

Monday, 13 September 2021

Our Ref: - G2K/1681

### **Development Control**

Mansfield District Council  
Civic Centre  
Chesterfield Road South  
Mansfield  
Nottinghamshire  
NG19 7BH

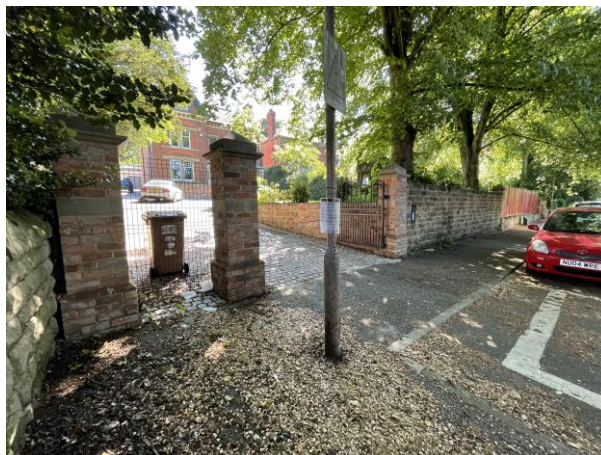
Re: - **The Town and Country Planning Act 1990**  
Project: - **Alterations to front boundary wall and entrance arrangement**  
Location: - **Overstrand, Norfolk Drive, Mansfield, Nottinghamshire, NG19 7AG**

### **Introduction**

The following statement has been prepared to support our formal planning application for reconfiguring the boundary wall and entrance arrangement at Overstrand, Norfolk Drive located within the Crow Hill Drive Conservation Area.

The purpose of this Heritage Statement is to detail the impact the proposed works will have on the host property and the surrounding area.

The host dwelling is a brick built Victorian dwelling that is set over three storeys and was constructed during the 1890's.



*Existing wall & entrance arrangement*

### Proposed works

The proposed works are as follows:

- Replace the existing stone copings with metal railings and the inclusion of a personnel gate between existing brick piers

The proposed railings & gate are to be of similar appearance and style to the existing vehicular access gate. The railings are proposed to be the same height as the existing brickwork piers to minimise the visual impact whilst ensuring the security of the dwelling house. The proposed personnel gate is to be the same style and of similar height to the vehicular gate.

The proposal is designed as such to limit the impact on the existing dwelling house and the wider conservation area.

### Conclusion

The proposal is of small scale and will be constructed in good quality materials to compliment the street scene and the properties adjacent the site.

The proposed alterations will enhance the security and privacy enjoyed by the current owners and for the reasons stated above, we considered the proposed development would preserve the character and appearance of the Crow Hill Drive Conservation Area.