

# Heritage Impact Assessment



Kestrel  
Halloughton  
Nottinghamshire  
NG25 0QP

# **HERITAGE IMPACT ASSESSEMENT**

## Introduction

This Statement accompanies a Householder Planning Application to erect a detached Double Garage with Home Office, and the creation of a new Bedroom with En-Suite within the existing Garage space, at Kestrel, Halloughton, Nottinghamshire, NG25 0QP.

It has been written to meet the requirements of National Planning Policy Framework and Local Authority requirements.

The purpose of this report is to identify if the proposed dwelling will have a detrimental impact on the surrounding area, particularly in relation to the setting of Barn at Bridle Road Farm, a Grade II listed building (Ref: 1178708) and to the setting and character of the Conservation area.

## Conservation Area Character Assessment

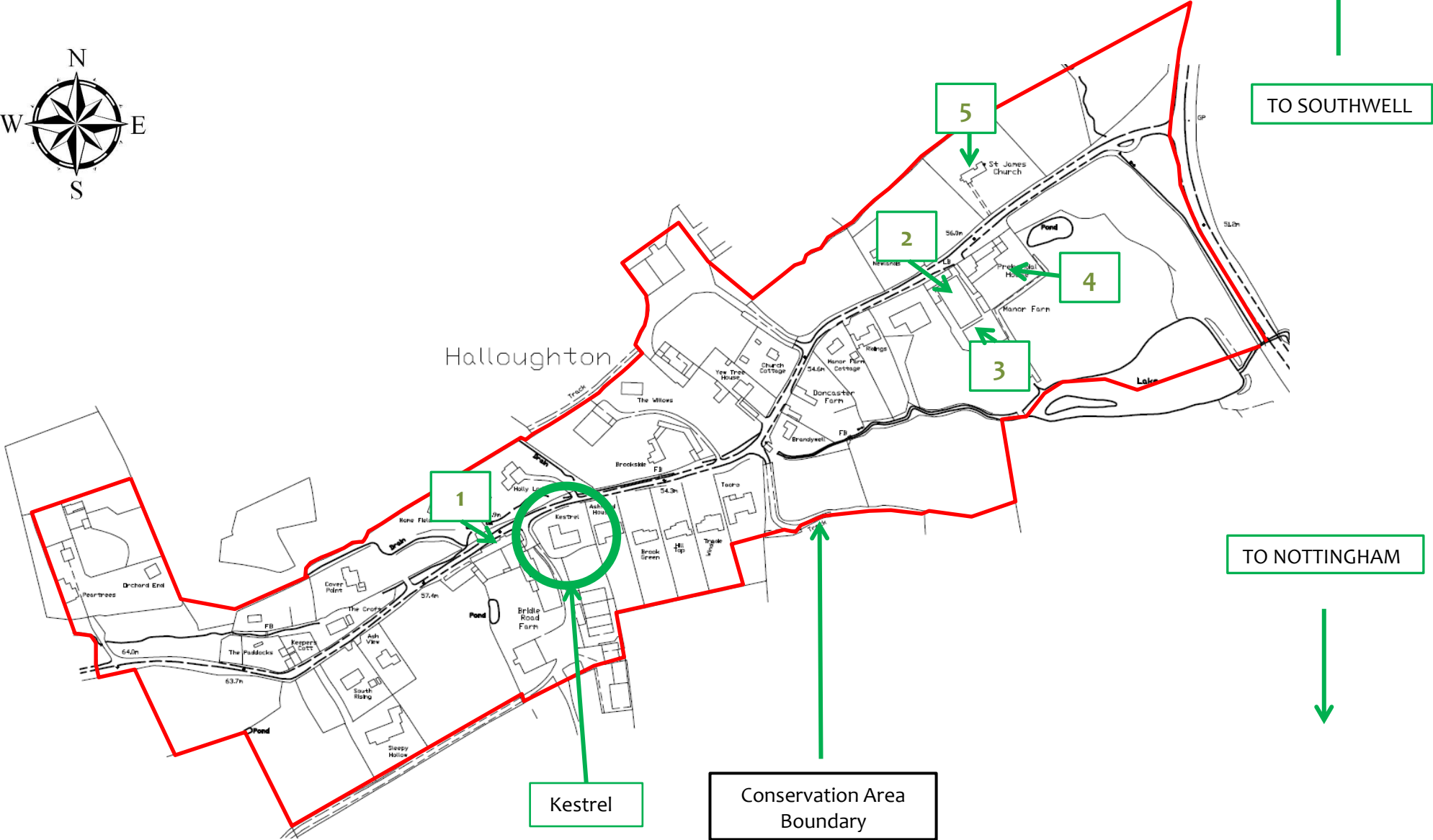
Halloughton is a small village to the south-west of Southwell and has a varied mix of residential dwellings of various styles and ages along side working farms with barns, outbuildings and garages, largely C18 and C19 in origin. There are a number of Listed buildings within Halloughton together with registered monuments and elements within the surrounding landscape.

