

Number
109/001

Client
Ian Boulton

Project
Refurbishment @
Station House
Station Road
Misterton
Bassetlaw
DN10 4DH

Date
October 2023

Revision

DESIGN AND ACCESS STATEMENT INCLUDING HERITAGE STATEMENT

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1. Process

Assessment

The site is located at Station House, Station Road, Misterton, Bassetlaw, DN10 4DW, is approximately 547m². It is believed the building on the site was built around 1875 and shows up on a map of 1885.

The plot runs North (garden) to South (parking area) and East (railway) to West (private driveway). The site is relatively flat.

The plot currently houses the main dwelling (converted railway station) with 3 external outbuildings outbuilding.

Access to the site is along a private road which is gated at the junction with Station Street A161.

The building is Grade 2 listed.

The main facing materials on the dwelling are brick, slate and felt flat roofs, timber doors and windows, most with brick arch heads.

There are trees and hedges in the area but are away from the site.

There are timber fence boundaries with areas of gravel for parking.

The external area is currently overgrown, the main house and waiting area are in an acceptable condition with the outbuildings being in a state of dis-repair.

Heritage value

The current building dates approx. from the late 19th century and is Grade 2 listed and as such holds a certain heritage value.

Conservation Principles, Policies and Guidance published by Historic England (<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>) states 4 headings in which to assess the heritage value which has been undertaken below.

The listing from Historic England.

SK 79 SE MISTERTON GAINSBOROUGH ROAD (west side)

6/78 Misterton Station House and out- buildings.

II

House, formerly railway station; c.1875. Gault brick with red brick, blue brick and stone dressings, slate roof. 1 sidewall, 1 ridge and 1 gable stack. Blue brick plinth, 4 red brick bands 2 storeys 4 bays, T plan. Gabled wing to left has one paired glazing bar sash on each floor, with red brick segmental heads. Lean-to to left 1 storey, 1 bay has single glazing bar sash with segmental head; flat roofed extension to left again has single glazing bar sash with square head. Main range, to right, has central blocked doorway, flanked by single sashes, above, glazed timber canopy with decorative valance; above again, 2 more sashes and central C20 casement. All sashes have segmental heads and glazing bars. Ticket office, to right, one storey, one bay, has slate roof and single gable stack; single paired glazing bar sash with segmental head and close-boarded door in return wall. Toilet block to right again, flat roofed with stepped stone coped parapet and dentillated eaves, one storey, one bay, has 2 segmental headed doors. Rear elevation has mainly original C19 fenestration similar to front.



Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900. This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: MISTERTON STATION HOUSE AND OUTBUILDINGS

Heritage Category:	Listing
List Entry No :	1045077
Grade:	II
County:	Nottinghamshire
District:	Bassetlaw
Parish:	Misterton

