

# HERITAGE STATEMENT

Client: Mr and Mrs Crew  
Project: The Cottage & Annexe, Creswell Road, Cuckney  
Reference: CRC-SEV-XX-XX-RP-A-09100  
Date: August | 2022



# REVISION

PROJECT TITLE	The Cottage, Creswell Road
PROJECT NUMBER	20680
CLIENT	Mr & Mrs Crew
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# SECTION 1.0

## INTRODUCTION

# 1.0 INTRODUCTION

## 1.1 PURPOSE

This Heritage Statement has been prepared by Seven Architecture on behalf of the Mr & Mrs Crew to support a Full Planning and Listed Building Consent application for works to the Grade II Listed Cottage and associated outbuildings on Creswell Road, Cuckney.

The site comprises the following elements:

- The Cottage (Grade II Listed)
- Out-Buildings (curtilage listed in association with the cottage)
- The Annexe (Grade II Listed)

## 1.2 APPROACH AND METHODOLOGY

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.<sup>1</sup>

To comply with these NPPF requirements, Section 2.4 of this document identifies the heritage assets within proximity to the Application Site which may be affected by the proposed works.

Section 5.0 sets out the assessment of significance for the identified heritage assets potentially impacted on by the development.

This assessment is based upon available published information, and a visual survey undertaken on site on 16.02.2022.

This report has been prepared by Ruth Sienkiewicz a RIBA Accredited Conservation Registrant, and checked by Lisa McFarlane an RIBA Accredited Specialist Conservation Architect (SCA) and Full Member of the IHBC.

The following sources were accessed in the preparation of this report: -

- [www.historicengland.org.uk](http://www.historicengland.org.uk)
- [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)
- [www.oldmaps.co.uk](http://www.oldmaps.co.uk)
- [www.picturenottingham.co.uk/](http://www.picturenottingham.co.uk/)
- Information kindly supplied by Nottighamshire County Council
- Information kindly supplied by the property owner
- Historic England, Conservation Principles and Guidance
- National Planning Policy Framework (NPPF), 2019.

<sup>1</sup> National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019, p54

# 1.0 INTRODUCTION

## 1.3 EXECUTIVE SUMMARY

The proposal which forms the basis of this application is to undertake minor works to The Cottage and Annexe, Creswell Road, Cuckney and associated outbuildings on behalf of Mr & Mrs Crew.

This Heritage Statement supports the Full Planning and Listed Building Consent applications for the above works under two separate applications - one for works to The Cottage and associated outbuilding and one for works to the Annexe. The scope of works for each application is set out below.

### 1.3.1 THE COTTAGE & OUT-BUILDINGS

The following works to The Cottage are proposed to help improve the existing living accommodation for the future use of the current owners:

- New sensitive glazed link between The Cottage and associated out-buildings following removal of the 2001 conservatory.
- Further conversion of the existing out-buildings to provide bedroom & ensuite, open plan kitchen and living space, with windows to the northern end of the stable block to maximise views over the River Poulter.
- A new ensuite in existing cottage at first floor level
- New like for like timber framed double glazed windows to be installed in place of the existing windows

The proposed works will seek to make sensitive and minimal alterations to the existing buildings.

### 1.3.2 ANNEXE

The following works to the 'Annexe' are proposed to improve the existing accommodation and maintain a continuous aesthetic as The Cottage:

- New like for like timber framed double glazed windows to be installed in place of the existing windows



Photograph to identify different elements of application & context

# SECTION 2.0

## EXISTING SITE

## 2.0 THE SITE AND ITS CONTEXT

### 2.1 SITE LOCATION

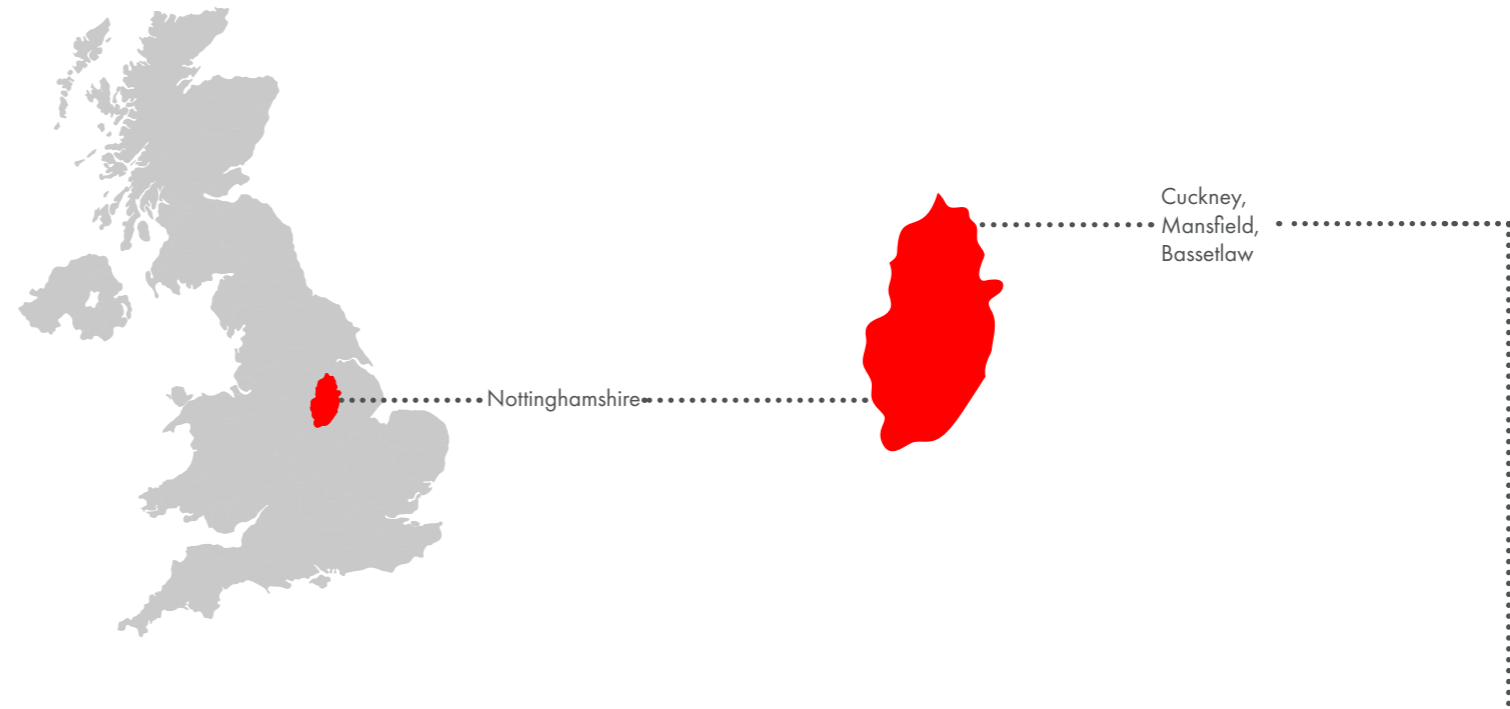
The Cottage is situated within the village of Cuckney, in the Bassetlaw District of Nottinghamshire. The property is accessed via Creswell road just off the A60 Worksop Road.

The site is bound to the north by the River Poulter and open countryside. To the east the site boundary adjoins the A60 and also a car garage with forecourt. To the south the site boundary faces onto Creswell Road.

The adjoining properties to the west of the Cottage, known as the Annexe and Meadow View also form part of the Grade II Listing. Although the Annexe is within the same ownership as the Cottage, this is a separate dwelling. Meadow View is in separate ownership.

The properties opposite (2-10 Ten Row) are also Grade II Listed.

The Cottage is located within the Cuckney Conservation Area.



#### KEY

- 1 Meadow View (Grade II Listed)
- 2 St Mary's Church (Grade I Listed)
- 3 2-10 Ten Row (Grade II Listed Properties)
- 4 The Greendale Oak (Grade II Listed)
- 5 Cuckney Motte & Bailey Castle (Scheduled Monument)
- 6 River Poulter
- █ Site Boundary ( The Cottage )
- █ Site Boundary ( Annexe )



The Existing Site in Context



## 2.0 THE SITE AND ITS CONTEXT

### 2.2 SITE SUMMARY

The site comprises the Grade II Listed Cottage and Annexe as well as a series of out-buildings extending to the rear which are curtilage listed on the basis of their proximity to the Cottage. An access drive and area of hardstanding used for car parking sits to the east of the cottage, with a garden extending to the north and east.

The site benefits from extensive views over the River Poulter and surrounding countryside to the north.

The out-buildings have been partially converted for domestic use and are linked to the main cottage via a conservatory constructed in the 2000s. The out-buildings are agricultural in style and create an opportunity to enhance the existing living accommodation whilst avoiding the need for additional buildings within the setting of the listed Cottage.

The proposals will seek to make use of existing fabric and historic features whilst harnessing the agricultural character of the buildings and responding to the views towards the river to the north.



The Existing Site

#### KEY

- 1 The Cottage
- 2 The Annexe
- 3 Out-Buildings
- 4 River Poulter
- Site Boundary (The Cottage)
- Site Boundary (Annexe)



