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Heritage Statement

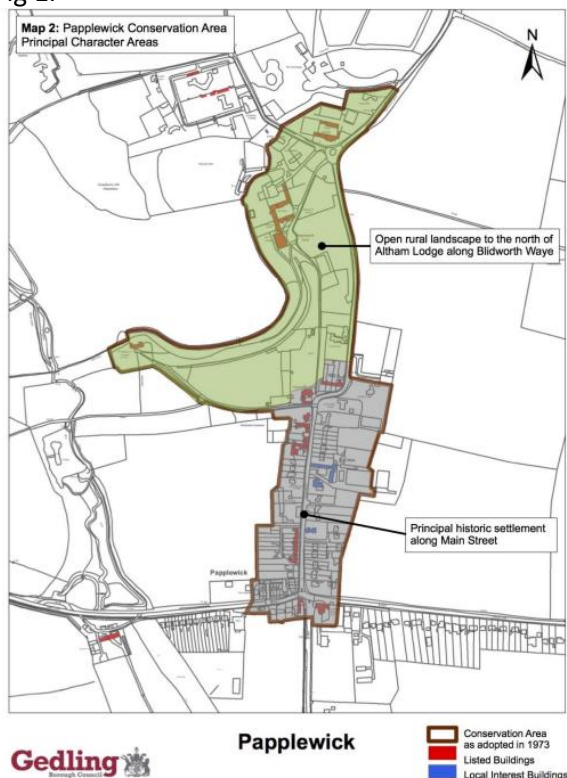
This heritage statement has been prepared to support an application for planning permission for works pertaining to Ward Cottage, 83-85 Main Street, Papplewick, Nottingham, Nottinghamshire, NG15 8FE, which is situated in the Papplewick Conservation Area and the Green Belt of Nottinghamshire.

This statement is not a standalone document; it must be read with the plans.

The heritage asset

The property of Ward Cottage is located within the Papplewick Conservation Area (Fig 1) and is included in the Nottinghamshire County Council Historic Environment Record.

Fig 1.



Although unlisted, Ward Cottage (Fig 2-3), a two-storey dwelling, has been named a locally important heritage asset, helping to define the essential character and appearance of the Conservation Area and its overall significance. The property was originally a pair of stone cottages on the Papplewick Hall estate dating back to before 1835, which have since been combined.

Fig 2.



Fig 3



Relevant history

The village of Papplewick lies seven miles north of Nottingham and it is thought that a settlement was established before 1066 from the entry for Papeleuic in the Domesday Book (1086).

The name is Old English, meaning dwelling or (dairy) farm in the pebbly place. The village name, and the lack of archaeological evidence of earlier occupation, would suggest that the village was not established before the 5th century.

By the late 17th century, Papplewick was established as a linear settlement, lying to either side of Main Street. The layout of the village appears to have remained largely unaltered since then, but during the 18th century the majority of the farmhouses, cottages and associated agricultural buildings which now form the historic core of the village were constructed, using local magnesian limestone from quarries just to the northwest of the village. Evidence suggests that most of the houses were rebuilt after the mills closed (in the 1850s) with stone recovered from the mills.

Until 1787, Papplewick lay on the main Nottingham to Mansfield post road but the opening of the Nottingham to Mansfield turnpike road (now the A60) diverted traffic away from the village. Shortly afterwards, Main Street was re-routed (turning east, then north) to provide more extensive grounds to the east of the new Hall. A number of buildings which had lain along this stretch of Main Street were demolished during this period.

It is likely that the existing layout of Main Street closely reflects the Medieval form of the settlement, and that earlier buildings were simply demolished and replaced and the development was shaped by agriculture, with small farms and crofts fronting Main Street, and farmland beyond.

During the 19th and early 20th centuries, there was very little change in the village. Small outbuildings and a few small extensions were added to existing domestic buildings, for example at nos. 9 - 25, Main Street but it was not until the late 1920s or early 1930s that residential development within the village began.

The historic core of the village has survived largely intact with Main Street retaining two terraces of 18th century cottages and many of its old stone-built agricultural buildings, most now converted into housing. The linear, closed views of Main Street contrast with the more open rural views along Blidworth Way and are a key aspect of Papplewick's special character.

Relevant architectural characteristics and materials

The typical architectural forms and characteristics are:

- Vernacular buildings mostly related to farmsteads and labourers' cottages;
- Mostly two-storey, lower in height than modern residential development, with steeply pitched roofs and narrow plan forms;
- Historic properties which face onto Main Street and are located close to the road frontage; and
- Characteristic buildings within the Conservation Area include rows of cottages, detached houses and (often converted) farm buildings.
- The agricultural buildings vary greatly in height, while dwellings are typically two-storey and relatively small-scale.
- This mix of building types and irregular plot widths and heights provide a high level of diversity.
- The predominant use of honey-coloured, local stone, used for buildings, boundary walls and embankments, which provides a visual coherence
- The retention of historic architectural details;
- The sense of enclosure provided by frontage buildings, boundary walls and hedgerows along Main Street and Blidworth Way which contrasts with the more open landscape provided by the surrounding farmland;
- Papplewick's rural character provided by the setting of the village within a rolling agricultural landscape;
- The use of local materials and similar constructional details provide some coherence throughout the Conservation Area.