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

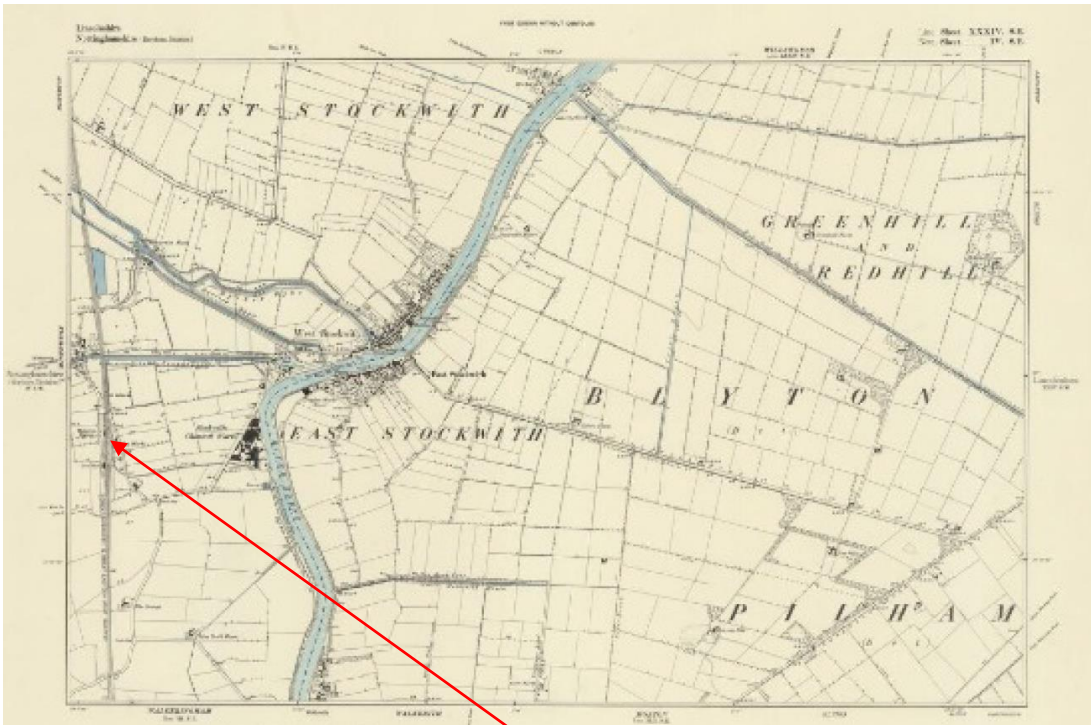
This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SK 77621 94261
Map Scale:	1:2500
Print Date:	3 September 2023

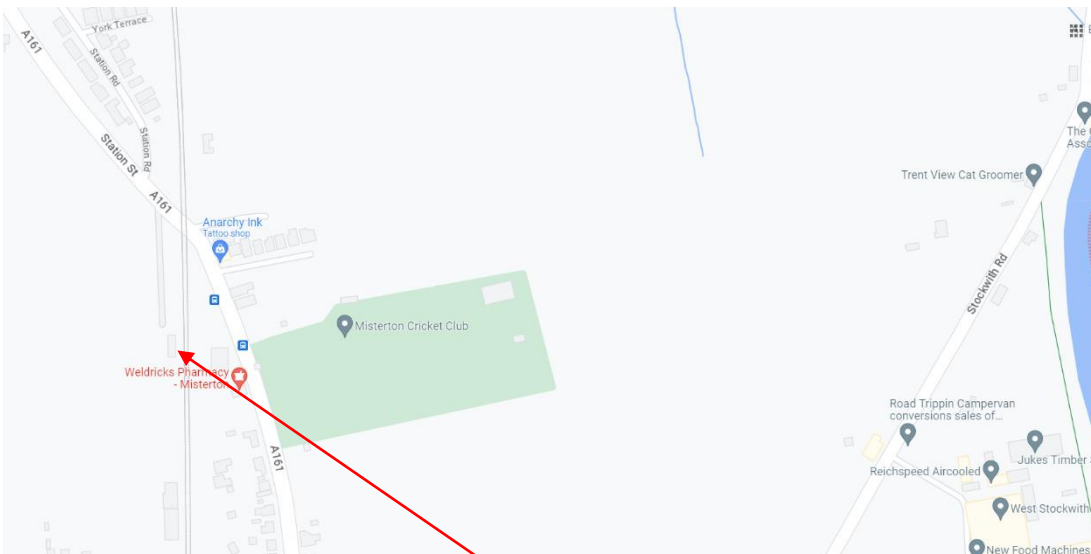


<https://historicengland.org.uk/listing/the-list/list-entry/1045077?section=official-list-entry>