## 2.0 THE SITE AND ITS CONTEXT

### 2.3 KEY VIEWS OF THE SITE

The Cottage



1 View looking north from Creswell Road

The Cottage



2 View looking west from crossroads of A60 and Creswell Road

The Cottage and Out-Buildings



3 View looking south from A60



Key Plan

## 2.0 THE SITE AND ITS CONTEXT

### 2.4 LISTED BUILDINGS AND SCHEDULED MONUMENTS

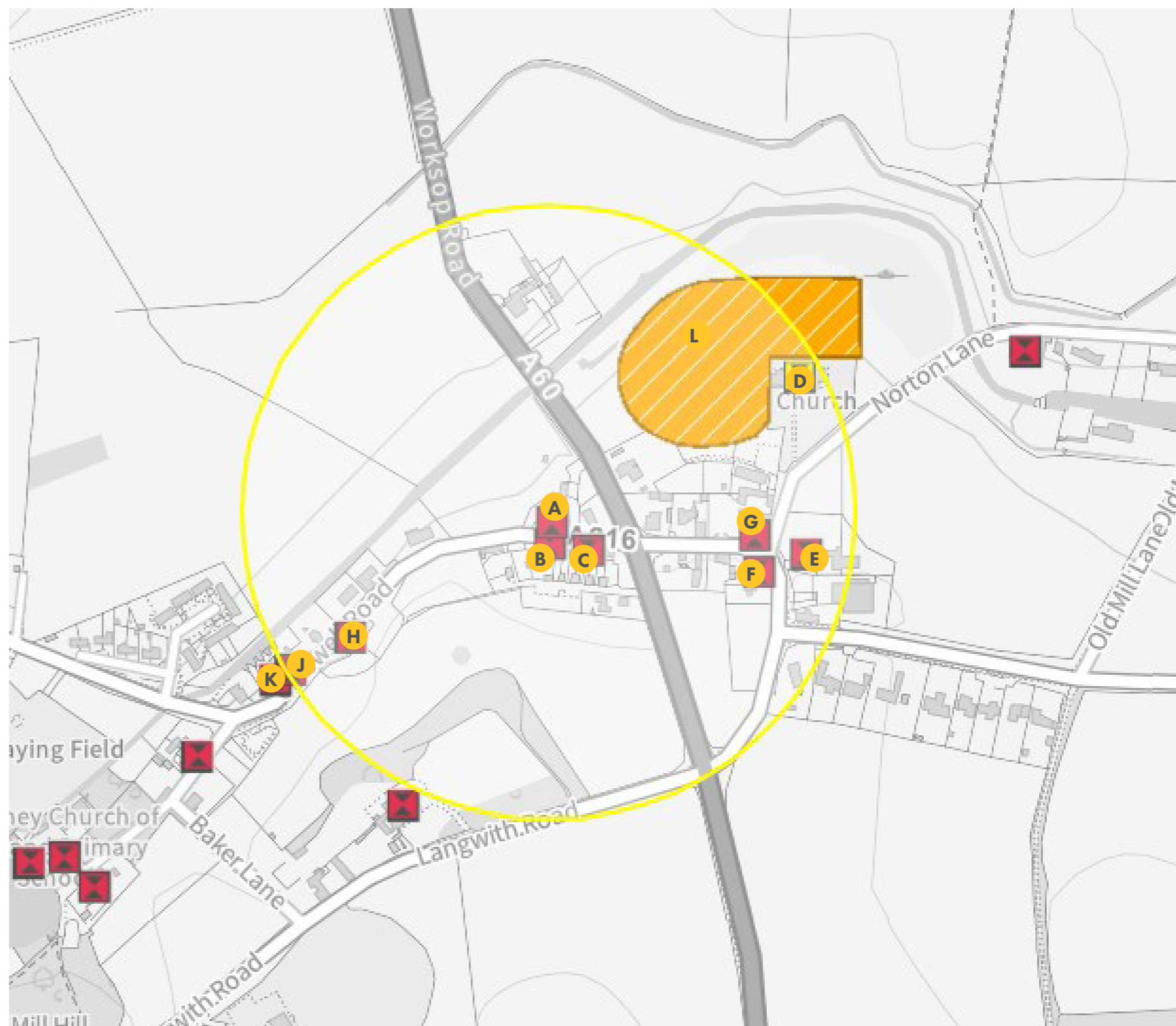
The NPPF defines a heritage asset as:

*"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest"<sup>1</sup>*

Designated heritage assets are those buildings and sites which are identified as being of a level of heritage interest that justifies protection through designation.

There are many heritage assets in the surrounding area including the remains of a 12th century motte and bailey castle to the north-east of Cuckney House. There are also two large mills for cotton spinning and grinding corn, and mill worker's cottages on School Lane and The Row.

The map (right) accessed from [www.magic.defra.gov.uk](http://www.magic.defra.gov.uk), identifies the Listed Buildings and Scheduled Monuments within close proximity to the site (250m radius).



Plan illustrating Listed Buildings  
(Source: <https://magic.defra.gov.uk/magicmap.aspx>)

<sup>1</sup> DCLG, National Planning Policy Framework (NPPF) 2019, paragraph 189, p55.

## 2.0 THE SITE AND ITS CONTEXT

### 2.4 LISTED BUILDINGS AND SCHEDULED MONUMENTS

**A** THE COTTAGE AND MEADOW VIEW

Grade: II  
List UID: 1370094

**B** 2 TEN ROW

Grade: II  
List UID: 1045710

**C** 3-10 TEN ROW

Grade: II  
List UID: 1370093

**D** CHURCH OF ST MARY

Grade: I  
List UID: 1206551

**E** THE ULVERS

Grade: II  
List UID: 1370091

**F** GREENDALE COTTAGE

Grade: II  
List UID: 1045709

**G** THE GREENDALE OAK INN

Grade: II  
List UID: 1045708

**H** 1 AND 2 PARKERS ROW

Grade: II  
List UID: 1370092

**J** 8 AND 9 MALKILN ROW

Grade: II  
List UID: 1045712

**K** 5,6 AND 7 MALKILN ROW

Grade: II  
List UID: 1045711

**L** CUCKNEY MOTT & BAILEY CASTLE

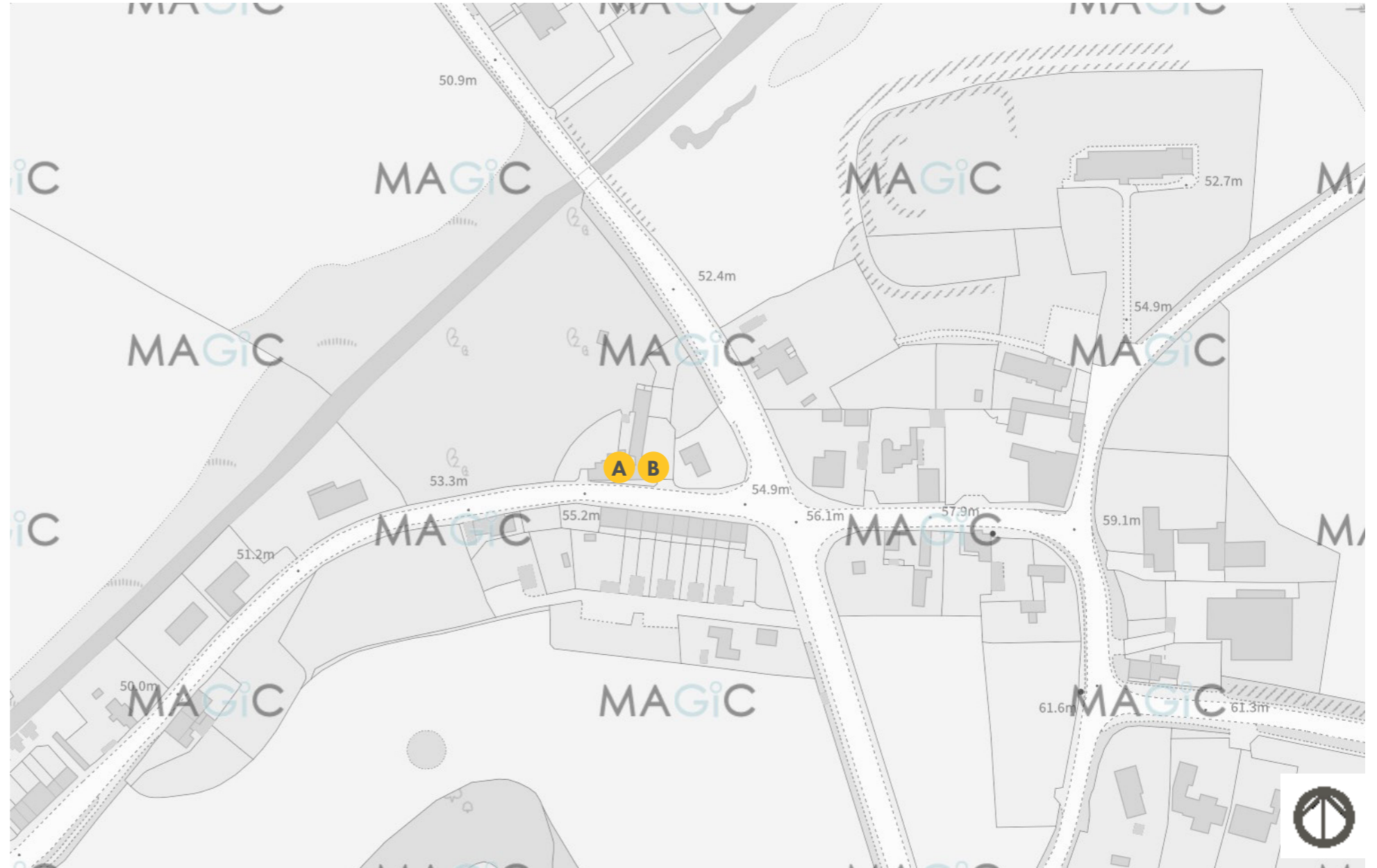
Scheduled Monument  
List UID: 1010909



## 2.0 THE SITE AND ITS CONTEXT

### 2.5 REFERENCES IN THE LOCAL HISTORIC ENVIRONMENT RECORD

- A** The Cottage and Meadow View  
Historic England Listing NGR: SK5642871271 - Grade II  
List Entry Number: 1370094
- B** The Cottage and Meadow View  
Nottinghamshire HER Record  
HER No. M11022



Plan illustrating references within the local Historic Environment Records  
(Source: <https://magic.defra.gov.uk/magicmap.aspx>)

- 1** View from A60 / Creswell Road Crossroads
- 2** View towards the site from the A60



