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DESIGN & HERITAGE STATEMENT

Prepared for Land at 21 Kirklington Road

PREPARED BY

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Land at 21 Kirklington Road, Bilsthorpe, NG22 8RT

Introduction:

This design and Heritage statement is a supplementary document in support of a full planning application to construct one detached dwelling at land at 21 Kirklington Road, Bilsthorpe, Nottinghamshire

Floor area:

The proposed dwelling will have an internal floor area of 188 sq m.

Context and Proposal:

The site in question, as shown on the accompanying location plan edged in red, is currently garden land to 21 Kirklington Road which is located on the corner of Kirklington Road and Church Hill, within a predominantly residential area in the settlement framework boundary of Bilsthorpe and lies within the designated Conservation Area for Bilsthorpe. The site is within walking distance of the facilities in Bilsthorpe and close to public transport links to Newark and Mansfield.

The site is roughly rectangular in shape and proposes to share the existing front access to the host dwelling directly onto Kirklington Road. There are residential properties on all boundaries of the site. Boundary treatment consists of a mixture of timber fences to each side and a brick wall on the rear elevation.

This application seeks planning approval to construct a two storey detached 4 bedroom dwelling of similar scale, massing and appearance to surrounding properties. The dwelling would be set parallel to the site boundaries and adjacent to the existing property to ensure adequate private garden space to the rear and maintain a sufficient shared access and parking area to the front. There is also a detached garden store proposed in the rear garden.



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Existing boundaries to the right and rear are to be retained. A new timber fence boundary will be constructed to create separation from the existing and new dwelling gardens.

The site layout including siting, parking, access arrangements and landscaping is shown on the accompanying proposed site block plan.

As mentioned above the proposal is for a four bedrooomed detached residential dwelling with the main principle rooms located to the front and rear and therefore will cause no issues of overlooking to the properties to the side. There is a row of garages on the rear elevation between the proposal and any residential properties and therefore the proposal will not result in any loss of residential amenity to the rear.

Construction materials for the dwelling will be facing brickwork (Wienerberger Hathaway), smooth cream render with rosemary profiled pan tiles and stone cills and lintels at the doors and windows. Construction materials for the detached garden store will match the new dwelling. Elevations and floor layouts are shown on the accompanying plans.

The proposal is considered acceptable in terms of integrating with existing patterns of settlement and will not have a detrimental effect on residential amenity or be harmful to the overall highway network.



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Planning Policies

During the preparation of this statement consideration has been given to all national and local policies for developments giving particular regard to Conservation Areas. A brief overview of the relevant sections of the guidance documents are given below.

National Planning Policy Framework (NPPF) - Revised July 2018

The NPPF sets out the Government's planning policy for England, explains how these are expected to be applied and is a material consideration in planning decisions.

Section 16 (Conserving and Enhancing the Historic Environment) requires planning authorities to consider the impact of a proposed development on the significance of a designated heritage asset and to give great weight to the asset's conservation. Paragraph 192 states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. The heritage asset to consider in this case is the Bilsthorpe Conservation Area.

The proposal ensures appropriate land use to provide a high quality residential dwelling with safe vehicle access and parking. The position of the dwelling in line with existing properties will ensure there is no negative impact on the Conservation Area in terms of character and distinctiveness. The proposed scheme has been designed and will use materials which will complement and enhance the Conservation Area and it is therefore considered that no harm or loss will occur to the heritage asset.

Newark and Sherwood Local Plan Policies

The site is located within the settlement boundaries of Bilsthorpe and the Bilsthorpe Conservation Area as defined in the Newark and Sherwood Core Strategy (adopted March 2011) and Development Management Policies Development Plan Document (adopted July 2013).

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As such the proposals should accord with Spatial Policy 1 (Settlement Hierarchy), Spatial Policy 2 (Spatial Distribution of Growth) Spatial Policy 6 (Infrastructure for Growth), Spatial Policy 7 (Sustainable Transport), Core Policy 9 (Sustainable Design) and Core Policy 14 (Historic Environment) and Development Management Policies DM1 (Development within Settlements), DM5 (Design), DM7 (Biodiversity and Green Infrastructure) DM12 (Presumption in Favour of Sustainable Development) and DM9 (Protecting and Promoting the Historic Environment) of the above documents.

The site lies wholly within the settlement area within walking distance to parks, shops and public transport. The development site is appropriate to the size and location of the settlement and it is therefore considered that the proposals will not cause harm to the character and appearance of the locality or the Conservation Area. The creation of an additional dwelling will help meet the target of housing required for Bilsthorpe during the plan period. It is therefore considered that the proposals meet the sustainable location of development criteria in the Spatial Strategy Policies and Policy DM1 mentioned above.

The proposal also meets the appropriate criteria of Core Policy 9 and DM9 in terms of access, scale, design and respecting the amenity of the area by using high quality building materials. The proposal is similar in scale and design and will complement the buildings in the immediate area. The dwelling has been sited so there will be no adverse impact on neighbouring properties and the proposal is therefore considered a sustainable development.

The proposal provides a safe access to the site with parking and room to manoeuvre vehicles within the site and will therefore have no additional impact on the surrounding highway network.

For the reasons stated above the proposals will also comply with Policy DM5 in terms of access, parking, amenity, local distinctiveness and crime and disorder. In addition the site is not located on unstable land or in a flood risk zone and there are no ecology issues to address.



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In accordance with Policies DM5 and DM7 landscaping is required to be incorporated into the development. Landscaping within the site will provide a private garden area and retention of current boundary measures will ensure the appearance of the site is in keeping with the surrounding area.

Policies CP14 and DM9 seek to protect the historic environment and ensure that heritage assets are managed in an appropriate way. Key issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, landuse, and relationship with adjacent assets, alignment and treatment of setting.

For all the reasons already stated above the proposals promote sustainable development, appropriate land use and the scale, massing and materials are similar to surrounding properties therefore causing no harm to the Bilsthorpe Conservation Area.

