

ADDRESS - THE COTTAGE, SOUTH CLIFTON, NEWARK, NOTTS, NG23 7AA

PLANNING - HERITAGE IMPACT ASSESSMENT

BY - MS J COCKAYNE AND MR M CLEMENTS



EXISTING REAR ELEVATION



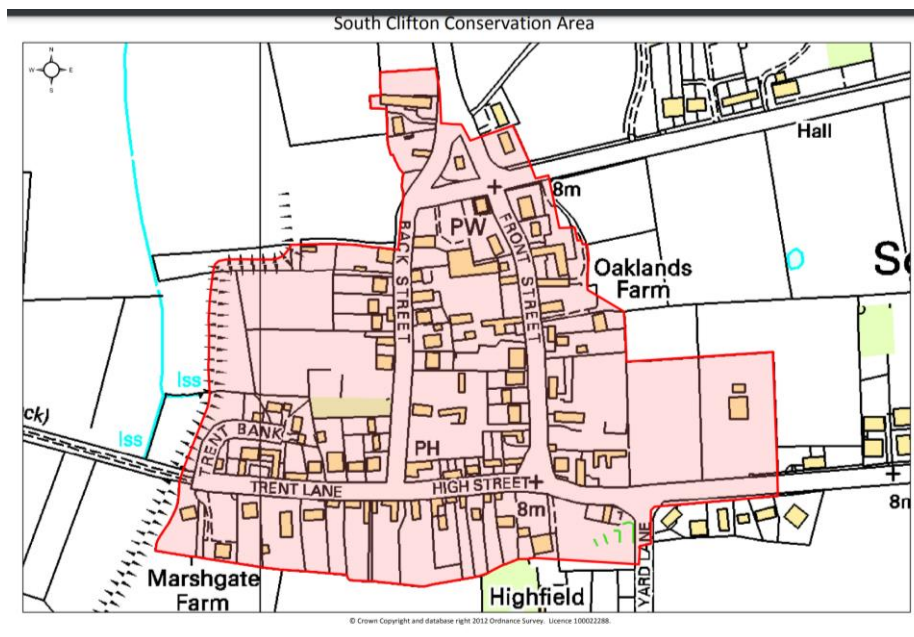
PROPOSED EAST (REAR) ELEVATION



Google street-view. The Cottage, Front Street, South Clifton highlighted with red dot.



Satellite image from above Front Street with property highlighted with Red dots.



South Clifton Conservation Area highlighted in red

SOUTH CLIFTON CONSERVATION AREA

The property is in the heart of South Clifton's conservation area being a property located on Front Street.

The property also has some listed buildings nearby, notably The Old School House on Front Street which lies North of The Cottage on Front Street and Bonington which lies South of The Cottage. Both being Grade ii listed.

THE EXISTING PROPERTY

The existing property is a two storey detached property. The property is built using reddish brickwork with the main dwelling affording a gable end with a White PVCu door with PVCu windows. The side addition has PVCu windows with PVCu windows. The roof is tiled. The house is well set back from the main Road on Front Street with its long stone driveway giving scope for ample parking.

Trees- There are no trees that will hinder the proposed works, due to the proposal being to “infill” between the existing boundary wall and the single storey addition.



Pic 1

The rear elevation which currently has a courtyard and a single skin brick boundary Wall. To the right is a single storey rear addition which houses a dining room and a study.



Pic 2

The rear elevation showing the brickwork boundary wall with a gate.



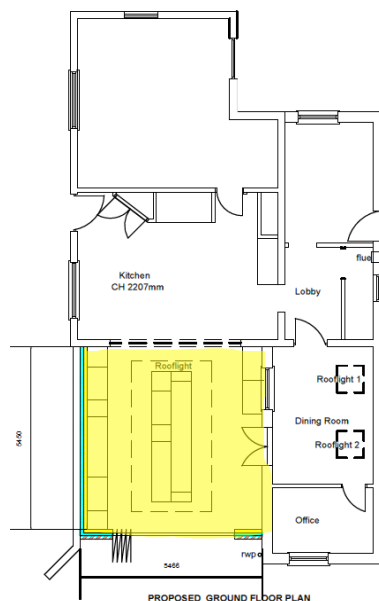
Pic 3. Photo showing existing single storey rear addition



Pic 4. Front door to property located on side of property

PROPOSALS

The proposal is to “infill” the existing courtyard section to the rear elevation to create a kitchen extension using cavity wall construction with brickwork to match existing. The proposal will measure 5466mm in width and 5450mm in depth. It will be constructed with a flat roof with a proposed Aluminium glass lantern with Aluminium folding patio doors to be used to the rear elevation. This contemporary feel will enhance the character of the property. The cavity walls will upgrade the property to current standards and enhance the energy performance for the property. There will be no alterations to the driveway or to the access.



Plan-The plan above shows the **highlighted** rear extension proposal with the existing brick built boundary wall with rooflights and a lantern over the central part of the proposed kitchen