## 2.0 THE SITE AND ITS CONTEXT

### 2.6 CONSERVATION AREAS

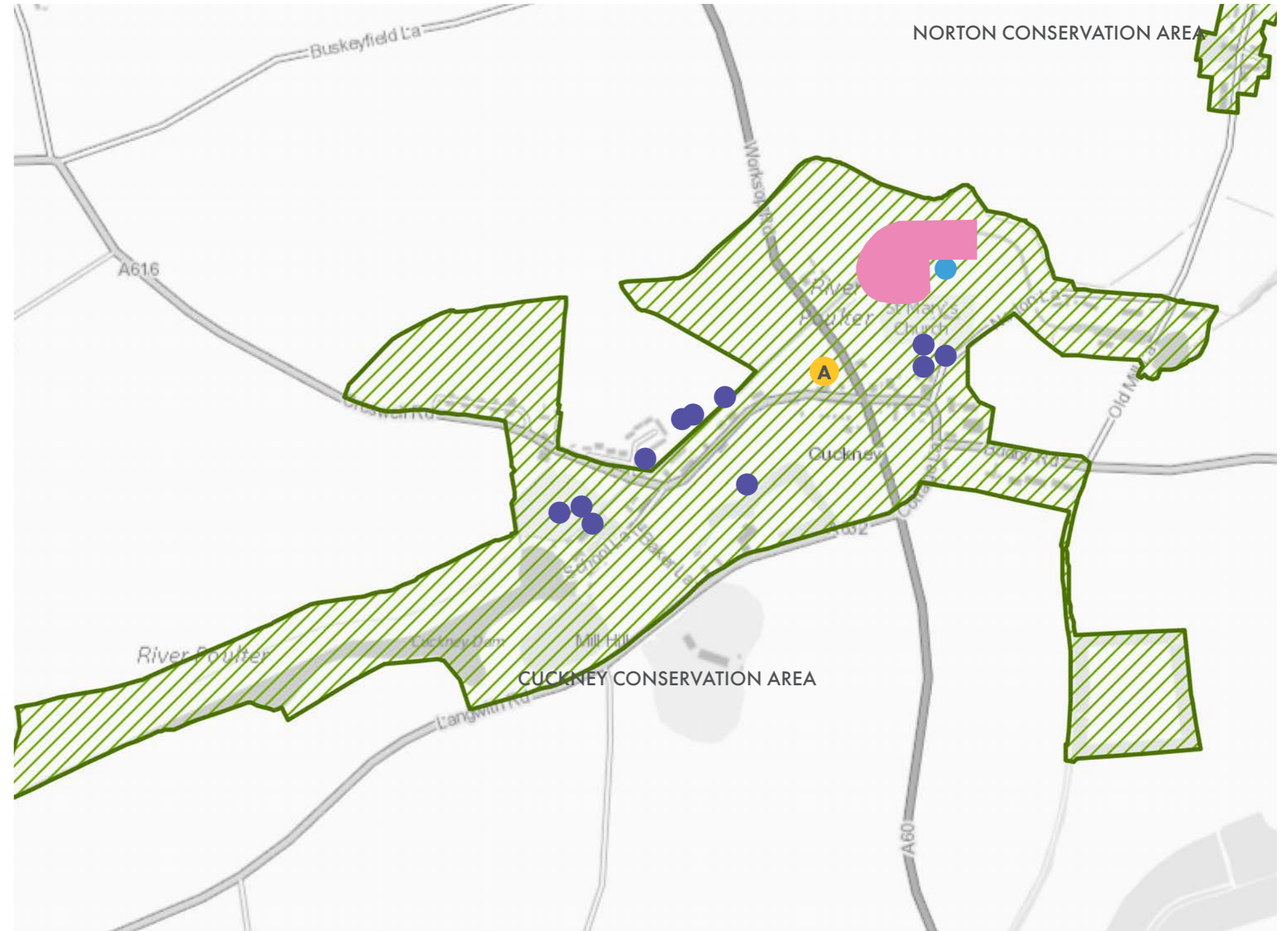
Conservation Areas are identified as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.<sup>1</sup>

The site lies within the Cuckney Conservation Area. The map opposite illustrates the relationship of the buildings within the designated Conservation Area.

The Cuckney Conservation Area was designated in June 2010 and encompasses the whole village. It contains many heritage assets including the remains of a 12th century motte and bailey castle to the east of the Cottage.

Cuckney is bisected by the A60 Mansfield Road. On the west side is Creswell Road, Baker’s Row, Baker’s Lane, School Lane and the north side of Langwith Road forming a street pattern that is attractive with important topographical features such as Cuckney Dam and Mill Hill. St Mary’s Church and the former motte and bailey castle site to the north east of the conservation area are important features with wider archaeological significance.

The Cottage is noted in the Conservation Area Designation Statement as providing an attractive enclosed street with the Ten Row cottages opposite.



Map showing extent of Conservation area and listed buildings/scheduled monuments. (Source: <https://magic.defra.gov.uk/magicmap.aspx>)

#### KEY

- A The Cottage and Meadow View
- Grade 2 Listed Buildings
- Grade 1 Listed Buildings
- Scheduled Monument
- ▬ Conservation Area Boundary

<sup>1</sup> S69(1) Planning (Listed Buildings and Conservation Areas) Act 1990

## 2.0 THE SITE AND ITS CONTEXT

### 2.7 SITE PHOTOGRAPHS - AS EXISTING



1 Front elevation of The Cottage from Creswell Road



2 View of 2001 addition from side/rear driveway



3 View looking north to stable block



4 View looking south along the stable block back towards The Cottage  
Key plan showing location of photographs.



5 View looking south towards stable block pigsty, Ten Row visible beyond on the left



Key Plan

## 2.0 THE SITE AND ITS CONTEXT

### 2.7 SITE PHOTOGRAPHS - HISTORIC



Historic photographs of The Cottage and Stable Block  
Source: Copyright Nottinghamshire County Council.



# SECTION 3.0

## DEVELOPMENT OF THE HERITAGE ASSET

### 3.0 DEVELOPMENT OF THE HERITAGE ASSET

#### 3.1 UNDERSTANDING THE SITE AND ITS HISTORY

##### 3.1.1 HISTORICAL MAPPING

Early maps (1649) show Nottinghamshire, and the area south of Worksop known as the Dukeries, which comprised the park estates of:

- Worksop Manor - a home of the Dukes of Norfolk
- Welbeck Abbey - seat of the Dukes of Portland
- Thoresby Hall - seat of the Dukes of Kingston and Earls Manvers
- Clumber House - seat of the Dukes of Newcastle

The four estates were in such proximity that they were practically contiguous. These can be seen outlined on the 1815 map.

Cuckney is a village in the Bassetlaw district of Nottinghamshire in the parish of Norton and Cuckney. The River Poulter runs through the village from west to east which provided power to mills along its route. Cuckney's old cotton mill dating from the 18th century is now a primary school. There is a nearby dam and dam meadow adjacent to the school. Cuckney village has a shop, a pub, primary school, community hall, cricket ground and a sports hall.<sup>1</sup> Near to the site is a Motte and Bailey Castle.



1649 map showing Nottinghamshire.  
(Source : <https://oldmapsonline.org>. Accessed 19<sup>th</sup> October 2020).



1815 map showing the area, with the 'Dukeries' of Worksop Manor, Welbeck Abbey, Clumber Park, and Thoresby Park shown.  
(Source : <https://oldmapsonline.org>. Accessed 19<sup>th</sup> October 2020 ).



1894 Map of Cuckney  
(Source : [www.nls.org](http://www.nls.org))

<sup>1</sup> CNHW Neighbourhood Development Plan

## 3.0 DEVELOPMENT OF THE HERITAGE ASSET

### 3.1 UNDERSTANDING THE SITE AND ITS HISTORY

#### 1883

The earliest Ordnance Survey Map available dates from 1883. This map shows the Cottages and out-buildings in a similar form to the present with further buildings visible to the north east of the stable block.

#### 1897

By 1897, the buildings to the north east of the stable block have been demolished and the plan form towards the end of the stable block appears to have been slightly altered. In this map, the outbuildings are shown as being attached to the cottage, suggesting a possible infill which was later removed.

#### 1918

At this point, the north western end of the out-buildings appear to be shown as wider than the original plan and further detail is shown indicating the pigsty area to the north. The out-buildings are now clearly shown as being detached from the Cottage. A series of additions have also now appeared attached to the Cottage to the west of the out-buildings (to the building now known as 'The Annexe'). These are still present today.

#### 1921

This plan shows no obvious change with all elements still in tact. This represents an arrangement similar to that present today.

#### 1955

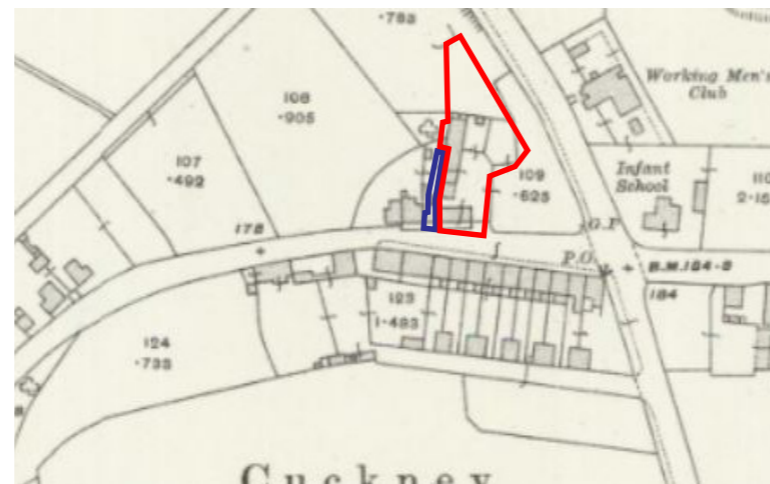
Similar to the 1921 plan, the 1955 map indicates a stable arrangement very similar to the present situation.



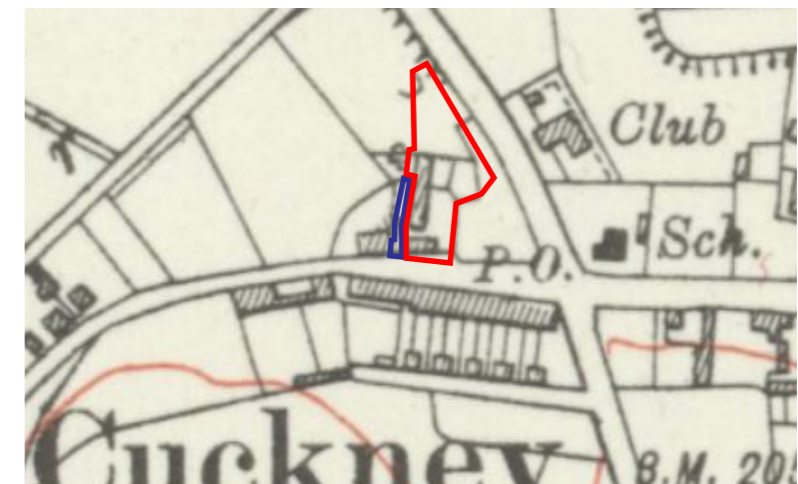
1883 Map  
(Source : [www.nls.org](http://www.nls.org)).



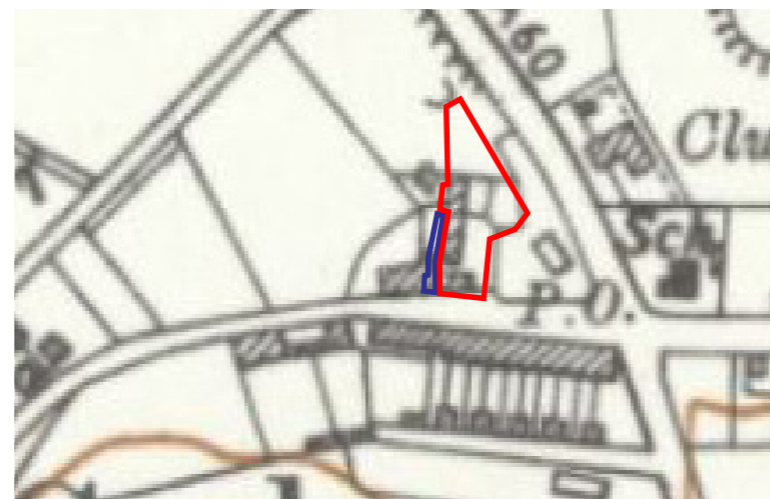
1897 Map  
(Source : [www.nls.org](http://www.nls.org)).



