

Heritage Impact Assessment For The Olde Saddlery, Bramble House, London Road, Retford

I am applying to revert The Olde Saddlery back into a residential property which is what it was initially built for in C18.

Bramble House is a late C18 detached house of 3 storeys in red brick (painted) of which Bramble House is the ground floor aspect. The Property Grade II listing states – Three windows, straight brick arches with keystones, flush frames, no glazing bars. Centre (one window) breaks forward under pediment, brick dentil cornice. Band at first floor cills. One window to left on ground floor blocked. Good wood doorcase with fluted pilasters and open dentil pediment. Traceried fan light, modern door, contemporary staircase, C19 additions to the side.

At this stage the application does not involve any changes that would affect any of the above. I will be seeking a meeting with the conservation department regarding fitting a more appropriate front door to match the style of the building at some point in the future.

Within Retford South Conservation area there are over 100 buildings although I believe there has been considerable new development within this area since the date of the report I have seen. Bramble House is within the area known as Whitehouses which is sited around Whitehouses Inn and stretches down from the railway line to the southern end of the conservation area. Historically Whitehouses was a separate settlement from Retford.

The development of Whitehouses in 1885 is very modest with the Whitehouses Inn, Fairy Grove, Bramble House, Riverside Lodge Farm and Whitehouse Cottage forming the main buildings.

Bramble House is one of 3 of the oldest buildings of character in this area. Formerly known as the premises occupied by Target Stamps and more recently The Saddlery.

There will be a positive impact on the conservation area because as a residential property there will be less traffic to the building than when it was for commercial use. There will be no signage on the side or front of the building other than to denote the property address. I will be restoring the ground floor to its original use. Any walls that are to be moved to make storage in the bedroom are currently stud walls and all existing skirting boards will be salvaged and reused. There is existing drainage that will be used so no extra pipework will be visible on the outside of the building other than the gas pipe from the meter box. Internally only the area depicted as the Lounge has original floorboards which are to be retained. The rest of the floor area is concrete and internal pipework will be hidden within the floor so no walls will be damaged in any way. The electrics are in full working order and inspected within the last 12 months so no electrical work is planned. The installation of a gas central heating system will help relieve the damp issue within the property thereby preserving the fabric of the building for future generations. The builder in charge is Rich Moss 07710243450 who I understand has worked closely with the conservation department on other significant properties in Retford and the surrounding area.