

HERITAGE STATEMENT

71 MAIN STREET, LOWDHAM

23.441



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INTRODUCTION

This Heritage Statement has been prepared by Swain Architecture Ltd, on behalf of the c Mrs Styche, to outline the considerations taken when designing the proposals to the p Main Street, Lowdham.

The document outlines;

- The characteristics of the local area and nearby heritage assets
- Assessment of significance in the immediate area
- The extent of the proposals and any associated impact

It is to be read in conjunction with the following drawings that accompany the application;

23.441.S03.01 Proposed Floor Plans

23.441.S03.02 Proposed Elevations

23.441.S03.03 Proposed Street Elevations

23.441.S03.04 Proposed Site Block Plan

METHODOLOGY

The heritage statement will be conducted by assessing the site and surrounding area. Investigating previously approved and implemented planning applications of similar nature within the immediate context of the proposed site.

An assessment of significance is then undertaken, using Historic England to identify any listed buildings within the area. A study of these will support identifying the reason for being listed; if the building is of architectural, artistic, archaeological or historic value. This will be taken into consideration during the design the design process and an assessment of impact on these assets will be undertaken to ensure there is as little impact as possible on the listed buildings.



Aerial View of Site

SITE

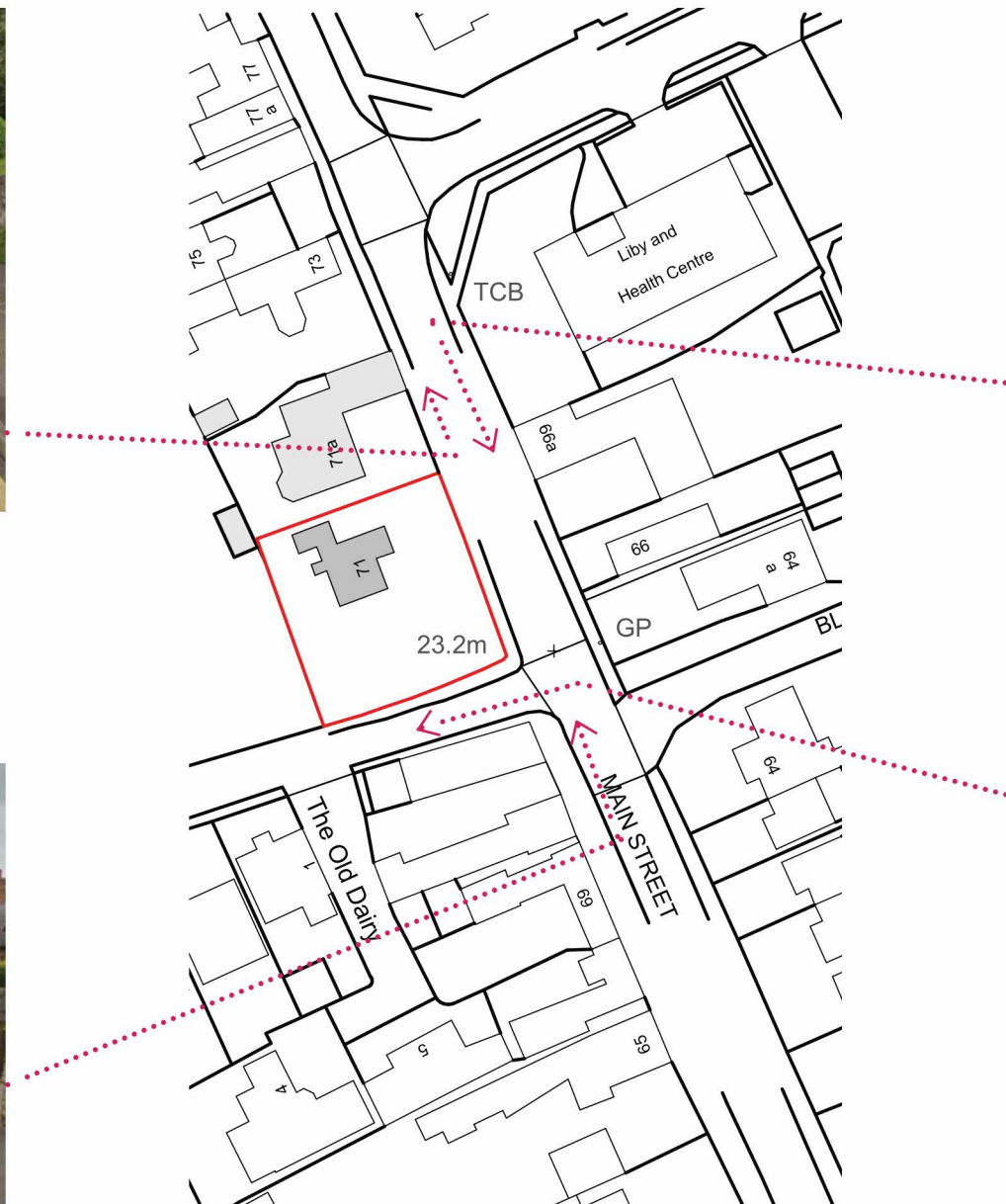
SITE AND SURROUNDINGS



Main Street, Boundary wall of adjacent property



Main Street, Listed building to the left and proposed site in the distance behind