1918 Map  
(Source : [www.nls.org](http://www.nls.org)).



1921 Map  
(Source : [www.nls.org](http://www.nls.org)).



1955 Map  
(Source : [www.nls.org](http://www.nls.org)).

# **SECTION 4.0**

## **THE HERITAGE ASSET AND ITS SIGNIFICANCE**

## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.1 UNDERSTANDING THE FORM AND HISTORY

#### 4.1.1 THE COTTAGE AND ANNEXE

##### EXTERNAL

The Cottage and Meadow View are a pair of cottages documented by the listing to date from late C18 - mid C19. The origin of the cottages is unclear, but their dates coincide with the expansion of the village following the establishment of the cotton mill in the 1780s, which was built on the site of an iron furnace and forge.

In the late C18, much of the Cuckney and neighbouring Langwith Townships were owned by Earl Bathurst (assumed the 4th Earl 1790 - 1866)<sup>1</sup> until 1846 when the mill was closed. At this point the Estates were sold to the Marquess of Titchfield (a title used by the heir presumptive), and thus later passed to the 5th Duke of Portland after the death of the 4th Duke in 1854. In 1961 the Cottage was sold by the Welbeck Estate Company to Grace Ellen Kay, understood to have been the Widow of a friend of the 7th Duke of Portland.<sup>2</sup>

The Cottage and Meadow View comprise a series of three connected volumes, between 1.5 to 2 storeys in height, which step down the hill following the natural land form.

The far left hand side and part of the middle volume is known as "Meadow View". This cottage is within separate ownership and not the subject of this Application.

"The Cottage" obtained permission for conversion into two dwellings in the late 1960s. It is now known as "The Cottage" and the "Annexe". These two dwellings, which form part of this application, sit to the centre and right hand side of the range. The cottages are built using a combination of dressed rubble stone walling and brick with pantile roofs and brick chimney stacks. The Cottage and Annexe are distinguished from Meadow View by their painted finish, although historic photos show that this wasn't always the case.

It is considered that the central volume formed the original pair of cottages, with the taller brick volume to the left (looking from Creswell Road) as a later addition dating from the 19th Century according to the listing description. The lower volume to the right hand side appears to have been adapted over time.

The Annexe has 2 bays with painted timber horizontal sliding sash windows with glazing bars, sitting directly beneath eaves level. The entrance door is timber and all openings have painted stone heads. The gable end features stone kneelers and a brick chimney stack. To the rear of the Annexe is a two storey and single storey projection which was constructed between 1897 and 1918 according to historic OS Maps.

The Cottage sits slightly lower, at 1.5 storeys in height and divided into 2 bays with brick gable chimney stack, and central chimney stack with chimney breast below expressed externally.

<sup>1</sup> Thoroton's History of Nottinghamshire: Volume 3, Republished With Large Additions By John Throsby - found at <https://www.british-history.ac.uk/thoroton-notts/vol3/pp371-377>

<sup>2</sup> Information obtained from Title Deeds



Date unknown possibly 1900s View of front of the Cottage showing combination of brick and stone walling prior to painting (Source : Unknown via the property owner)



Date unknown possibly 1960s Aerial View towards the site (Source : Unknown via the property owner)



1900 View towards the Cottage from the A60 showing hipped roof and additional window to gable elevation of the cottage. (Source : Picture Nottingham)



Date unknown possibly 1960s Aerial View towards the site (Source : Unknown via the property owner)

## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.1 UNDERSTANDING THE FORM AND HISTORY

Two first floor dormers comprise timber framed vertical sliding sash windows with glazing bars and painted stone cills. The single window at ground floor level is a later timber framed casement window with painted stone head and cill.

The Cottage appears to have been altered over time and there are various areas of infill brickwork and different types of stonework and pointing, and the unusual configuration of windows and chimneys. Historic photographs indicate that the side gable may have at one time had a hipped roof and show an additional window at first floor level. The chimney to the front facade looks to be constructed using a more modern brick which would also suggest that this was a later addition.

Early maps suggest that the out-buildings were at one time connected to this part of the Cottage. The larger openings to the rear facade and lack of windows to the principal facade may also indicate that this area of the building, or at least the ground floor, was not originally in domestic use.

Photographs from the 1970s show a small timber porch to the rear of the Cottage which was later removed and then replaced by the larger single storey extension which obtained planning approval in 2001. This now links the house to the out-buildings, some of which were also converted for residential under this approval.



1970 The Cottage and Out-buildings Viewed from the Rear (Source : Bassetlaw Museum)



1984 The Cottage and Meadow View seen from Creswell Road (Source : Historic England).



2022 The Cottage and Meadow View seen from Creswell Road (Source : Google Maps).



Possibly 1990s Rear of The Cottage showing varying infill areas of stone and brickwork. (Source: Nottinghamshire County Council)



2022 Front of The Cottage showing varying infill areas of brickwork. (Photograph: Author's own)



2022 Rear of The Cottage showing varying infill areas of stone and brickwork. (Photograph: Author's own)



2022 Example of Horizontal sliding sash window to the Annexe (Photograph: Author's own)

## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.1 UNDERSTANDING THE FORM AND HISTORY

#### INTERNAL - THE ANNEXE

##### GROUND FLOOR

The annexe is accessed from the front into a small hallway with staircase leading directly into the Living Room. The Living Room is located in the original part of the cottage and has a low ceiling with exposed beams. The rear offshoot constructed before 1918 houses a kitchen, small bathroom and lobby and rear door leading to the garden.

##### FIRST FLOOR

The staircase leading to the first floor landing appears to be a 1960s design. This leads to a single bedroom positioned at first floor level.



1968 Plan showing Adaptation into two dwellings (Source : Client Records).



1



2

#### KEY

1 — 6 The Annexe - Internal Photographs



3



4



5



6

## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.1 UNDERSTANDING THE FORM AND HISTORY

#### INTERNAL - THE COTTAGE

##### GROUND FLOOR

The Cottage is entered via a porch to the rear, forming part of the 2001 extension, leading into the kitchen.

The Cottage comprises a Drawing Room with central modern fire place. The Drawing Room has timber casement windows to the rear, which are now internal with a view into the later addition Conservatory. A difference in stone and coursing beneath this window cill suggests that this may have been previously adapted from a larger opening. The Kitchen is accessed directly off the Drawing Room. The front part of the house is partially submerged and so the Drawing Room has a slight feeling of damp.

To the west of the Drawing Room is a staircase leading to the First Floor level, with a bathroom positioned at a slightly higher floor level accessed via the half landing. Plans submitted as part of the 1968 application indicate that the staircase and bathroom were new additions when the property was converted into two separate dwellings.

##### FIRST FLOOR

At first floor level are two bedrooms. Bedroom 1 is the larger of the bedrooms. Bedroom 2 has evidence of a previous fireplace located in the corner of the room. The positioning of the fire place within the smaller of the two bedrooms and the location of the dividing wall so close to the fire place suggests that the bedroom configuration may have been previously adapted.



1



2



3



4



5



6



7



8

#### KEY

1 — 5 The Cottage - Ground Floor Photographs

6 — 8 The Cottage - First Floor Photographs



## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.1 UNDERSTANDING THE FORM AND HISTORY

#### 4.1.2 OUT-BUILDINGS

##### EXTERNAL

The Out-Buildings are not listed in their own right, but they are listed by association with the Cottage. They are located north of the Cottage and contain various historical features.

The outbuildings are a collection of single storey volumes built in a mixture of rubble stone walling and brickwork with a painted finish and slate roofs.

A series of out-buildings have been shown on the ordinance survey since the earliest available map of 1883, although the form of the buildings varies slightly in the subsequent maps suggesting the the configuration has been adapted over time. The end volume to the north sits slightly lower and may have been a later addition.

The roofs are slate with clay ridge and hip tiles. The form to the end hipped roof suggests that the original building was possibly adapted at some stage, with ridge tiles giving way to a mortared verge. This is also evidenced in the variation of plan form shown on the 1883 and 1897 maps.

Many historic features still remain with most of the historic timber doors and shutters in tact. A high level bird opening hatch and stone perch is built into the wall to the northern end of the out-buildings. To the north facing gable are two low level openings with low level brick walls forming an enclosure that are thought to have been used as a pig sty.

##### INTERNAL

Internally, the buildings have exposed timber rafters and the original dividing walls between spaces are largely in tact, although some alterations were undertaken in the early 20th century when upgrading works were carried out to adapt some of the spaces for domestic use.

Various historic features are still in place including a timber hay rack in the current log store and high level platform to the northern most volume. This platform is set above the pig sty and has a bird hatch for access to the outside.



1



2



3



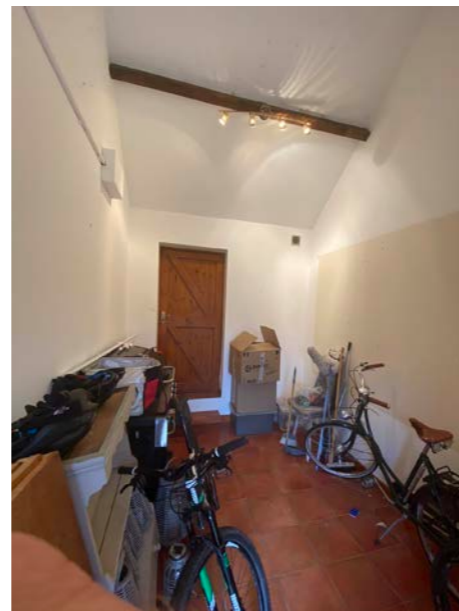
4



5



6



7



8



9



10

##### KEY

1 — 6 The Cottage - Ground Floor Photographs

7 — 10 The Cottage - First Floor Photographs

## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

The following assessment of significance looks at identifying the significance of Manor Farm’s heritage value, as outlined by Historic England’s Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England Advice Note 12) (2019). It is also informed by the Ministry of Housing, Communities and Local Government Planning Guidance on the Historic Environment (2019) and Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008).

Significance is defined in policy as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

Appraising significance provides a benchmark for the objective assessment of any proposed alterations to the building and is structured to enable the scale of harm to be balanced with the wider benefits to be assessed in a considered and methodical manner.



EVIDENTIAL  
VALUE

The potential of a place to yield primary evidence about past human activity.