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## Historic England

- 1 • Barn at Bridle Road Farm (Ref: 1178708) Grade II  
Late C18.
- 2 • Barn at Halloughton Manor Farm (Ref: 1045556) Grade II  
C19.
- 3 • Pigeoncote and Stable Block at Manor Farm, Main Street (Ref:1370180) Grade II  
Late C18.
- 4 • Halloughton Manor Farmhouse, Main Street (Ref: 1178664) Grade II  
C13, C14, late C16, late C18, early C19.
- 5 • Church of St James (Ref: 1045555) Grade II  
C13 (rebuilt late C19)

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## Historic England - Pastscape

- A) HER Number : L2794 / Monument 320258 – Iron Age Gold Stater
- B) Monument 320261 – Medieval Anchorite Cell
- C) Monument SK 65 SE 2 - Manor Farmhouse (Clergy House (1200-1399), Fortified House (1200-1399), Timber framed house (1580-1630), Tower House (1580-1630), Farm house (1700-1799), Farm House (1800-1832), Outbuilding

## Church Heritage Record

- D) Church Code – 638320 - St James, Halloughton

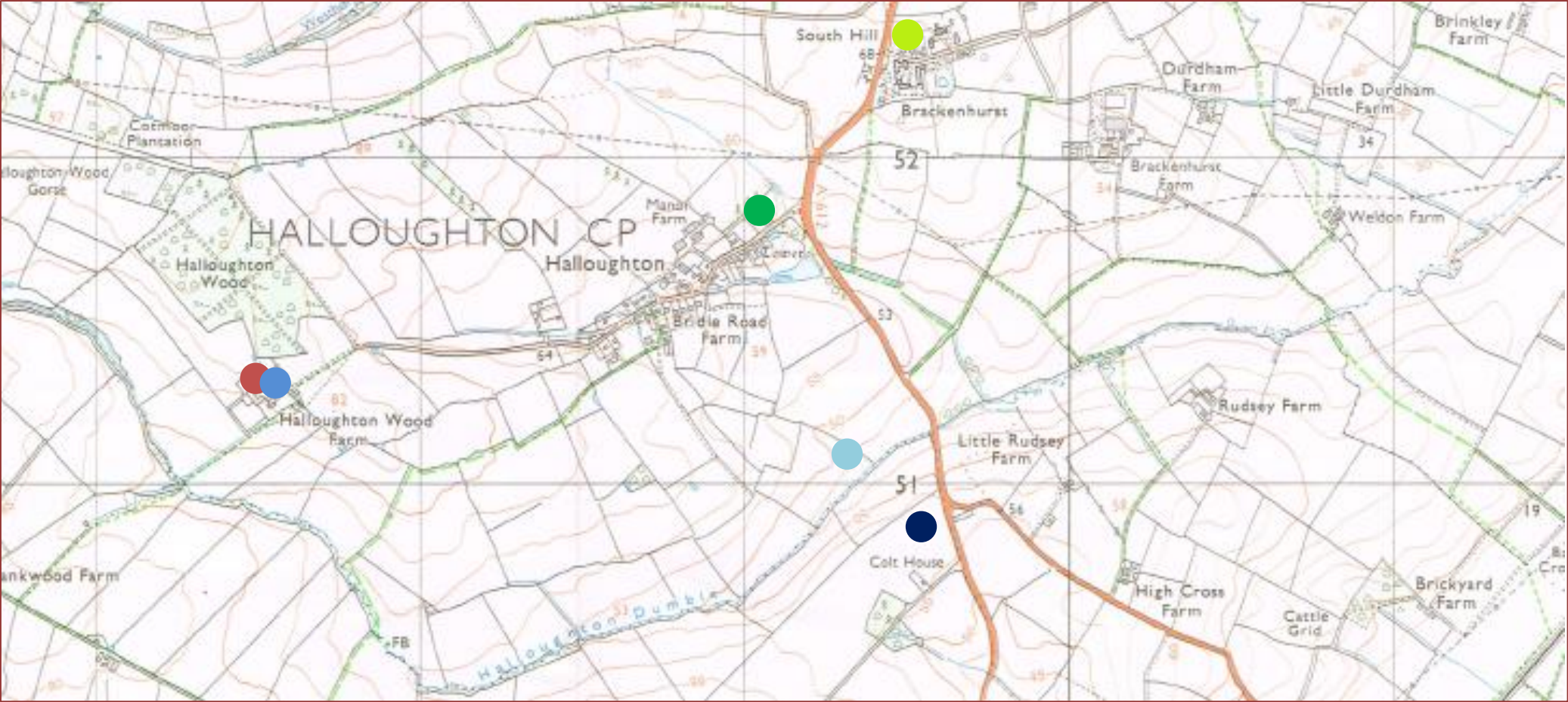
## Nottinghamshire HER - Heritage Gateway

