

# Heritage Impact Statement

Proposed replacement windows and door/frame to the front elevation

At

Brewery House, 36 Muttonshire Hill, Gamston, Retford

For

Mr & Mrs Sooriah

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## **1. Introduction**

- 1.1 This heritage statement has been prepared by Benoli Developments Ltd on behalf of Mr & Mrs Sooriah to support an application for full planning permission and listed building consent for replacement windows to the front elevation.

## **2. Site Location**

- 2.1 Brewery House is located on Muttonshire Hill in the village of Gamston. It is a substantial residence that sits in extensive grounds with open fields to the North, South and West with a modern new build property to the East.

## **3. Significance of heritage asset**

- 3.1 The heritage asset is grade 2 listed and described in the heritage list as Late C18 and C20. Red brick. Pantile roof. Right gable and single ridge red brick stacks. Dentil eaves. 2 storeys, 5 bays. Doorway with part glazed, panelled door and overlight under a segmental arch. Flanked by single C20 canted bays each with 3 glazing bar sashes, that on the left is larger and is in a former arched opening. Further left is a single glazing bar sash and to the far left a single blocked opening, both under segmental arches. Above are 4 glazing bar sashes. To the rear are 2 and single storey wings.

## **4. Condition and Justification for window and door/frame replacement**

- 4.1 The windows and door are not original, have severe rot in many areas and have several features that are not in keeping with how the original frames would have appeared. The replacement frames and door would only enhance the property as they would incorporate features that are more appropriate for the period property.

## **5. Impact of the proposed Development**

- 5.1 The proposed replacement windows will have no impact on the heritage asset. The windows will match the existing windows with the addition of individual Heritage Slimline double glazing panels providing no visual difference to the property.

## **6. Conclusion**

- 6.1 The proposed development matches the existing windows and visually appear the same.
- 6.2 The development will enable the property occupants to enjoy the effect of modern and efficient windows which preserve the original appearance and charm of the existing windows securing the properties future.

Additional supporting information:-

Description of works –

Replacement of the non-original existing rotten windows and door to the front elevation in order to enhance the appearance of the property.

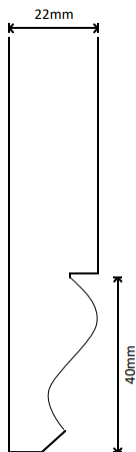


The proposed replacement windows are to match the existing windows in their overall appearance and design with the following enhancements.

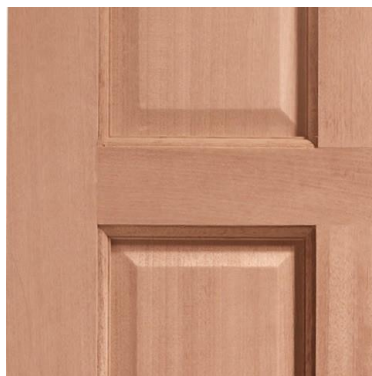
- 1) The current internal moulding to all of the sashes are not in keeping with what would have been on the original windows, therefore the replacement windows are to have an Ovolo mould to all of the internal sashes which is more suitable for the period of property.

- 2) The external fascia's and mouldings around the external roof sections are to at present are an 'off the shelf' modern version of an original moulding design.

The replacement mouldings would be purpose made to an original design and so reinstating the appearance of the original windows.



- 3) The door is to be replaced with a similar style six panel door with raised and fielded panels and ovolo moulding around the panels in order to enhance the appearance of the style of door that is fitted at present.



Please note that all new items are to be manufactured from a preservative treated Clear Radiata Pine and are to be finished in white as per the existing frames.

There are no structural alterations required in order to replace the windows and doors.