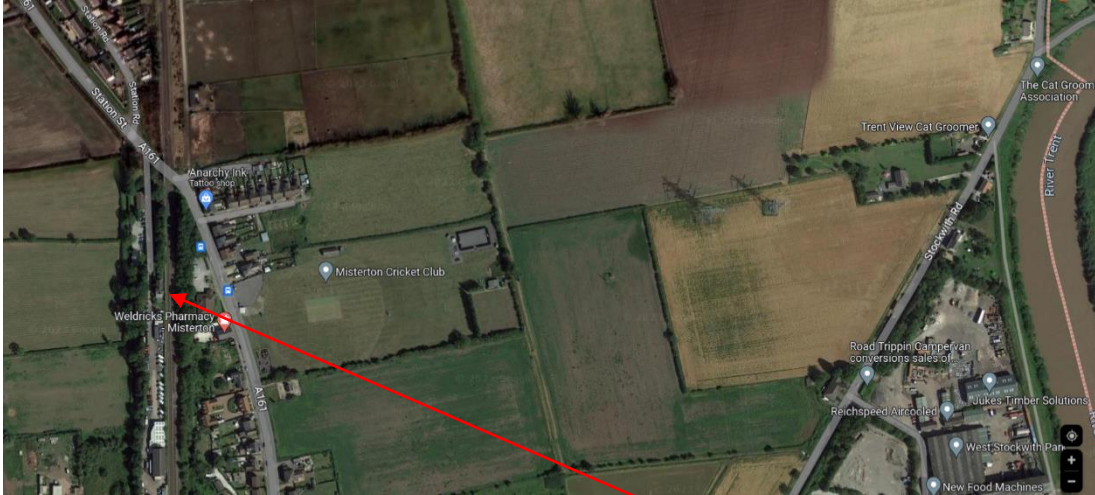
ARCHIVE and CURRENT MAPS



The archive maps of 1885 shows the building
<https://www.oldmapsonline.org/map/nls/1146462931>



The current Google map shows the building
<https://www.google.com/maps/place/Misterton,+Doncaster/@53.4398129,-0.8281023,17z/data=!4m6!3m5!1s0x487901b0af72a6b9:0xa14226f06408ed22!8m2!3d53.446531!4d-0.848292!16s%2Fm%2F02r0t1?entry=ttu>



Current google images showing the building in a satellite view

<https://www.google.com/maps/place/Misterton,+Doncaster/@53.4398129,-0.8281023,525m/data=!3m1!1e3!4m6!3m5!1s0x487901b0af72a6b9:0xa14226f06408ed22!8m2!3d53.446531!4d-0.848292!16s%2Fm%2F02r0t1?entry=ttu>

Evidential Value

The building was constructed just before and opened around 1875 as a railways station with station master's residence on the Great Northern and Great Eastern Railways' Joint line from Gainsborough to Doncaster. The station closed in 1961 to passengers and closed as a station completely in 1969. Since this time it has been a residential dwelling.



Station House – Date unknown (assumed pre 1950)



Station House – Date unknown (assumed 1950 or later)

<https://www.signalboxes.com/misterton.php>

We can see there are changes to the building that happened between the first photo and the later photo:-

- The large lantern on the corner of the glass canopy was removed
- The MISTERTON station sign removed and a new window opening created (current kitchen area)
- The overhanging toilet sign has been removed and the parapet built up (current outbuilding 3)
- The ornate ridge tiles have been replaced



Image date unknown (between 2007 and now)



Current red brick chimney between outbuildings 1 and 2



2 images above showing subsidence in the kitchen (South West Corner)



Image above showing the collapsed roof over Outbuilding 1 and the overgrown garden / outbuilding 2 and 3



Image above shown the glazed canopy and timber feature fascia in dis-repair

There are other changes to the building that have happened from the first photo and photos from the 1950's, but is difficult to date the changes such as:-

- A new door opening in the South Elevation (not showing on the first photo). This may have been undertaken at the same time as the new window opening into the current kitchen.
- The chimney between outbuildings 1 and 2 in the first photo is a brick detailed design but is now a simple red brick chimney
- The opening out onto the platform from the waiting room has been bricked up.

Many of the features of the old railway station have been lost over the years such as the MISTERTON station sign and poster cabinets.