- E) HER Number : L10451 – Earthworks (element) (unknown date)
- F) HER Number: L10452 – Earthworks (element) – Hollow Way, Lynchet, Terraced ground (unknown date)
- G) HER Number: L10453 – Terraced ground (element) (unknown date)
- H) HER Number: L10454 – Ha Ha at Manor Farm (element) (1547-1779 AD)
- I) HER Number: M2779 – C13/C14 Tower House, C13/C14 Clergy House (building) (1200-2000 AD)
- J) HER Number: M2901 – Windpump/Well (monument) (Well – 1547-2000 AD) (Windpump – 1547-2000 AD)
- K) HER Number: M2905 – Smithy (monument) (1547-2000 AD)
- L) HER Number: M7387 – Windmill (monument) (1780-2000 AD)
- M) HER Number: M27724 – Halloughton Wood Farm (building) (Country House by 1835(1780-2000), Farmstead by 1835 (1780-2000 AD)
- N) HER Number: L2903 – Embankment alongside road (element) (unknown date)
- O) HER Number: L2904 – Hollow Way and Terraces (element) (unknown date)
- P) HER Number: L2950 – Linear features / Trackway (element) (unknown date)





# HERITAGE IMPACT ASSESSEMENT



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|---|-----------------|---|-----------------|---|----------------------------|
| <span style="background-color: #000080; color: white; border-radius: 50%; padding: 2px 6px;">A</span> | Iron Age Stater | <span style="background-color: #800000; color: white; border-radius: 50%; padding: 2px 6px;">J</span> | Windpump / Well | <span style="background-color: #000080; color: white; border-radius: 50%; padding: 2px 6px;">M</span> | Halloughton Wood Farm      |
| <span style="background-color: #008000; color: white; border-radius: 50%; padding: 2px 6px;">B</span> | Anchorage       | <span style="background-color: #00FF00; color: white; border-radius: 50%; padding: 2px 6px;">L</span> | Windmill        | <span style="background-color: #00B0F0; color: white; border-radius: 50%; padding: 2px 6px;">P</span> | Linear features / Trackway |

## **HERITAGE IMPACT ASSESSEMENT**

Halloughton is a typical of a small rural community with both traditional working agricultural farms and more modern residential properties.

Halloughton is designated as open countryside and within Newark and Sherwood Character Policy as Conserve and Reinforce.

The village is largely unseen from A612 and has no public vehicular access to the west after properties known as Orchard End and Pear Trees, which helps to preserve and maintain it's rural character and quiet nature.

Both Halloughton Manor Farmhouse and St James Church have features dating back to C14 and have subsequently been developed over the following centuries and re-built where required.

The listed buildings within the village are largely red brick with pantiles, Halloughton Manor farmhouse also has some dressed course rubble and ashlar.

Kestrel is a detached bungalow of brick and tile construction. The property is served by the main access road through the village and features a large garden area that wraps around the property. The property is not listed in either the HER Register, or as a locally identified asset.



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The property is of C20 origin, and is situated on a large plot in the centre of the village.

The listed Barn at Bridle Road Farm is approximately 25m in westerly direction, towards the centre of the settlement. The proposals do not impact the visual reference of this building from the public realm.

The Barn at Bridle Road Farm cannot be seen from street level when adjacent Kestrel; the contour and trajectory of the road together with existing built environment prohibit visual reference. The proposed garage will be screened from the Barn at Bridle Road Farm by the dwelling itself, preventing visual any harm to the Barn.



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## Proposals

The host dwelling is to retain amenity space to the west and this will not be compromised by the new garage.

The new garage is to utilise red brick and grey tiles to assimilate into the existing built environment and to match the host dwelling.

The garage is to be located to the south east corner of the site, in order to preserve the existing driveway space and to reduce its impact on the amenity area of the host dwelling. Existing boundary treatments are to be retained and will not be affected by the proposals.

## Impact on the Conservation Area

The proposals do not impact on the character or setting of the conservation area or the adjacent heritage assets and support the historical built environment in terms of the materials proposed.

### ***Bibliography***

*Newark and Sherwood District Council – Halloughton Conservation Area Map*  
*Nottinghamshire HER Register*  
*Nottinghamshire Insight Mapping*  
*Picture the Past*  
*Heritage England Pastscape*  
*Heritage Gateway*  
*Miss S Coupe*