

ALTERATIONS TO SHOP PREMISES, 9 TOOTHILL LANE, MANSFIELD, NOTTS

**ALTERATIONS, INCLUDING CHANGE OF USE FROM RETAIL TO CAFÉ.
PLANNING/LISTED BUILDING APPLICATION, FEBRUARY 2024.**

HERITAGE IMPACT ASSESSMENT.

The application is for the change of use, with associated renovation and alteration works, of an existing town centre shop unit in the Mansfield Market Place Conservation Area. The building is a grade II listed premises at 9 Toothill Lane, Mansfield.

LISTED BUILDING:

The listing is entered as 7-9 Toothill Lane, including the adjoining premises as follows:

MANSFIELD

SK5361 TOOTHILL LANE 924-1/5/116 (North East side) Nos.7 AND 9

GV II

House, now 2 shops. Late C17, with mid C19 and early and late C20 alterations. Sham timber-framing with rendered nogging, possibly covering genuine timber-framing. Rendered right gable, and steep pitched concrete tile roof. 2 storeys; 2-window range of margin-light sashes. Below, 2 early C20 wooden shop fronts with single windows and glazed doors, the right one recessed. Shaped brackets to fascias. Between the shop fronts, an entry doorway. Right gable has an early C20 shop window to left, with wooden surround and fascia. Included for group value.

Listing NGR: SK5396461233

The application involves the change of use from a former retail shop to café use. The shop is currently vacant, in poor condition and in need of extensive refurbishment. No indication of a timber-framed building or former-building was noted.

EXISTING BUILDINGS:

EXTERNAL:

The existing building is rendered to the front and side, with natural coursed stone to the rear elevation. The front and gable walls appear to be of solid brick and possible that front and rear elevations were originally the other way around. The rear elevation has blocked up openings with blocking of bricks and blocks.

ROOF:

At some point the original roof finish, probably slate was replaced with concrete interlocking tiles.

INTERNAL:

Internally, although there are few original features. The ground floor is an open space with single wooden staircase in poor condition. It is understood that this may not be original and may have been moved in the past. On the first floor are two rooms with an access hatch in the ceiling to the roof space. The roof space has a boarded floor with missing floor boards and also evidence of a blocked up gable window (not evident on the outside).

REAR:

There is a narrow access between Nos 7 and 9 to a rear courtyard, shared by other shop premises on the corner of Toothill Lane and Leeming Street. In the courtyard area are the remains of a 20th century single storey outbuilding with 9" solid brick walls and flat roof. Immediately to the rear of No 9 Toothill Lane the vacant outbuilding is in poor condition with collapsed roof and no services.

PROPOSALS: with reference to drawings of "as existing" and "as proposed".

EXTERNAL:**FRONT AND GABLE ELEVATIONS:**

The proposals are to repair existing finishes and features. This will include removal and replacement of silicone render patch repairs and replacement with traditional lime render. Existing rotten timber planted decoration will be replaced with treated timbers to match the size and finish of the existing. Sliding sash windows to be repaired with repairs to broken glass, replacement cords and fittings to match the existing.

The shop fronts have removable security external grilles. These will be removed, repaired if necessary and repainted with new security fittings.

The shop front brackets and timber work to be repaired to match the existing, with replacement horizontal treated timber cladding to the stall risers.

The whole of the timber work to the front to be decorated, colour to shopfront and sign to be black.

REAR ELEVATION:

The stonework is in reasonable condition, although it is recommended that the hard cement repointing should be removed and the wall repointed with lime. The existing brick and block infill is unsightly.

UPVC pipework is fixed externally, with the new first floor toilet to be connected to the existing svp.

REAR YARD:

The yard area has been cleared of the brick remains of small outbuilding, various rubble and waste.

The proposal is to construct a freestanding covered area with sliding concertina openable roof panels to use as an overflow area for the cafe. Solid wall panels will obscure the adjoining brick wall to Handley Arcade and the blocked openings to No 9 Toothill Lane.

Existing boundary treatments are unaltered.

INTERNAL:

GENERAL:

Internal decorations are planned throughout.

New electrical installations for power, lighting, alarm, fire escape and emergency lighting provisions.

The works will be subject to a formal building regulations application and permission.

GROUND FLOOR:

Internal repair works are proposed to repair existing surface finishes.

The solid floor to be repaired where damaged to match the existing.

A small server area is added in the rear corner.

The existing timber staircase is not considered to be an original staircase, in poor condition and one string broken with a temporary repair. There is no existing balustrade. The proposal is to replace the existing with a new staircase with details to match the existing, with a new balustrade to comply with building control requirements.

FIRST FLOOR:

Internal repair works are proposed to repair existing surface finishes.

The first floor rear room to be divided to form a landing area with access to a new toilet area.

The non-loadbearing stud partition to have plasterboard and skim finish. A small office area will hold security equipment and the front room used for staff/storage purposes with no public access.

New door sets to be included to give half-hour fire protection.

Existing windows to be retained, repaired and decorated.

ATTIC FLOOR:

Missing or damaged floorboards to be replaced or repaired.

SERVICES:

New vent fans to be provided to toilet and server areas, with traditional eg) cast iron vent grilles to external elevations.

CONCLUSION:

The current proposals have minimal or nil heritage impact effect. The proposals will be a much-required intervention which will improve the fabric and services of the listed building.

The proposed freestanding covered area will have no fixings to the existing listed building and can be removed at a future date if circumstances change.

Alan Wahlers, chartered architect.

February 2024

Job Ref: 1841

APPENDIX - PHOTOGRAPHS OF THE EXISTING BUILDINGS