Main Street, Boundary wall of adjacent and opposite properties



Junction between Main Street and Ton Lane, relationship between Grade II listed building and proposed site

SITE AND SURROUNDINGS

Proposed Site not in conservation area



Existing Elevation to Ton Lane



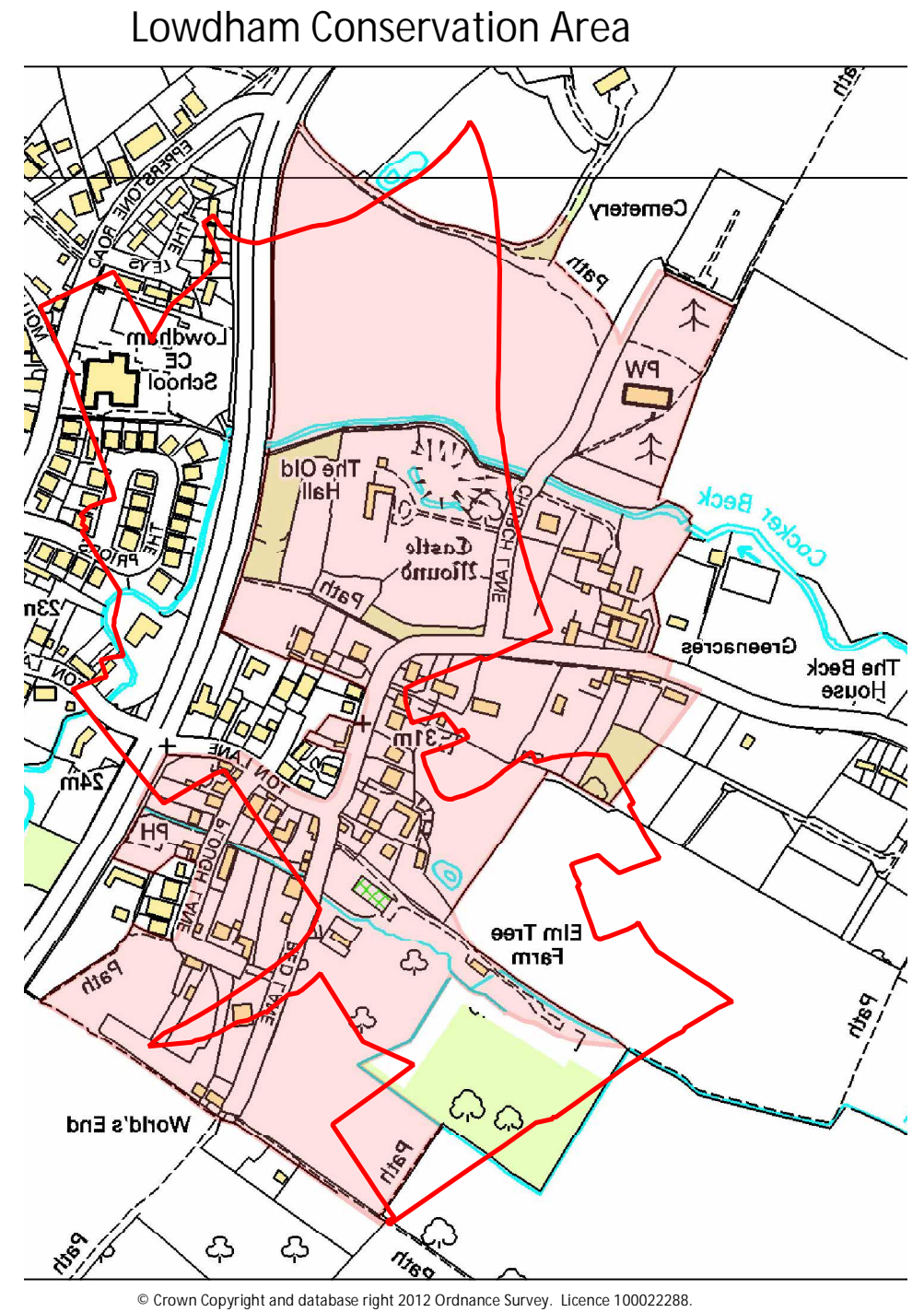
Existing Elevation from gate entrance on the corner of Main Street & Ton Lane



Grade II Listed Buildings, Main Street Elevation



Grade II Listed Buildings, Ton Lane Elevation (opposite 71 Main Street)



Map- Lowdham Conservation Area - Proposed Site not in conservation area

ASSESSMENT OF SIGNIFICANCE

The proposed site itself is not of significance to the area but is opposite two Grade II Listed Buildings.