HISTORICAL  
VALUE

Ways in which past people, events and aspects of life can be connected through a place to the present, either illustrative or associative.



AESTHETIC  
VALUE

The ways in which people draw sensory and intellectual stimulation from a place.



COMMUNAL  
VALUE

The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The assessment of significance is based on a desktop assessment of available archive information including primary and secondary resources along with site visual surveys undertaken by the author.



**HIGH  
SIGNIFICANCE**

Elements deemed to be of particularly special interest



**MEDIUM  
SIGNIFICANCE**

Elements deemed to be of special interest



**LOW  
SIGNIFICANCE**

Elements deemed to be of more modest interest



**NONE/  
DETRIMENTAL  
SIGNIFICANCE**

Elements that do not contain any special interest or detract from the significance of the building

## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

#### 4.2.1 HISTORIC ENGLAND LIST ENTRY

##### SK 57 SE CUCKNEY CRESWELL ROAD

(North side) 8/53 The Cottage and Meadow View

G.V. II

*Pair of cottages. Late C18 and mid C19. Dressed coursed rubble, the right cottage being painted. Pantile roof. 2 red brick gable stacks, right stone coped gable with kneeler. One and a half storeys, 4 bays. 2 doorways with wooden doors flanked by single glazing bar Yorkshire sashes. Above are 3 small glazing bar Yorkshire sashes, that on the left being slightly larger. To the right is a lower one and a half storey, 2 bay painted dressed coursed rubble, brick and pantile wing with single red brick stacks to centre front and right gable. Single glazing bar casement. Above are 2 glazing bar sashes breaking into the eaves. To the left is a 2 storey single bay C19 red brick and pantile wing with left gable red brick stack. Single glazing bar sash under segmental arch on each floor.*

Listing NGR: SK5642871271

(Source : Historic England)



1984 The Cottage and Meadow View seen from Creswell Road  
(Source : Historic England).



2022 The Cottage and Meadow View seen from Creswell Road  
(Source : Google Maps).

## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

#### 4.2.2 ASSESSING THE SIGNIFICANCE

##### EVIDENTIAL VALUE

The cottage depicts typical residential village vernacular of the late 18th and early 19th century. The out-buildings are suggestive of the use of the land as a small holding which was fairly common during this period.

The original form of the cottage was simple in nature housing two rooms in the area now known as The Annexe, with a smaller volume which has been adapted over time and was possibly partially connected to the out-buildings. The various volume can still be easily read along with the later additions to the west and north.

Although the out-buildings appear to have been adapted on various occasions there are still some historic features retained which demonstrates the previous use of the buildings for housing livestock.

The evidential value of the Cottages and Out-buildings is **Medium/ High**.

##### HISTORICAL VALUE

The historic value of the cottage and out-buildings derives its illustrative value as a cottage and small holding typical of its time promoting local residential vernacular.

The construction of the cottage during a time of expansion of the village following the establishment of the cotton mill in the 1780s is demonstrative of Georgian Industrial development in Cuckney.

The historic value of the Cottage and Out-buildings is **Medium**.

##### AESTHETIC VALUE

The cottage and out-buildings are modest in nature, typical of vernacular dwellings of the time and although aesthetically pleasing, they have limited architectural distinction. However, the original setting of the cottage remains largely intact, promoting a courtyard and small garden area previously used for the keeping of animals. The views from the site towards the River Poulter remain intact.

The configuration of the cottage has been altered in the 1960s with many of the original features removed and replaced, including the windows which are largely non-original. The Out-buildings do display a number of historic features including the bird hatch opening and hay rack.

The aesthetic value of the Cottage and Out-buildings is **Medium/Low**.

##### COMMUNAL VALUE

Although not a building in public use, the cottage has always been in residential use and will therefore resemble home to some. The buildings front onto Creswell Road, forming an important part of the historic streetscene, which together with the cottages opposite at Ten Row are described in the Cuckney Conservation Area Statement as *“providing an attractive*

*and enclosed street”*<sup>1</sup>. This streetscene is familiar to the local population and contributes to the character of the village.

The communal value of the Cottage and Out-buildings is **Medium /Low**.

<sup>1</sup> Cuckney Conservation Area: Designation Statement June 2010

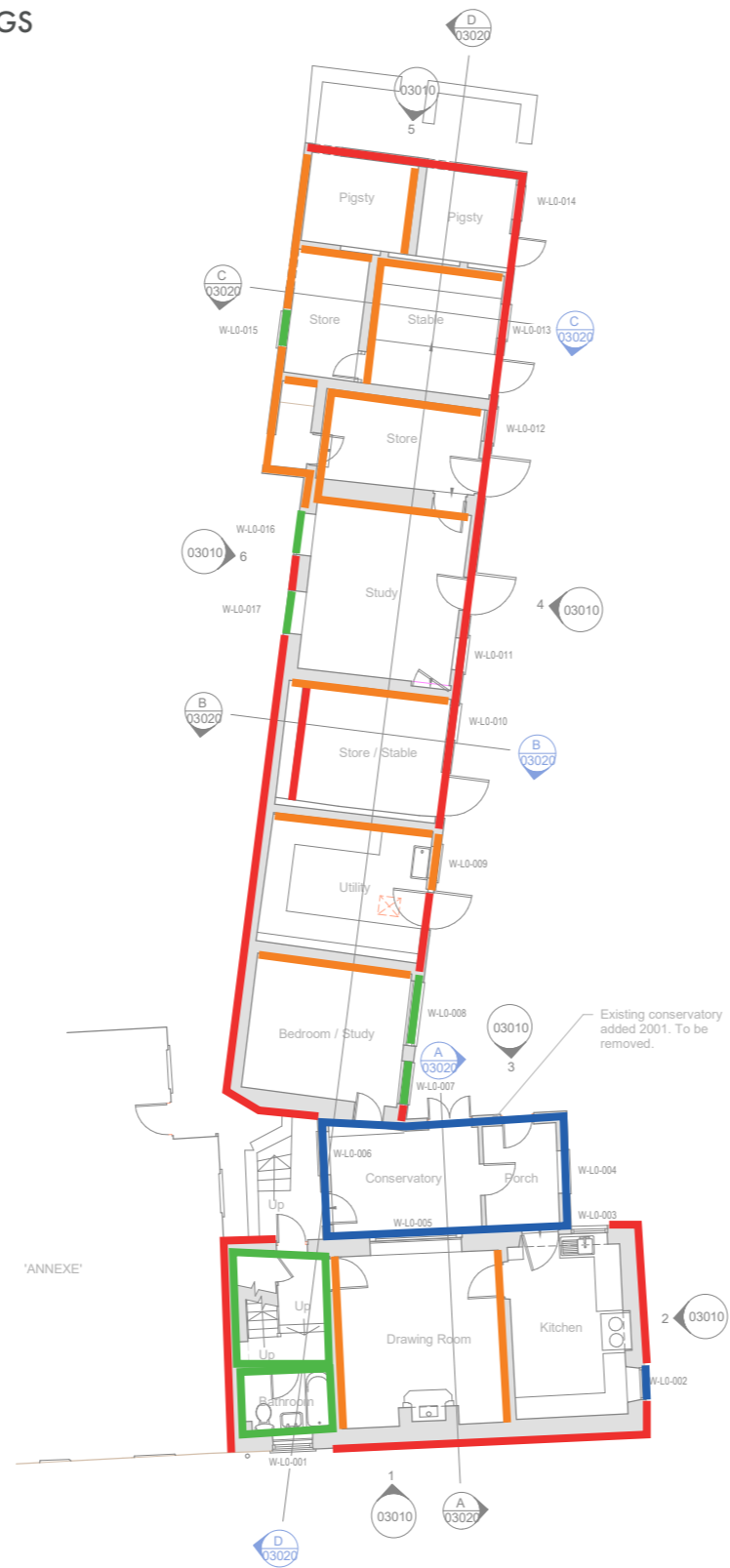
## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

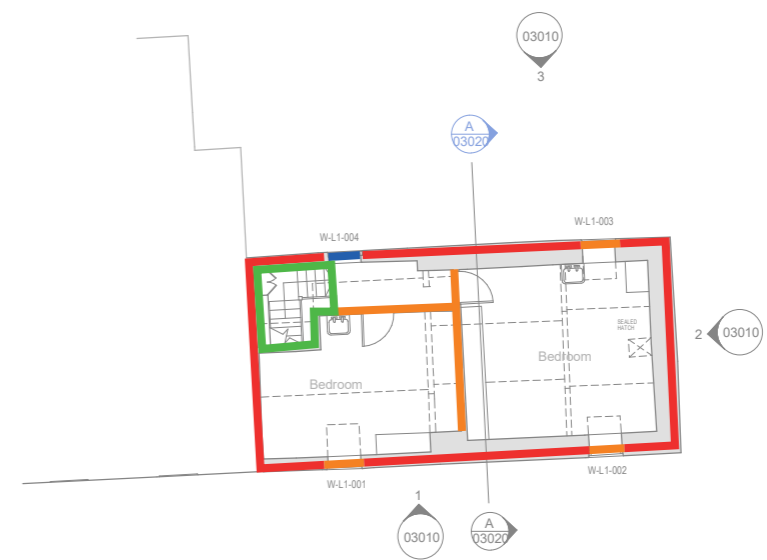
#### 4.2.3 SIGNIFICANCE PLANS - THE COTTAGE AND OUT-BUILDINGS

#### MANOR HOUSE SIGNIFICANCE

- High Significance
- Medium Significance
- Low Significance
- None/ Detrimental Significance



GROUND FLOOR PLAN

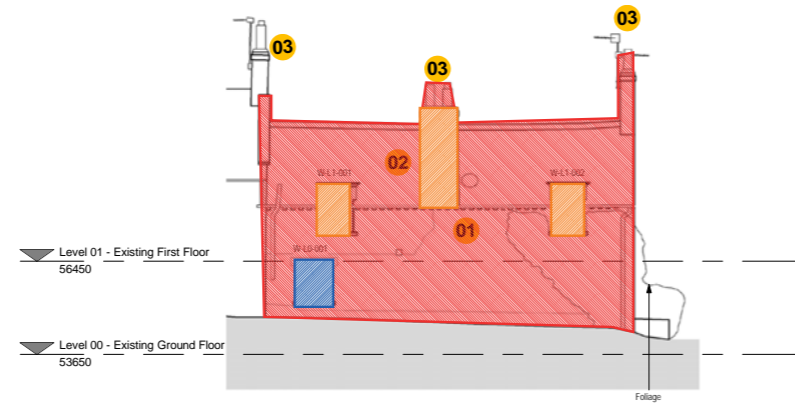


FIRST FLOOR PLAN

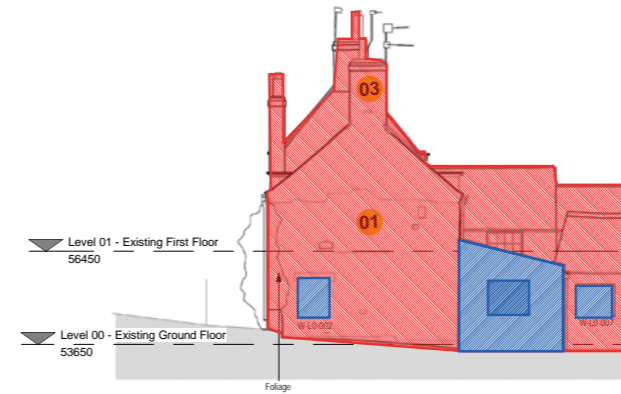
# 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