Internally there are 7 fireplaces of interest and a winding staircase with handrail as images below:-



Fire place 1 in Living room



Fire Place 2 in the Living Room, no fire or surround present



Fire place 3 in Waiting area



Fire place 4 in waiting area



Fire place 5 in Outbuilding 1 (floor missing)



Fireplace 6 in outbuild 2



Fire place 7 in outbuilding 2. No fire or surround present. Sweeping door over fire place. Exposed brickwork within room suggests the entire original chimney was constructed from Gault brick. The top section is currently red brick.



Fire place 8 in Bathroom



Fire place 9 in bedroom



Winding staircase with original handrail

There is little more evidential value to be gained from the dwelling.

Historical Value

The past use of the building is well documented as a railway station and now a dwelling. There is little evidence of historical value left in the site.

Aesthetic Value

The building has been altered over time with some detracting from the aesthetic value, such as the replacement chimney between outbuilding 1 and 2. The original arch headed openings, brickwork detailing and stone slate roof do provide anaesthetic value to the building.

Communal Value

The building will remain along side the railway and still gives the impression it was once a station. This gives value to passengers who use this stretch of railway as a point of interest along the journey.

Involvement

The Conservation Manager wrote to the applicant on 13-September-2021 (letter attached as Appendix A) regarding the building falling into dis-repair. The Conservation Manager and the applicant met on-site to discuss the required repairs. The Local Authority were supportive of the proposals put forward by the applicant and outlined below.

Application Proposal

The application proposal is for:-

- Underpinning to the kitchen corner and making good the brickwork
- Filling in the 2 openings in the kitchen outer skin with matching brick
- Re-instating the glass canopy
- Re-instating the timber fascia below the glass canopy
- Opening up the doorway from the platform to the waiting area and providing new timber doors
- New floor in outbuilding 1
- New pitched roof to outbuilding 1
- New windows and door to outbuilding 1
- Dropping the chimney between outbuilding 1 and 2 to roof level (red brick) and re-building it in Gault Yellow brick
- New flat roof to outbuildings 2 and 3
- New doors to outbuilding 2 and 3
- Mend / replace broken or missing rainwater goods
- 2 new internal openings in the waiting room

There are works being undertaken to the inside of the building which are mainly concerned with electrics and plumbing, plastering and decoration. The fireplace features and winding staircase are all to remain.

Underpinning to the kitchen corner and making good the brickwork

The current corner of the building has subsided and has resulted in horizontal cracking of the brickwork. A structural Engineer will be engaged to assess the cause of the subsidence and provide a suitable remedy. The brickwork will be made good to match the adjacent brickwork.

Filling in the 2 openings in the kitchen outer skin with matching brick

There are currently 2 openings in the outer skin of the kitchen and will be infilled with brick to match the adjacent both in size, colour and laying pattern.

Re-instating the glass canopy

The current glass canopy is supported from a steel beam at the eaves and connected to the wall at the abutment. There are steel glazing bars with single glazed infill glass. Any remaining glass will be removed and disposed of. The steel beam and glazing bars will be cleaned, treated and decorated. New toughened single pane clear glass will be fitted between the glazing bars putting the glass canopy back to how it was originally.

Re-instating the timber fascia below the glass canopy

Any remaining timber fascia section that are complete and salvageable will remain. A template will be made of the timber section and new pieces made to replace the missing, broken or rotten ones. They will all be decorated to return the decorative valance back to how it was originally.

Opening up the doorway from the platform to the waiting area and providing new timber doors

The door opening between what was the platform and waiting room has been bricked up in the past. It is proposed to re-open the arch headed door opening and provide new timber doors matching the door opening in the opposite wall.

New floor in outbuilding 1

The floor in outbuilding 1 has rotted away and has been removed from site. A new timber joist and floor board floor will be constructed in Outbuilding 1. Under the existing fireplace a masonry wall will be constructed to support the fireplace and hearth to ensure it remains in-situ.

