

# Heritage, Design and Access Statement for the extension and alterations to 'Chestnut House', The Green, Nocton to create an Entrance Porch

May 2022



## Setting

Nocton Village is situated seven miles south east of the city of Lincoln, accessed by the B1188 (Lincoln-Sleaford Road). It is a small village in line of settlements running in north south direction along the slope of the Lincoln Heath. The majority of the village is a conservation area containing traditional stone dwellings with natural clay pantile roofing. The conservation area covers approximately 27.41 hectares, as well as parts of the grounds to Nocton Hall. It is predominantly residential, containing 10 listed buildings and 25 unlisted buildings of importance. Out of the listed buildings two are Grade II: Former banqueting house in the grounds of Nocton Hall (c.1700) and All Saints Church (c.1862 and designed by Sir G G Scott).

## Significance

Chestnut House (previously named 'The Shieling') has recently been purchased by Miss Kathryn England and her family. They hope to modernise the property internally, reconfiguring the layout to improve the way the house operates whilst improving the external façade which is currently unbalanced.

The property is a detached dwelling that has been extended and altered over the last few years. Works included reducing the width of the end utility to allow for the access road to the additional property to the south. It is sited on the southern part of the green in the Nocton Conservation Area. The property is neither a listed building nor a building of local importance within this area. It is situated next to Park Farm which is a family dwelling and also a listed building and therefore a designated

heritage asset. The property however is not mentioned in historical documents having originally been constructed in 1980.

#### Archaeological

There are no standing remains or other archaeological features within the curtilage of the site of the proposed development.

#### Design

The property was previously extended with the introduction of the bay window which is off centre to the window at first floor level. It also appears that the current entrance lobby was originally a cloak/wc with the waste pop up located within the corner. The proposals are to reinstate the original wc and create a focal entrance porch in a traditional oak frame in keeping with similar properties within the village. This would create a clear and stunning entrance and provide cloak /storage space for a young family to grow in to.

#### Conclusion

Although the proposals come forward of the existing property line they have no impact on the existing driveway, pedestrian or vehicular access. They will not cause any detrimental problems to the neighbouring properties or to the conservation area. The proposed porch is of a modest scale and ties well into the existing roof over the garage doors. It would greatly improve the front elevation and we hope that it gains the full support of North Kesteven District Council.