

Heritage Statement for 25 Kirklington Road, Bilsthorpe, Newark

Date: 02/09/2023

Agent: Mateusz Maciagowski

Property Address: 25 Kirklington Road, Bilsthorpe, Newark

1. Introduction

This heritage statement is submitted in support of the planning application for the creation of a new driveway and parking area at 25 Kirklington Road, Bilsthorpe, Newark. The purpose of this document is to provide a comprehensive assessment of the historical significance of the property and its immediate surroundings, as well as to demonstrate how the proposed changes will harmonize with and enhance the heritage value of the site.

2. Heritage Context

2.1. Location and Conservation Area: The property is situated within the settlement boundaries of Bilsthorpe and falls within 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).

2.2. Sustainable Development: The proposed development is well-aligned with the size and location of the settlement. It is expected to have no adverse impact on the character and appearance of the locality or the Conservation Area. Importantly, it contributes to meeting the requirement of providing one parking space per dwelling, thereby fulfilling the sustainable location of development criteria in the Spatial Strategy Policies and Policy DM1.

2.3. Traffic and Highway Considerations: The development offers a safe access point to the site with ample parking space and room for vehicle maneuvering within the premises. It is anticipated that the proposal will not impose any additional strain on the surrounding highway network.

3. Proposed Development

3.1. Layout and Design: The exact layout of the proposed development is detailed in the attached documentation. The key change involves the introduction of a single parking space alongside access from the main road. The choice of gravel for the new driveway has been made to harmonize with neighboring properties, ensuring a seamless integration with the surrounding environment.

3.2. Heritage Sensitivity: The alterations described in the provided documentation are designed to enhance the property's aesthetic appeal and maintain visual consistency with neighboring plots, thereby respecting and preserving the historical context and heritage significance of the area.

4. Conclusion

In conclusion, the proposed creation of a new driveway and parking area at 25 Kirklington Road, Bilsthorpe, Newark, has been meticulously considered in the context of the property's historical background and heritage significance. The development is thoughtfully designed to both respect and augment the heritage value of the site, while also fulfilling contemporary needs for modern amenities.

We firmly believe that this proposal adheres to the principles of heritage conservation and will positively contribute to the character and appearance of the area. We kindly request the planning authority to take this heritage statement into account when assessing the planning application.

Signature: Mateusz Maciagowski

Date: 02/09/2023