

Design Access Statement & Heritage Statement

8 STOCKWELL GATE, WHAPLOADE,
PE12 6WG

Gleeds Building Surveying Ltd.
BLBS0837

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DOCUMENT CONTROL

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1.0 Planning Application

This Application is for Gleeds Building Surveying Ltd to submit and Listed Building Consent Application, under a direct instruction by East Lindsey District Council for 8 Stockwell Gate, Whaploade, PE12 6WG. Gleeds are to lead in the preparation of this Listed Building Consent Application to facilitate the installation of retrofit sustainable warmth Measures undertaken by Everwarm Ltd on behalf of the council:

2.0 Use and Location of the Site

This document concerns the building known as 8 Stockwell Gate, Whaploade, PE12 6WG.

- The existing building is a two-storey property with attic. The proposed works only affect internal face of the external attic walls and the brickwork to the ground floor adjacent to the boiler room.

3.0 Proposed Works

The proposed works are outline below:

1. Installation of internal wall insulation (IWI) system within the converted attic to the south side of the property. The areas which are proposed to receive the IWI include the bathroom, stair well and office/bedroom within the loft only. The proposed system is SWIP IWI. The new system is to be installed to the existing timber rafters. The existing gypsum plasterboard linings are to be removed and replaced with new. The IWI system will comprise of thermally engineered SWIP Stud extruded polystyrene bonded to a 15mm strip of Oriented Strand Board, earthwool, SWIP Vapour Control Layer and 12.5mm decorated plasterboard finish. The proposed works will have minimal impact on the original fabric of the building. The appended data sheets from the IWI manufacture, SWIP, provide further technical detail of the proposed system and details of installation best practice.
2. A Grant 17KW Air Source Heat Pump is proposed to be installed along the east elevation adjacent to the boiler roof and is to be free standing on the existing brick pathway. Two core drilled penetrations are proposed through the solid brick external wall to accommodate the 28mm copper inlet and outlet pipes. Pipes through external wall to be sleeved and set in lime mortar and sealed with mastic to match brick colour. Penetration holes will be 35mm in diameter at approximately 500mm and 1000mm from ground level.

4.0 Assessment of Physical Context

The site is situated in a rural area of South Holland District, Lincolnshire. Designated private vehicular parking is available with the property and is located at the front of the property. The building's front elevation faces north.

The property is detached house and is grade II listed. The building is constructed in the late 18th century and late 19th century. The building is constructed of redbrick with ashlar dressings. The roof features slate to pitch roof with lead lined dormers featuring to the front elevation. Four brick chimney stacks feature throughout the roof. Windows comprise of single glazed timber sash with decorative ashlar surrounds. A large rear garden features a patio area, small plunge pool and outbuilding which appears to have been constructed at a later date then the original Georgian house.

The proposed works are planned to have no adverse changes to the access across the site or the external appearance of the building. Minimal change will occur to the exterior of the building, two 35mm holes are proposed which will be sealed with mastic to match the existing brick colour.

5.0 Listing Status

House. Late C18, late C19. Red brick with ashlar dressings. Slate roof with modillion ashlar eaves parapet and 2 gable stacks. 2 storeys and attic, 3 bay front with central doorway with open modillioned pediment, dosserets, fluted pilasters, semicircular head with keystone and imposts, traceried fanlight, panelled reveal and door. Single glazing bar sashes flank doorway with 3 glazing bar sashes above, all with rusticated wedge lintels with keystones. 3 segmental headed dormers with glazing bar sashes. Plain contemporary staircase with square balusters and moulded rail. Room with pilasters elliptical arched alcoves either side of fireplace with moulded architrave.

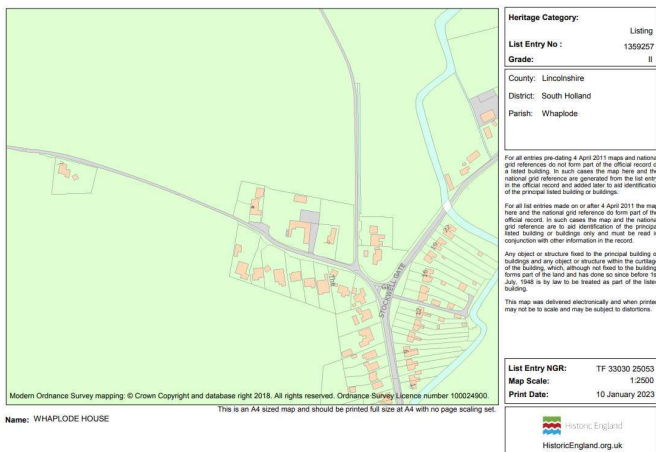
List Entry Number: 1359257

Date first listed: 03-Oct-1978

Statutory Address: WHAPLODE HOUSE, STOCKWELL GATE

District: South Holland (District Authority)

WHAPLODE HOUSE, 8 STOCKWELL GATE - Location Plan



6.0 Statement of Significance within the Planning Context

- 6.1 Considerations have been made regarding the character and listing of the property. The proposed IWI and ASHP will have minimal impact on the building fabric. - The proposal does not affect the historical character and significance of the building. The existing plasterboard within the loft space is modern gypsum plasterboard and therefore the proposed works does not damage or remove any original materials. Along with the drawings, data sheets from the IWI manufacture, SWIP, have provided further technical detail of the proposed system.
- 6.2 The proposed measures are to improve the overall thermal efficiency of the building to help achieve the governments and ELDCs targets to becoming net zero. The installation of IWI and a ASHP will help insulate and increase the buildings SAP rating.
- 6.3 Due to the minimal impact of the nature of the proposed works, it is deemed that there will be no impact in respect of the local planning policies.

7.0 Site & Access Statement

- 7.1 There are no proposed alterations to the existing site access points and vehicle parking arrangements, and there will be no impact on the local highway network;
- 7.2 There will be no increase in servicing or significant traffic movements associated with the proposed works.

8.0 Surface Water

- 8.1 The proposed works will have no impact on surface water run off therefore there are no requirements for local drainage upgrades.

9.0 Landscaping

- 9.1 The existing boundaries will be maintained with no alterations necessary.

As Existing Photos



1. Front elevation



2. Right-hand side elevation



3. Left-hand side elevation



4. Front elevation



5. Right-hand side elevation



6. Attic bedroom 2



7. Attic bathroom



8. Attic bathroom 1



9. Attic hallway



10. Attic bathroom 1

11.0 Statement Summary

- 11.1 The proposed works are planned to have a minimal impact on the property's heritage significance and setting.
- 11.2 The proposed works are planned to have no adverse changes to the access across the site;
- 11.2 The proposed works have no effect on the external envelope,
- 11.3 Minimal intervention to the internal fabric and all work will be reversible.

