

Description of how the works will take place and why it will have some positive impact but no negative impact on the character of the building:

Heritage Statement for Rockholm, Spa Lane, Boston Spa

Historic England have supplied the following information re Manse Spa

Lane. National Grid Reference: SE 43341 45522

Details

SE 4245-4345 BOSTON SPA SPA LANE LS23 (east side)

6/89 Rockholm, Stoneleigh and The Old Manse

GV II

Manse now 3 dwellings. c1850. Ashlar magnesian limestone, Welsh slate roof. Symmetrical, double-depth plan. 2 storeys, 1:3:1-bay front with projecting, gabled end bays; longer rear range with front entrances in half-bay end projections, Central 6-panel door and fanlight in plain wooden doorcase with cornice; flanking tripartite windows have projecting stone sills to casement with glazing bars and stone mullions. Outer bays have casements with glazing bars to canted, 1-storey bay windows. 1st floor: central round-headed sash with blocks to projecting sill and architrave; flanking sashes with glazing bars under flat arches. Outer bays have round-arched recesses each containing 2 round-headed, unequally-hung 10-pane sashes. Half-bay projections of rear range each have door beneath flat arch, door on right also has overlight. Wooden cornice with gutter brackets rises as open pediments over ends and centre. Corniced brick ridge stacks flank the central 3 bays on both front and rear ridges.

Listing NGR: SE4334145522

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 342010

Legacy System: LBS

Copy of OS map showing site boundary printed to scale:



Below: OS map enlargement reproduced for clarity:

Description of how the works will take place and why it will not impact the character of the building:

Most of the window frames in Rockholm are single glazed sash, but the upper section of all the sash windows in the property have been sealed so it is impossible to open, clean properly or repaint these windows.

We have permission to replace the 'false sash' bay window that faces Spa Lane (NW) with a fully functioning sash window. There is one other, much smaller, window in the same room that faces NE: it has been completely sealed.

We would like to replace this sealed window with one that will match the new bay window exactly. See attached drawing '4 over 4 sash window' pdf. This second window is not visible from Spa Lane.

Besides providing a second opening window to our living room it will provide an approximate 4 fold reduction in U-value from the existing window.