New pitched roof to outbuilding 1

The current roof to outbuilding 1 has had the slates removed as the roof was collapsing. A new traditional roof constructed from timber ridge / rafters and ceiling joists is proposed with a slate roof covering to match the main house.

New windows and door to outbuilding 1

The current windows to Outbuild 1 are missing or rotting and in state of dis-repair. The doors is missing. The intention is to fit new timber sliding sash windows in the original opening to the East Elevation and a small fixed timber window to the West Elevation. The windows will match the windows in the main part of the dwelling. The new door will be a frame ledged brace and batten timber door similar to the image below. All will be decorated in the colour white.



Dropping the chimney between outbuilding 1 and 2 to roof level (red brick) and re-building it in Gault Yellow brick

The original brick chimney between outbuilding 1 and 2 used to be a detailed design matching the rest of the chimneys on the dwelling. In the past it has been dropped to roof level and re-built in a simple style in red brick. The intention is to drop the chimney again removing the red brick (dropped to around flat roof level) rebuilt in the simple style in gault 'yellow' brick. The brick will match the existing house.

New flat roof to outbuildings 2 and 3

Outbuildings 2 and 3 have very little roof left and the intention is to provide a new flat roof over the 2 outbuildings made from timber supports and boards with a rubber roof covering (in black). The roof will be below the level of the parapet so it will not be seen from the outside.

New doors to outbuilding 2 and 3

There are currently no doors to outbuilding 2 and 3. The proposed new doors will be a frame ledged brace and batten timber door similar to the image below. Both will be decorated in the colour white.



Mend / replace broken or missing rainwater goods

Some of the existing guttering is either damaged or missing. The proposal is to mend or replace the rainwater goods with reclaimed matching cast iron goods if a match can be found or replaced with a new aluminium rainwater goods system finished in Black.



2 new internal openings in the waiting room

Two new internal openings are proposed to connect the ground floor rooms together. Currently to get into the waiting room or outbuilding 1 from the main house you have to go outside. The proposal will allow you to enter the current waiting room from the main house entrance hall and also go through the waiting room to the current outbuilding 1 without having to go outside. The rooms will be re-purposed as shown on the plans.

2. Use

The site will remain completely as residential use with plenty of external amenity space.

3. Amount

The volume does not change from the original building.

4. Layout

The layout of the building does not change.

5. Scale

The scale of the buildings do not change.

6. Landscaping

The existing landscaping is overgrown and will be cut back and enhanced over time.