## 4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

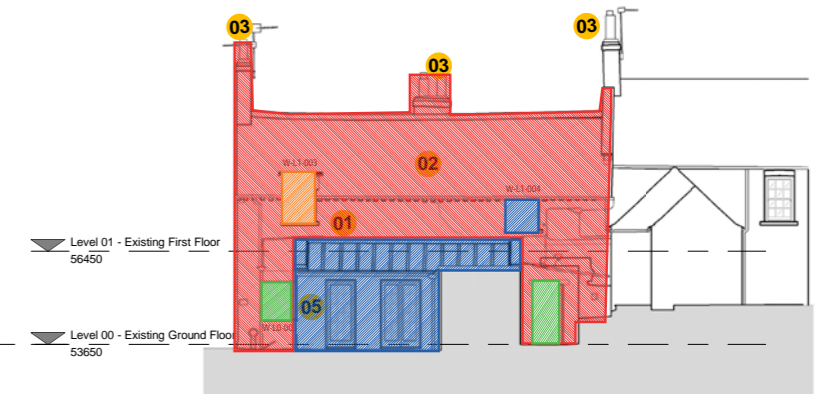
### 4.2.3 SIGNIFICANCE ELEVATIONS - THE COTTAGE AND OUT-BUILDINGS



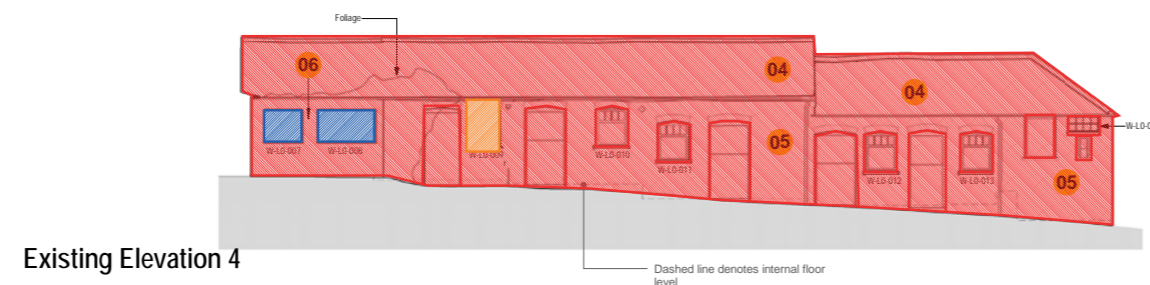
Existing Elevation 1



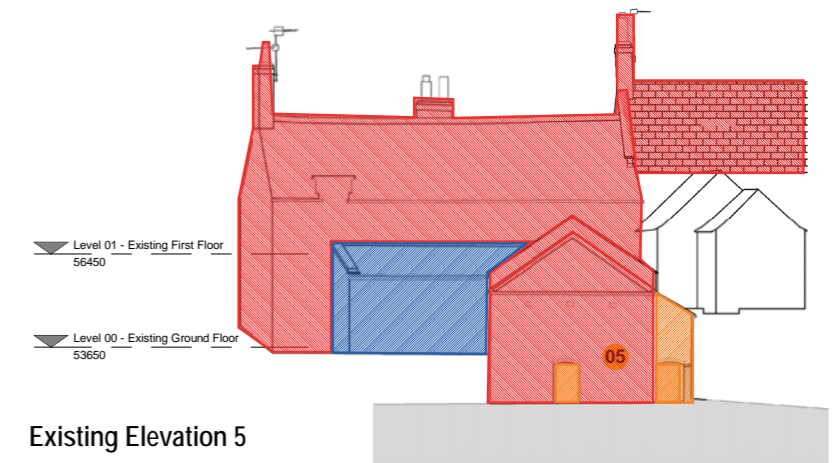
Existing Elevation 2



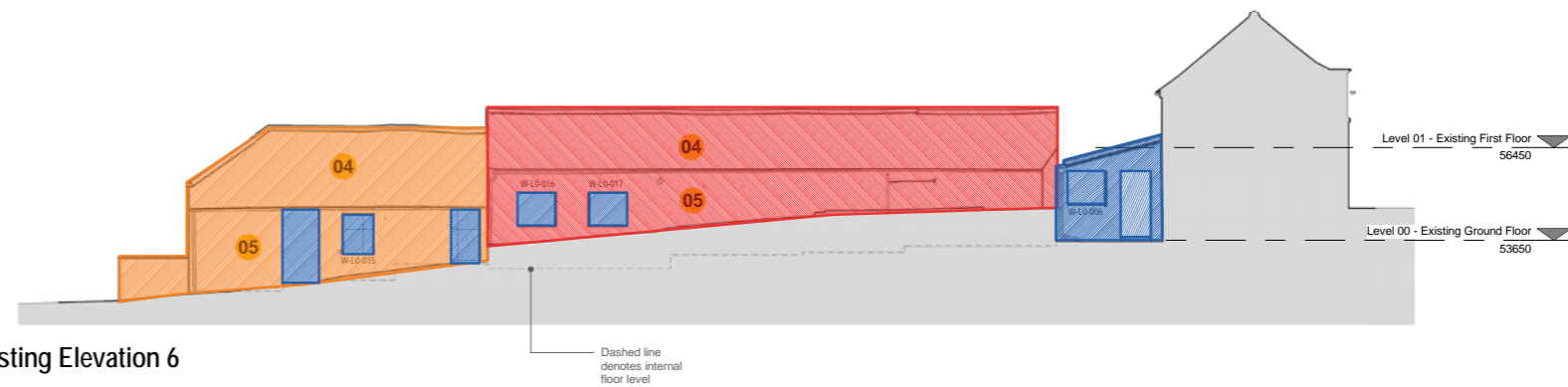
Existing Elevation 3



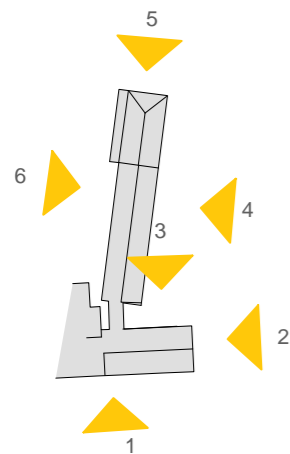
Existing Elevation 4



Existing Elevation 5



Existing Elevation 6



- 01 Mix of painted dressed coursed rubble and painted brickwork
- 02 Pantile roof
- 03 Single red brick chimney stack
- 04 Slated Roof
- 05 Painted Brickwork
- 06 Timber Cladding

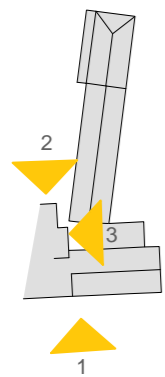
#### THE COTTAGE SIGNIFICANCE

- High Significance
- Medium Significance
- Low Significance
- None/ Detremental Significance

## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

#### 4.2.3 SIGNIFICANCE ELEVATIONS - THE ANNEXE



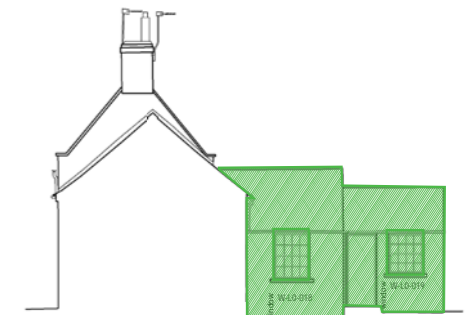
Elevation 1



Existing Elevation 2



Existing Elevation 3



#### THE ANNEXE SIGNIFICANCE

- High Significance
- Medium Significance
- Low Significance
- None/ Detremental Significance

