

NETTLEDALE LIMITED

DESIGN & DEVELOPMENT



Ref: 1355/5

HERITAGE ASSET STATEMENT.

Vicarage Cottage, High Street, Laxton, Newark, Notts. NG22 0NX

INTRODUCTION.

This Heritage Asset Statement is prepared in support of a planning application for the construction of a first floor to form a home office over an existing storage building within the curtilage of Vicarage Cottage. The site is located in the Conservation Area of Laxton and accessed via a private drive leading from the High Street. To the east stands the grade 1 listed Church Of St. Michael's

LOCAL LISTINGS.

To the east stands the grade 1 Listed parish church (Listing ref:1370158) and to the east is a Bowl Barrow Ancient Monument Listing ref:1017740. Some 12m south of the church stands a Churchyard Cross Listing ref: 1045595 and to the north is the listed church gate piers ref: 1045594.

To the south stands The Old Vicarage. Listing ref: 1370157.

EXISTING BUILDING.

The existing building consists of a single storey storage building built in pointed brickwork with a clay Pantiled roof with parapets to the gables. To the north elevation is a vertically boarded timber panel to give the appearance of garage doors and to the west elevation is a single door with side window.

PROPOSALS.

The proposed development consists of constructing a first floor over the existing building with access via an external staircase to the south elevation. The structure would be built in brickwork to match the existing and the roof would be covered in a red clay Old English Pantile with feature brickwork and mortar pointed eaves and verges.

The existing vertically boarded panel would be replaced with vertically boarded timber double doors with a paint finish. First floor timber windows would be located to the north and east elevations.

Rainwater goods would be in a cast material and black in colour.

HERITAGE ASSET STATEMENT.

The use of traditional materials such as clay Pantiles, pointed brickwork, timber doors and windows and rainwater goods in a cast material with ensure the proposed development does not harm the character or appearance of the conservation area or the adjacent Heritage Assets whilst preserving and enhancing the appearance of the existing building.

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