A

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1045496

Date first listed: 13-May-1986

List Entry Name: FRAMEWORK KNITTERS WORKSHOP NOW WORKSHOPS

Statutory Address 1: FRAMEWORK KNITTERS WORKSHOP NOW WORKSHOPS, MAIN STREET

Location

Statutory Address: FRAMEWORK KNITTERS WORKSHOP NOW WORKSHOPS, MAIN STREET

The building or site itself may lie within the boundary of more than one authority.

County: Nottinghamshire

District: Newark and Sherwood (District Authority)

Parish: Lowdham

National Grid Reference: SK6681946615

Details

SK 64 NE 9/129

LOWDHAM MAIN STREET (west side) Framework Knitters Workshop now workshops

G.V. II

Framework knitters workshop, now workshops. Early C19 and C20. Red brick. Pantile roof. Left gable red brick stack. Single storey, 2 bays. 2 large tripartite fixed lights. Attached to the rear via a C20 red brick extension is a red brick and pantile single storey, 3 bay wing. Left single bay being gabled with large doorway, part blocked and with glazing bar door. To the right is a single large tripartite fixed light and on the far right a single large blocked opening.

Listing NGR: SK6681946615

B

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1194577

Date first listed: 13-May-1986

List Entry Name: FRAME WORK KNITTERS WORKSHOP, NOW WORKSHOPS

Statutory Address 1: FRAME WORK KNITTERS WORKSHOP, NOW WORKSHOPS, TON LANE

Location

Statutory Address: FRAME WORK KNITTERS WORKSHOP, NOW WORKSHOPS, TON LANE

The building or site itself may lie within the boundary of more than one authority.

County: Nottinghamshire

District: Newark and Sherwood (District Authority)

Parish: Lowdham

National Grid Reference: SK6681146624

Details

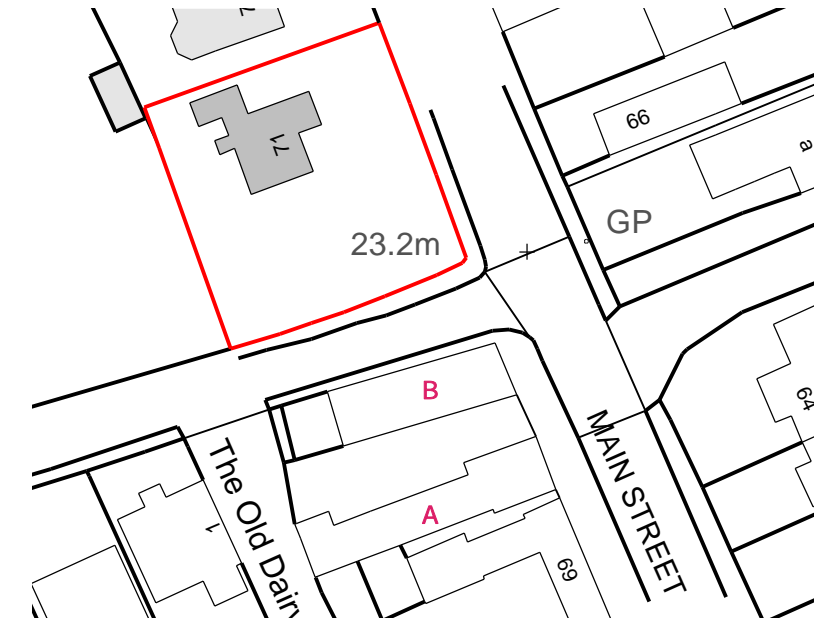
SK 64 NE 9/134

LOWDHAM TON LANE (south side) Frame Work Knitters Workshop, now workshops

II

Framework knitters workshop, now workshops. Early C19. Red brick. Pantile roof. Single storey, 7 bays. Having from left to right 2 large 2-light openings, a single fixed light under a segmental arch. Two 2-light fixed lights under segmental arches, a single large 2-light fixed light and a single blocked window opening. The left gable, fronting Main Street, has 2 large tripartite fixed lights under segmental arches.

Listing NGR: SK6681146624



Significance is defined in the National heritage policy that is set out in the National Planning Policy in section 12 (Annex 2 Glossary) as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

The Framework Knitters Workshops are of historic importance to the area rather than of a large architectural, artistic or archaeological significance. They remain in Lowdham as part of the local history and industries that were important to the area and Nottingham existing before. Therefore consideration must take place regarding the impact that the proposed may have on the Framework Knitters Workshops.

DESIGN PROPOSALS

The applicant seeks the permission of a two-storey rear extension and the addition of a brick boundary wall.