## 4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

### 4.4 SETTING OF THE HERITAGE ASSET

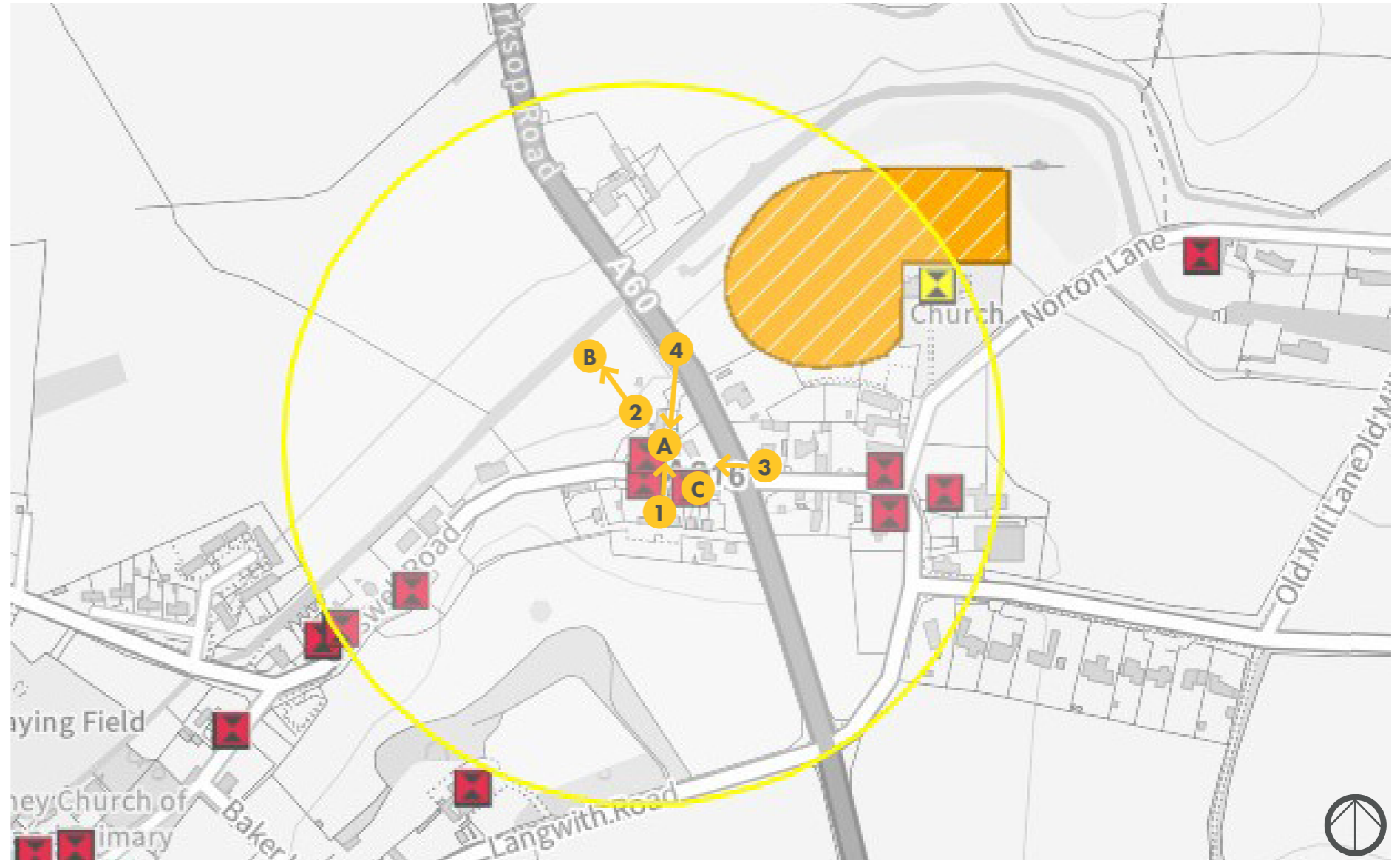
#### 4.4.1 SETTING

The NPPF defines a heritage asset as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”<sup>1</sup>*

Designated heritage assets are those buildings and sites which are identified as being of a level of heritage interest that justifies protection through designation.

The map (right) accessed from historic England, identifies the Listed Buildings within close proximity to the site within 250m



<sup>1</sup> DCLG, National Planning Policy Framework (NPPF) 2019, paragraph p55.

189,

Plan illustrating Listed Buildings  
(Source: <https://magic.defra.gov.uk/magicmap.aspx>)

#### KEY

- A** The Cottage and Meadow View
- B** River Poulter
- C** Ten Row



1



2



3



4



# **SECTION 5.0**

## **HERITAGE IMPACT ASSESSMENT**

# 5.0 HERITAGE IMPACT ASSESSMENT

## 5.1 SUMMARY OF THE PROPOSALS

The proposed scheme involves the following alterations:

### 5.1.1 THE COTTAGE

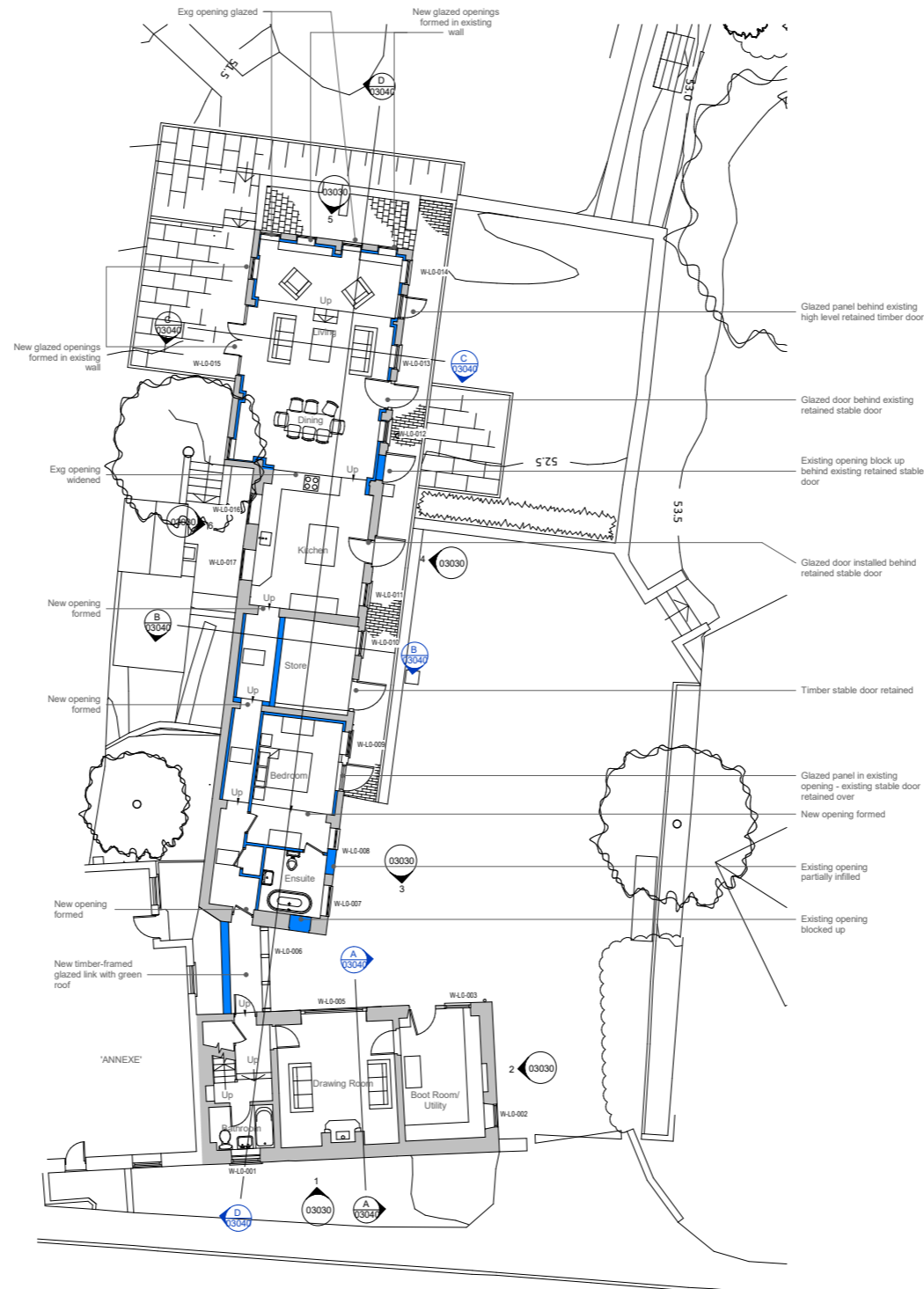
- Removal of later addition conservatory
- Addition of new modest glazed link to out-buildings
- Addition of a new ensuite bathroom at first floor level.
- Replacement of existing windows throughout with new like for like double glazed timber framed windows to match the existing windows style and configuration. This is considered necessary to improve thermal efficiency and acoustic performance. Please refer to Window Schedule for further information.

### 5.1.2 OUT-BUILDINGS

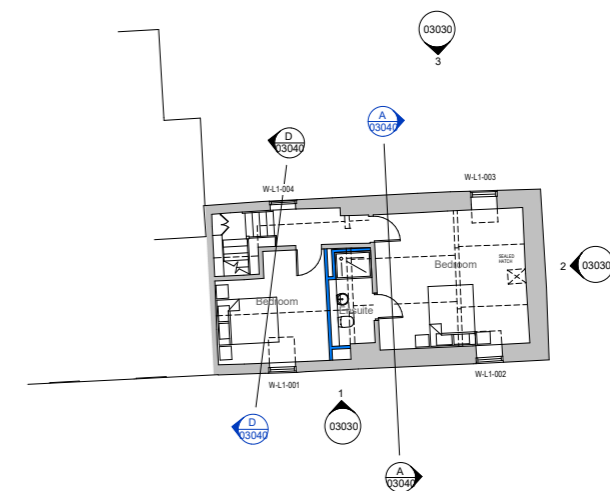
- The outbuildings are to be altered and upgraded to form new kitchen, living and bedroom accommodation
- Fabric repairs to external envelope
- Removal of internal walls and addition of new partitions to allow adaptation for use as residential accommodation
- Thermal upgrading to existing walls via new internal wall linings with ventilation to allow breathability of existing fabric. To meet current Building Regulations Standards
- Thermal upgrading to existing roofs to meet current Building Regulations Standards. Works to include the careful removal of roof finishes, which are to be numbered, softly cleaned and reinstated back onto the roof with the installation of insulation and a vapour barrier.
- Redecoration to existing gutters and downpipes
- Replacement of existing windows with new like for like double glazed timber framed windows to match the existing windows style and configuration. This is considered necessary to improve thermal efficiency and acoustic performance. Please refer to Window Schedule for further information.
- New openings formed to northern and western facades to improve views out towards the river and increase daylight internally within newly formed living areas

### 5.1.3 THE ANNEXE

- Replacement of existing windows throughout with new like for like double glazed timber framed windows to match the existing windows style and configuration. This is considered necessary to improve thermal efficiency and acoustic performance. Please refer to Window Schedule for further information.



Level 00 - Proposed Ground Floor



Level 01 - Proposed First Floor

# 5.0 HERITAGE IMPACT ASSESSMENT

## 5.1 SUMMARY OF THE PROPOSALS

### 5.1.4 IMPACT OF PROPOSALS - BUILDINGS

#### THE COTTAGE

The scheme looks to remove the conservatory to the rear of the cottage. This is a modern addition which is not sympathetic to the building's age. It is arguable that its removal will positively contribute to the overall significance of the building. The conservatory is to be replaced with a much smaller link structure which is to be constructed using high quality materials and subservient to the original buildings. Overall this change is considered to have a neutral/positive impact upon the significance of the Cottage.

The Cottage appears to have been altered at numerous times and so the windows are not thought to be original to the building. Although the loss of some historic fabric will impact upon the significance of the Cottage, this is considered to be low impact.

The new en-suite at first floor level will be located to avoid the need for the removal of existing doors or partitions. Although this impacts upon the proportions of the smaller bedroom, the works would be reversible and so the impact upon the significance is considered to be low.

#### OUT-BUILDINGS

The out-buildings are agricultural in style and create an opportunity to enhance the existing living accommodation whilst avoiding the need for additional buildings within the setting of the listed Cottage.

Internally it is proposed to remove some walls to make the spaces more suited to residential use. Where possible the new layout has been planned around the existing layout to allow the retention of existing walls, floor levels and historic features. The log store will be retained as existing as a semi-external space. This will help to allow an understanding of the historic use of the building which will lessen the impact upon the significance.