The Area is principally defined by vernacular buildings along Main Street – including Ward Cottage - that are constructed of local materials, such as magnesian limestone with pantile roofs and simple architectural detailing (Fig 4-5). More recent 20th century properties along Main Street are typically constructed in brick with slate roofs and these are now quite common materials in the Conservation Area.

Fig 4



Fig 5



Details of local construction methods and materials, at nos. 67-73, Main Street, illustrate the use of local magnesian limestone with pantile roof

Relevant policy context

- Planning (Listed Buildings and Conservation Areas) Act 1990:
 - Section 16 (2) – the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.
 - Section 72 (1) – with respect to any buildings or other land in a conservation area, the authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- National Planning Policy Framework (2021) (NPPF):
 - 12. Achieving well-designed places
 - 13. Protecting Green Belt land – to prevent urban sprawl; the essential characteristics of Green Belts are their openness and permanence; to preserve the setting and special character of historic towns; and to assist in urban regeneration.
 - 16. Conserving and enhancing the historic environment – Great weight should be given to a heritage asset’s conservation when considering the impact of a proposed development. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- Gedling Borough Aligned Core Strategy: Policy 3 – The Green Belt; Policy 10 – Design and Enhancing Local Identity; Policy 11 – The Historic Environment.
- Papplewick Conservation Area Appraisal and Management Plan.
- Local Planning Document (LPD): 13 – Extensions to buildings with the Green Belt; 32 – Amenity; 26 – Heritage Assets; 28 – Conservation Areas.

Project description

The proposal involves:

- Demolition of two single storey rear extensions and side porch
- Erection of single storey rear extension to encompass new open plan kitchen and family room
- Installation of traditional-style lighting and gates to front of property

- Replacement of render on double storey side extension (from previously approved scheme – see Fig 6) with stone slips

Fig 6.



The proposed extension will allow the homeowners to create a more enjoyable and tranquil kitchen/family room for their home. The front of the property currently accommodates a study, lounge and dining room and unfortunately, the space is spoiled by the intense noise of the heavy traffic on Main Street due to the property's siting on the front boundary. The rear extension is proposed to encompass a new kitchen diner/family room at the rear of the property – further away from the noise of the traffic.

Design, heritage impact and mitigation

The main consideration in this application is the scale and massing of the proposed extension and the visual impact on the character and appearance of the surrounding area, especially the Conservation Area.

Policy 13 of the LPD states that extensions or alterations to buildings in the Green Belt must be no more than 50% increase in floor space, unless there are mitigating circumstances – which we consider to be applicable in this proposal. In this project, the extension is within a substantial plot of land, and therefore does not have a major impact on the open space. Also, it is designed to replace existing extensions, which are unsympathetic in materiality to the host property and the Conservation Area, and they are in a dilapidated state requiring significant repairs. See Fig 7-8.

Fig 7.



Fig 8.



According to the relevant policy context, notably the local policies, the use of local materials, combined with sensitive design is likely to be most successful. Modern designs which utilise traditional materials and respect the scale and proportions of the surrounding historic buildings can work very well as well. This project falls under the latter in that it is a more modern design, however it is designed in matching materials in terms of stone finish (traditional materials) and designed to add to the character of the property. See Fig 9 for a similar extension design on a similar period property, which has influenced the design of this proposal.

Fig 9.



Minimising the impact of the proposed development on the heritage asset, the character and appearance of the streetscape and conservation area has influenced the design in the following ways:

- Although the proposed extension will increase mass and bulk, it has been designed to remain in keeping with the existing property and the surrounding area, and Conservation Area.
- The proposed demolition of the existing extensions should be welcomed in that they are dilapidated and not in keeping with the original property, nor the Conservation Area. The proposed extension will be more in keeping in its thoughtful choice of stone slips to match the existing stone of the host property.
- Although the proposed extension is large, in matching its exterior finish to the host property, it will not be dominant on the site and there will not be a significant increase in the visual prominence of the property – particularly as the extension is rear facing, hidden away from the road.
- The rear extension won't impact on the street scene in any way in that it is hidden from the road behind the host property, and would therefore not erode the significance of any of the surrounding heritage assets.

- The setting of the Papplewick Conservation Area would also not be affected as the proposed extension would only be visible from the rear of the site.
- The existing double storey side extension is currently finished in a render – as previously approved by the council. Within this application, we are seeking permission to clad the external walls of that extension in stone slips to match the rest of the property along with the new addition, with stone heads over the doors and windows as well.
- The new proposed lighting and gates (Fig 10) to the front elevation would bring new life to the property, while retaining its traditional style. The gates will be of a similar style to those installed at the entrance to Papplewick Hall.

Fig 10. *Gates installed at Papplewick Hall*



Conclusion

In summary, the proposals will not adversely affect the Conservation Area and they will preserve the overall character of the property and the surrounding area. Furthermore, the works would be an improvement on the extensions already in existence at the property in their more sensitive design and material choice.