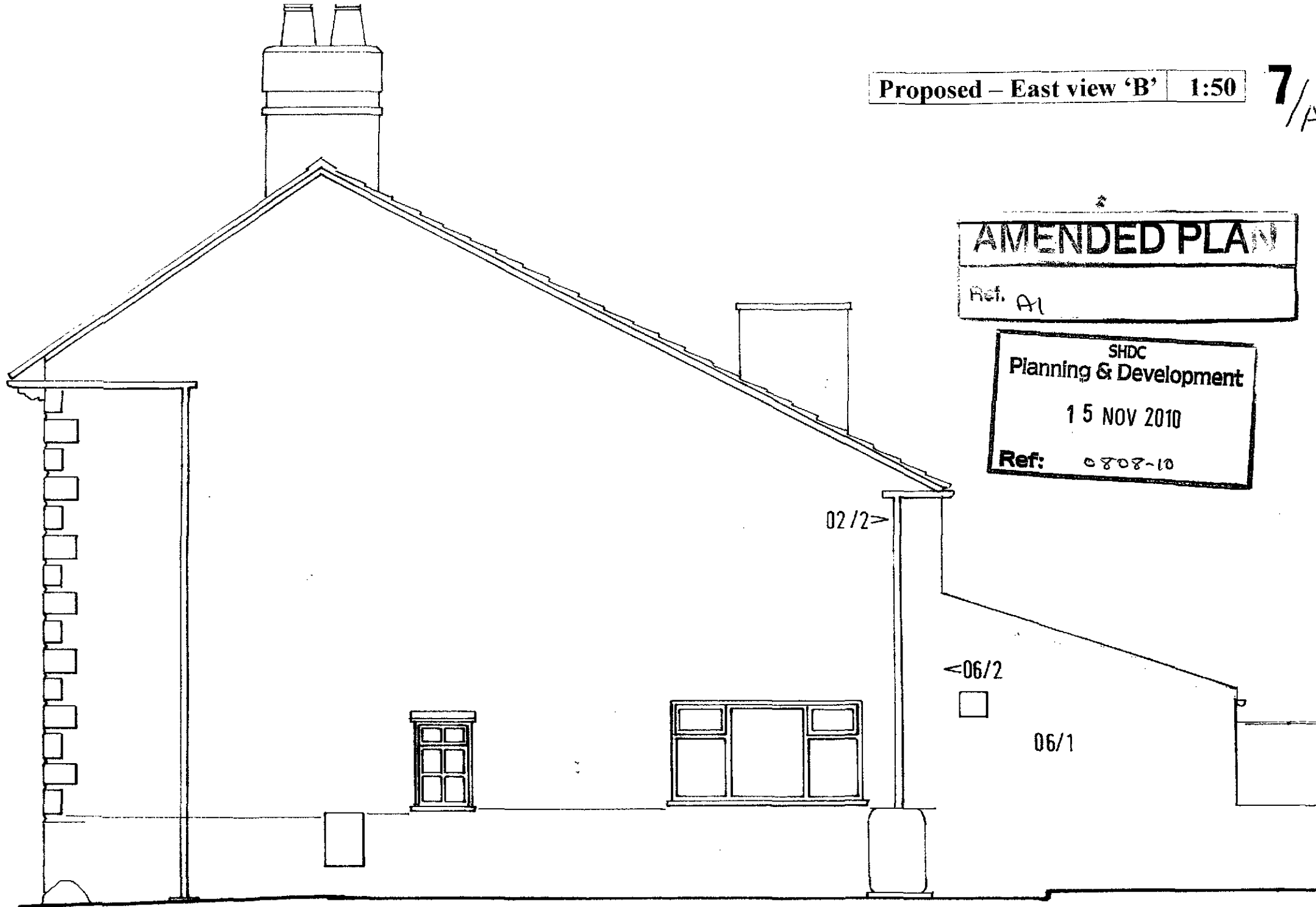


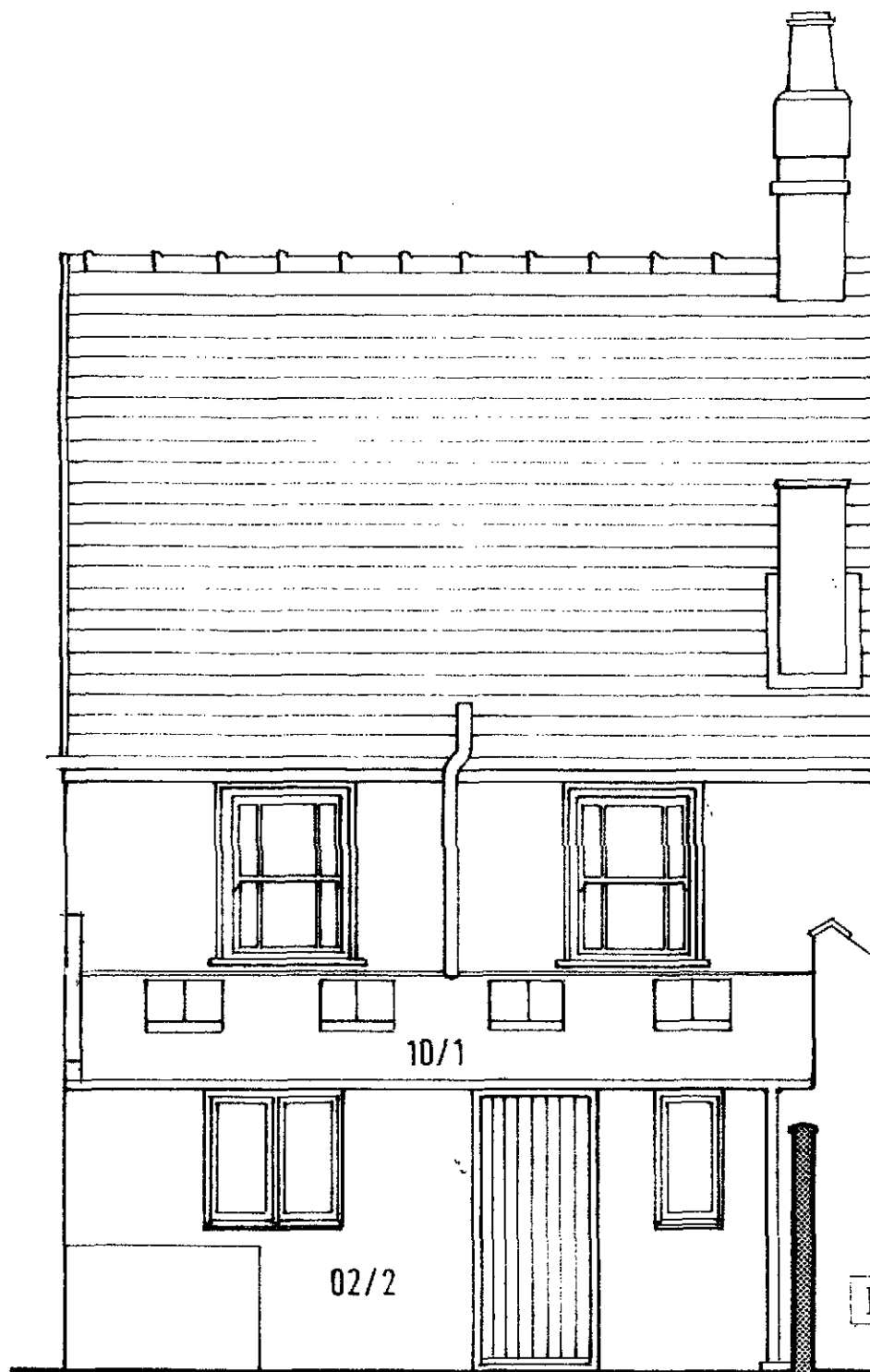
New construction – North view 'A' 1:20

11 / A

Proposed – East view 'B' 1:50

7/A





AMENDED PLAN

Ref. A1

SHDC
Planning & Development

15 NOV 2010

Ref: 0808-10

Proposed – North view 'A' 1:50

6/A