

Heritage Impact Assessment

Application For Planning Permission To Erect A New Façade To The Front Elevation And A Two Storey Side Elevation Extension

**At
Ivy Dene,
Moor Road,
Bestwood Village,
Notts.
NG6 8TL**

Applicant Mr And Mrs D.Blake

Date October 2023

Gary Quibell
Building Design And Land Survey Ltd

1. Introduction

This statement has been produced to support an application to erect a new façade to the front elevation and a two storey side elevation at Ivy Dene, Moor Road, Bestwood Village. The dwelling is considered by Gedling Borough Council to be a “Non Designated Heritage Asset”

The dwelling is located within the Bestwood Village Conservation Area.

2. The Site

Ivy Dene sits in a large plot located on the north west corner of the Bestwood Conservation Area, the north and west boundaries of the site also form part of the boundaries of the conservation area.

3. The Proposal

The existing building has suffered from historic subsidence and as a result leans not only from side to side but also vertically. Over the years it has also suffered from significant neglect leading it to be in a very poor state of repair and is currently bordering on inhabitable.

The proposal aims to restore the dwelling to its original level position whilst maintaining the majority of the key features.

The proposed new façade will provide a level front and enable new windows and doors to be installed. The side elevation extension will provide additional living space and will also “square” the left elevation. Both areas will receive a rendered finish in beige with the exception of the rear elevation of the side elevation extension. This will be constructed in brick to match the existing single storey extension. The side extension roof will be in natural slates in keeping with the existing.

The new façade will also provide a cavity which will enable the front elevation to receive modern cavity wall insulation to improve the thermal properties of the dwelling.

The windows will be a sash style in uPVC (the majority of the original windows have already been replaced) and the rainwater goods will also be replaced in black plastic to match the existing.

The exposed upper rear elevation of the existing dwelling will also be rendered. This area has received various repairs and rendering will make it more aesthetically pleasing.

4, Conservation Area

As stated above the property forms the north west corner of the conservation area.

Due to its location the proposal cannot be viewed from any part of the conservation area. The proposal does not effect any of the “key Views” as illustrated in the Bestwood Village Conservation Area Character Appraisal And Management Plan The proposals are designed to improve the structure of the dwelling and the materials to be used i.e. the bricks, tiles and stone lintels and headers are all in keeping with the conservation area.

5, Listed Buildings And Non Designated Heritage Assets

There are three listed buildings within the conservation area, namely the War Memorial, The Clock Tower Offices and Bestwood Headstocks and Winding Engine House. All of these are located some distance from the proposal and will in no way be effected by the proposal.

Six other buildings together with properties on Park Road, St Albans road and The Square are also noted as Non Designated Heritage Assets, together with important walls and railings.

The closest of these to the proposal are Hawthorne Primary School (no longer in use) and St Marks Church. These are located 80m to the south of the proposal and as the extension is on the north side of Ivy Dene it is not visible from these assets.

6, Bestwood Village Conservation Area Character Appraisal And Management Plan

Paragraph 4.2 of this document states “Where proposed householder extensions and alterations require planning permission, the works should be subservient to the main building and not alter the form and composition of its main elevations, such as by changing or enlarging window openings or by moving doors. Extensions and alterations should always be built from materials that complement the host building in terms of quality, texture and colour as well as the method of construction.

Proposals should take every effort to minimise the effect on the surrounding area.” The proposal does require altering the form and composition of a main elevation, however, due to the condition of the building this is necessary to provide a property that can be developed in a cost efficient manner to allow it to be “squared up” The materials to be used have been chosen to complement the host dwelling.

7, Conclusion

Whilst some changes to the building are necessary to return it to a suitable standard these alterations have been kept to a minimum and every effort has been made, by the design and materials to be used, to maintain the quality of the property and the surrounding area.