Externally, existing openings will be retained and re-glazed with high quality double glazed units to suit the style of the existing windows. Historic doors will be retained with new glazed doors inserted behind. It is proposed to form some new openings to the north and east facades to improve daylight and views into the proposed living area. Although these openings are larger than the original openings, this part of the building is thought to have been previously adapted. Historic features such as the bird access hatch and pig sty openings and walls will be retained to allow a reading of the historic use of the buildings.

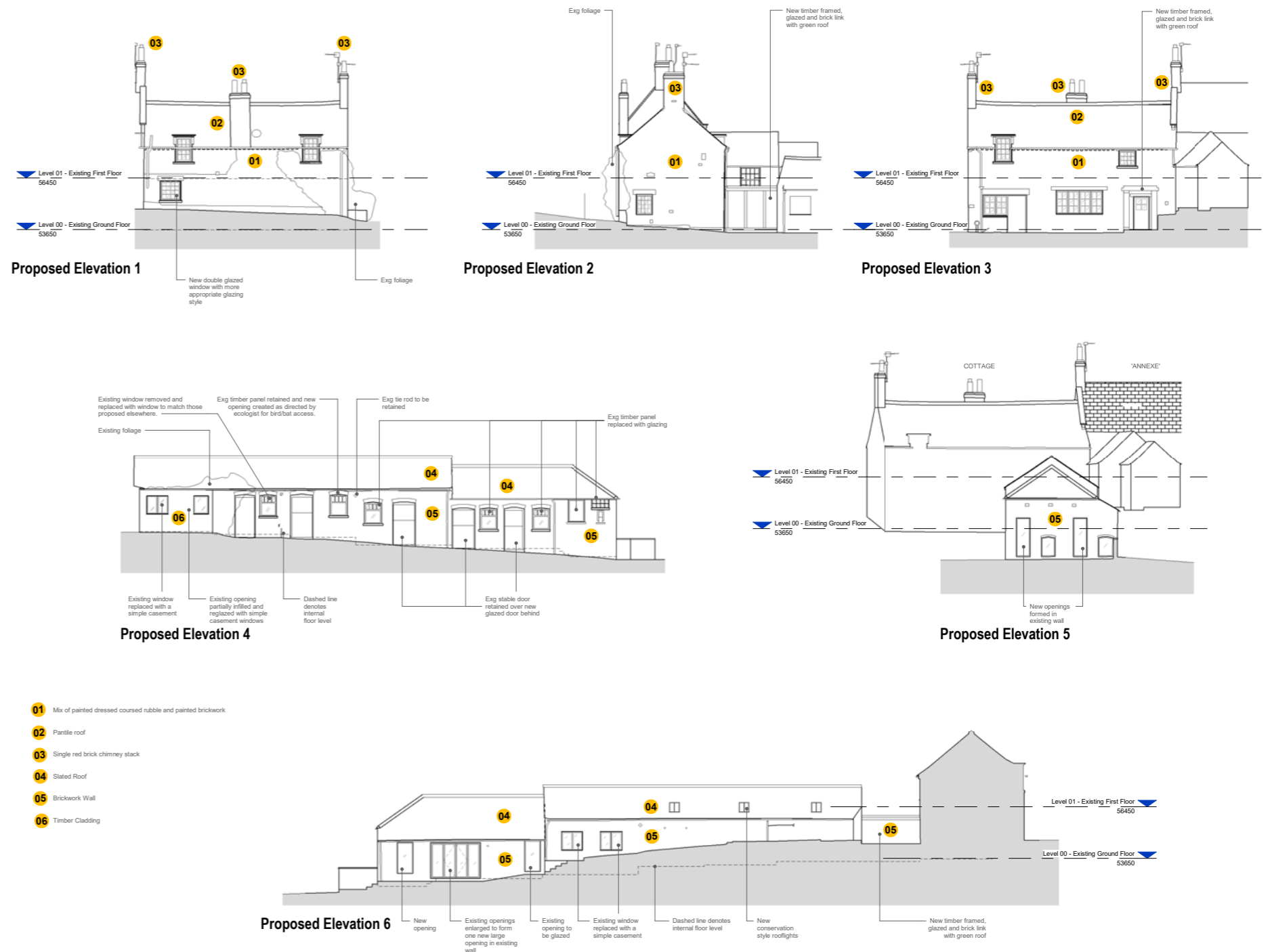
The general maintenance of the external fabric will protect the fabric from degradation and improve the overall condition of the building. This in turn will protect the significance of the outbuildings.

The overall impact on the building's significance is deemed to be **LOW**.

#### THE ANNEXE

The only change proposed to the annexe is the replacement of the existing windows with new high quality timber double glazed windows to match the style of the original windows. This is considered necessary to improve the thermal and acoustic performance of the property, helping to safeguard its future residential use.

The removal of historic windows, in particular the original horizontal sliding sashes is deemed as harmful to the significance of the building and the impact is considered to be **MEDIUM**.



## 5.0 HERITAGE IMPACT ASSESSMENT

### 5.1 SUMMARY OF THE PROPOSALS

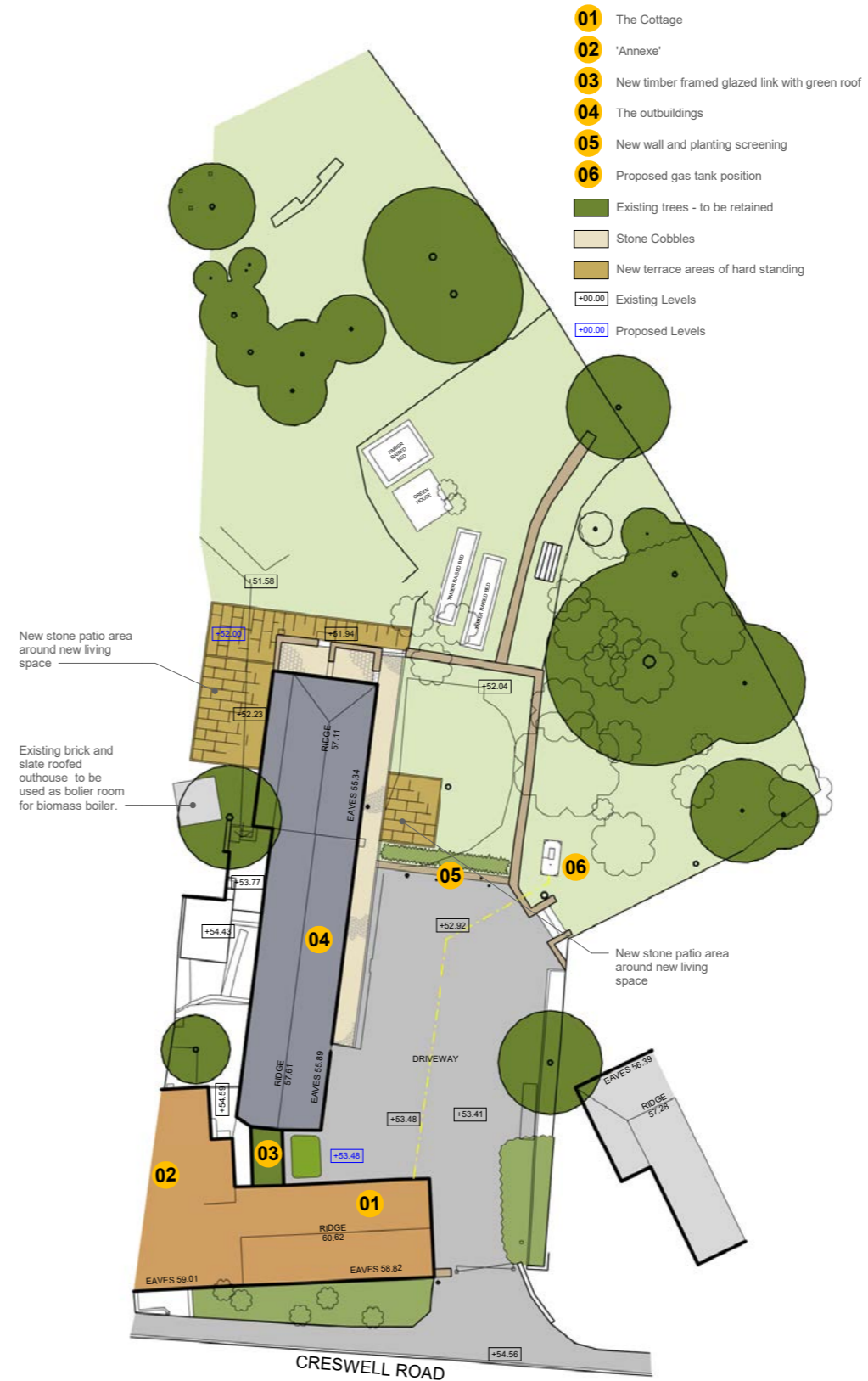
#### 5.1.5 IMPACT OF PROPOSALS - SETTING

The proposals will have a minimal impact upon the overall form and appearance of the Cottage, Annexe and Out-buildings and their setting when viewed from Creswell Road. Although the windows are to be replaced, the new windows will match the existing windows in appearance to help minimise any changes within the overall street scene.

The demolition of the existing conservatory and replacement with a new smaller and more sympathetic structure is deemed to improve the setting of the Cottage when viewed from within the site.

Although some changes to the external facade of the out-buildings are proposed, the existing openings to the eastern and most visible facade will be retained and so the overall appearance of the buildings will remain largely unchanged. The additional openings within the north facade will be visible from a distance from the A60 and so will have some impact upon the overall setting and views towards the Cottage. The west facade is not as prominent and so the formation of new openings here will have a lesser impact.

The overall impact upon the setting is considered to be **LOW**.



## 6.0 CONCLUSION

The Cottages are a surviving example of vernacular rural dwellings which tell the story of the development of the village around the end of the C18th, providing some HISTORIC value. The out-buildings in particular provide EVIDENTIAL value as a representation of a domestic small holding which was a common occurrence in such a village setting. The AESTHETIC value is considered to be medium / low as although aesthetically pleasing, the buildings have limited architectural distinction. The buildings do make a positive contribution to the local street scene but in general they have a low COMMUNAL value.

The proposal seeks to make a series of sensitive internal and external alterations to improve the standard of living accommodation and help to safeguard the building fabric for future residential use.

The changes to the out-buildings will allow the buildings to be adapted for use as additional living accommodation suited to 21st century standards without the need for further extensions or additions to the site. The replacement of the previous unsympathetic conservatory with a smaller and more subservient link structure will have a positive impact upon the significance of the Cottage.

The loss of some historic fabric will have an impact upon the significance of the buildings but when balanced against the overall improvements to living accommodation, removal of insensitive structure and improvements to building fabric, the proposals are deemed to have a NEUTRAL impact upon the overall significance of the site.

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