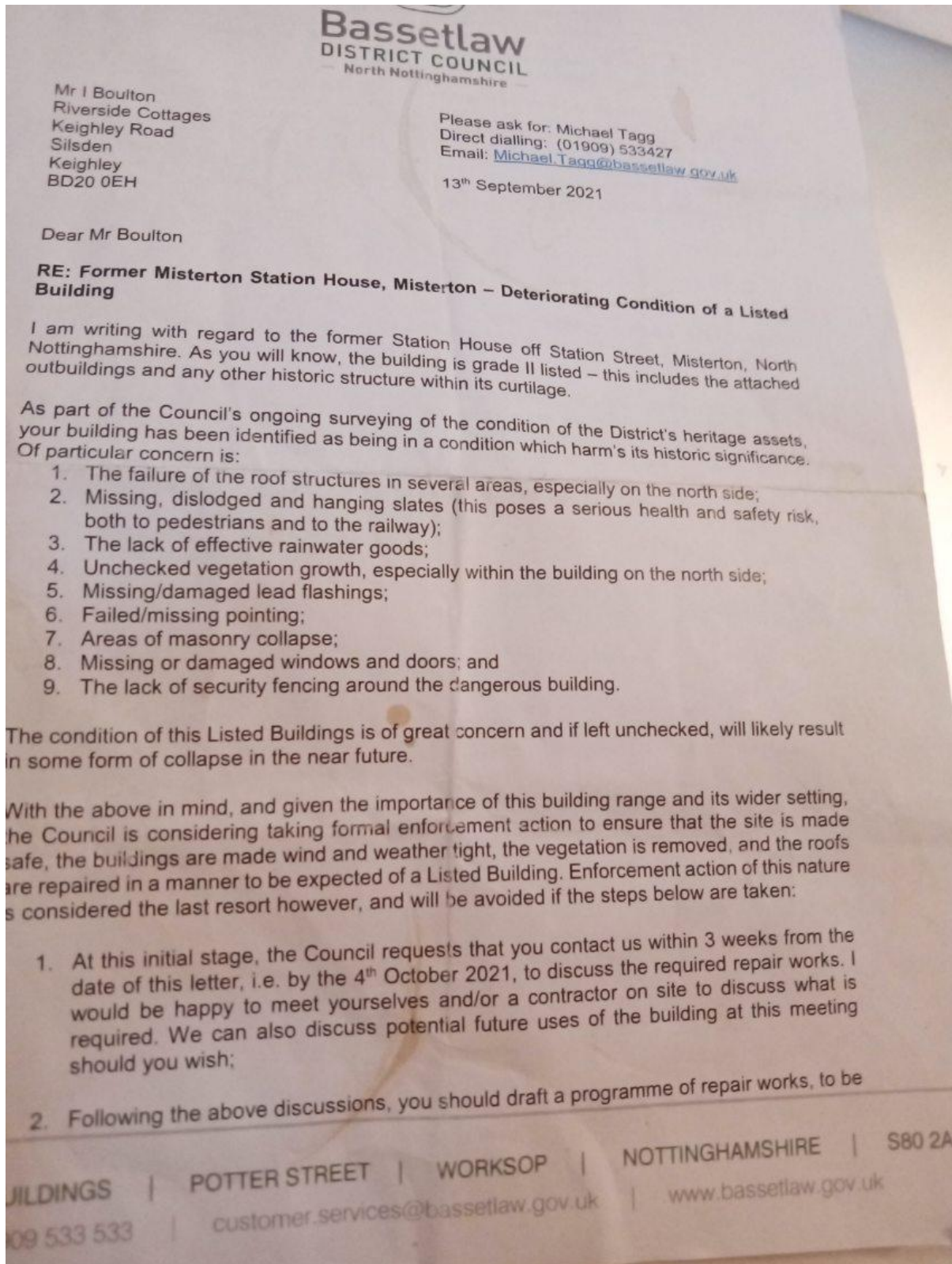
8. Access

Access to the plot will remain as existing and is unaffected.

9. Conclusion

The scheme presented has minimal effect and will bring back the Listed Building to its former glory. As the works are mainly restorative it is deemed to fit within guidance from Historic England and the Council's Planning Policies for Listed Buildings.

Appendix A – Letter from Michael Tagg (Conservation Manager)



agreed with the Council in writing, which addresses the concerns outlined in this letter and includes details of all methods and materials to be utilised. This schedule should also contain a timeframe for the repair works to be carried out. Please note that any works which fall outside of an exact 'like-for-like' repair will require an application for Listed Building Consent.

Should this letter not be actioned within the next 4 weeks, i.e. by the 11th October 2021, I will pass this matter onto our Planning Enforcement Officer to be investigated formally under Section 54 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Section 215 of the Town & Country Planning Act 1990 and Section 29 of the Local Government (Miscellaneous Provisions) Act 1982.

I look forward to hearing from you.

Yours sincerely,

M. Tagg

Michael Tagg, BA (Hons), MSc, IHBC
Conservation Manager (Planning Services, Bassetlaw District Council)

Ps. I should apologise for my previous letter dated the 7th September, it was incorrectly addressed to a Mr Benson. As you will probably know, Mr Benson actually resides opposite Misterton Station and I had drafted a letter to him at the same time as to yourself, regarding the station gates that he owns, also grade II listed and also requiring repairs. I am sorry for any confusion on that matter. Hopefully you will see this was a genuine error and also that we are seeking improvements to all listed structures which require repairs and not just your own property.