PROPOSED REPLACEMENT STAIRCASE AT WEST BOLDON MILL, MANSFIELD COURT, BOLDON

HERITAGE STATEMENT

SOUTH TYNESIDE COUNCIL
25 SEP 2018
AREA PLANNING

Application Site

The site of the proposed works is West Boldon Mill, 24 Mansfield Court, Boldon.

Nature of the Asset

The wind powered Mill was built in the early 19th century (c1834) and listed in 1982 (HER Number 1588) Originally standing in isolation it is now surrounded by modern housing. It has recently been adapted and extended as a dwelling although its basic form is still clearly discernable. Constructed of sandstone rubble with roughly dressed cills and lintels to openings it had openings to both north and south elevations together with small square windows at each of the three floor levels. The cap and sails were removed some time ago and the top floor is protected by a flat roof hidden behind the upper courses of masonry.

Extent of the Asset

As mentioned above, the Mill is currently part of a substantial private residence on a large plot situated at the entrance to a cul-de-sac of modern dwellings and surrounded by similar housing stock.

Significance of the Asset

Although the sails and cap have been removed and the building has been incorporated into a modern dwelling in a largely residential area, the basic form of the Mill is still clearly identifiable and the layout and appearance of the original structure are generally as built in the early 19th century. It is over three floors and the original openings remain.

Proposed works

The works comprise the removal of a free standing modern timber staircase which gives access from a bedroom on the first floor to a dressing area on the second floor and replacing it with a traditional built in staircase following the curve and vertical taper of the external wall. The staircase will have timber treads and closed risers with wrought iron balustrades and handrails between timber newels. The curved spandrel wall will have a plastered finish and 125mm high Torus skirtings. The second floor construction will be made good and adapted with flooring grade chipboard on timber joists with a plasterboard and skim finish beneath, all to match existing. The beams supporting the second floor will be retained as an important original feature.

Impact on the Asset

The proposed works will have a minor but positive impact on the asset by removing a modern open style staircase and installing new staircase which will be more traditional and lend itself to the unique conical shape of the Mill.