The proposed creates a better and more functional kitchen and dining area for the scale of the property, connecting the existing and outbuilding and an additional family bathroom upstairs

As a two-storey property, the main living is on the ground floor with the bedrooms on the first floor. The ground floor currently comprises of a lounge, dining room, kitchen and pantry. The property has been handed down generations in the family and the applicant would like to make these additions to make it suitable to their needs as a family.

Overall the property has good size rooms for the scale of the house but the kitchen isn't suitable in relation to the rest of the property. The proposed works shows an open plan kitchen/dining space within the proposed extension that connects the existing house and the outbuilding. Thus, utilising the outbuilding which will facilitate the WC, utility and boots room. The extension also increases connectivity to the garden.

The external treatment of the extension mimics that of the existing front elevation. It replicates the timber detailing, brickwork and stone headers.

The boundary brick wall is in keeping with the area and surrounding properties, replicating neighbouring boundary walls and stepping down along Main Street towards Ton Lane to correspond with the boundary wall heights on Ton Lane.

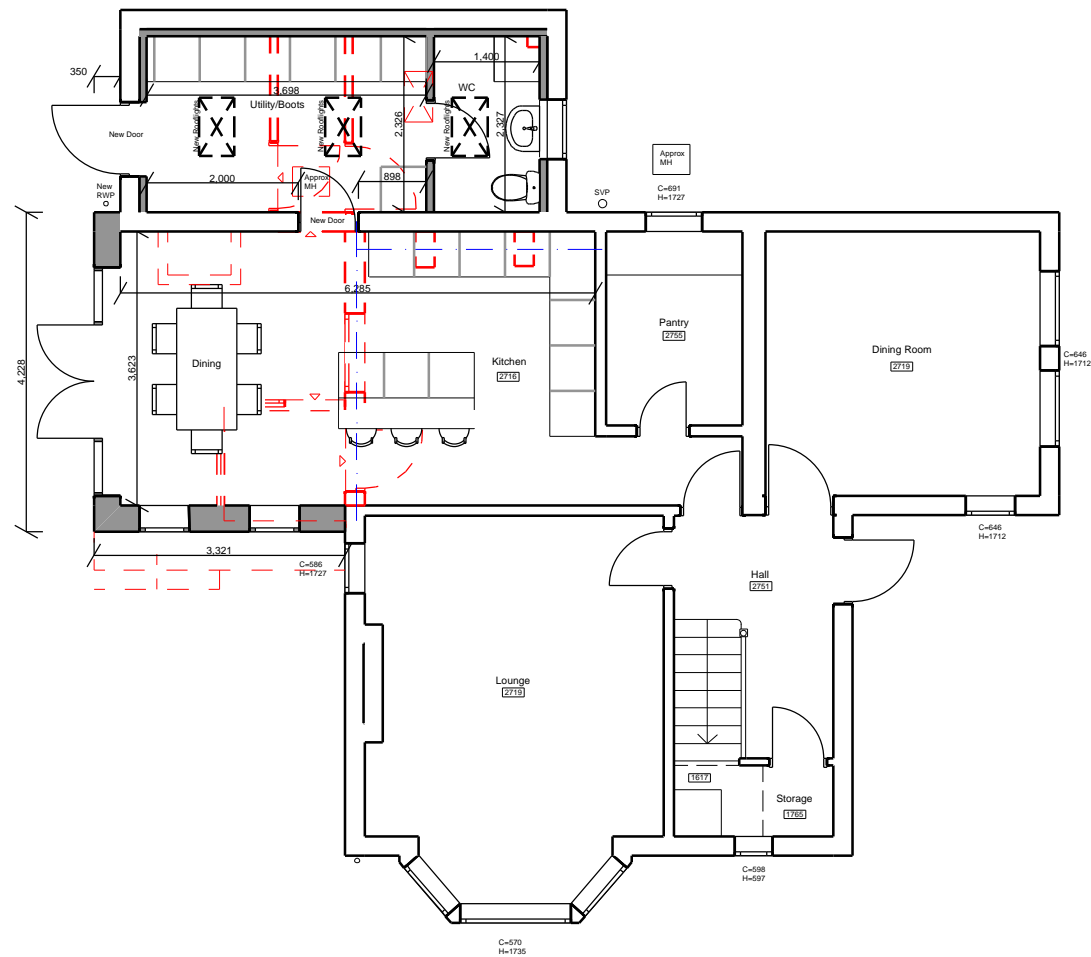


DESIGN PROPOSALS



DESIGN PROPOSALS

The proposed work is set in the far rear corner of the site and is of a distance from the roads surrounding the site, that it doesn't have a large impact on surround properties or the area. The scale of the extension and style replicates that of the existing property. The proposed wall heights are denoted on the site block plan and the extension is highlighted.

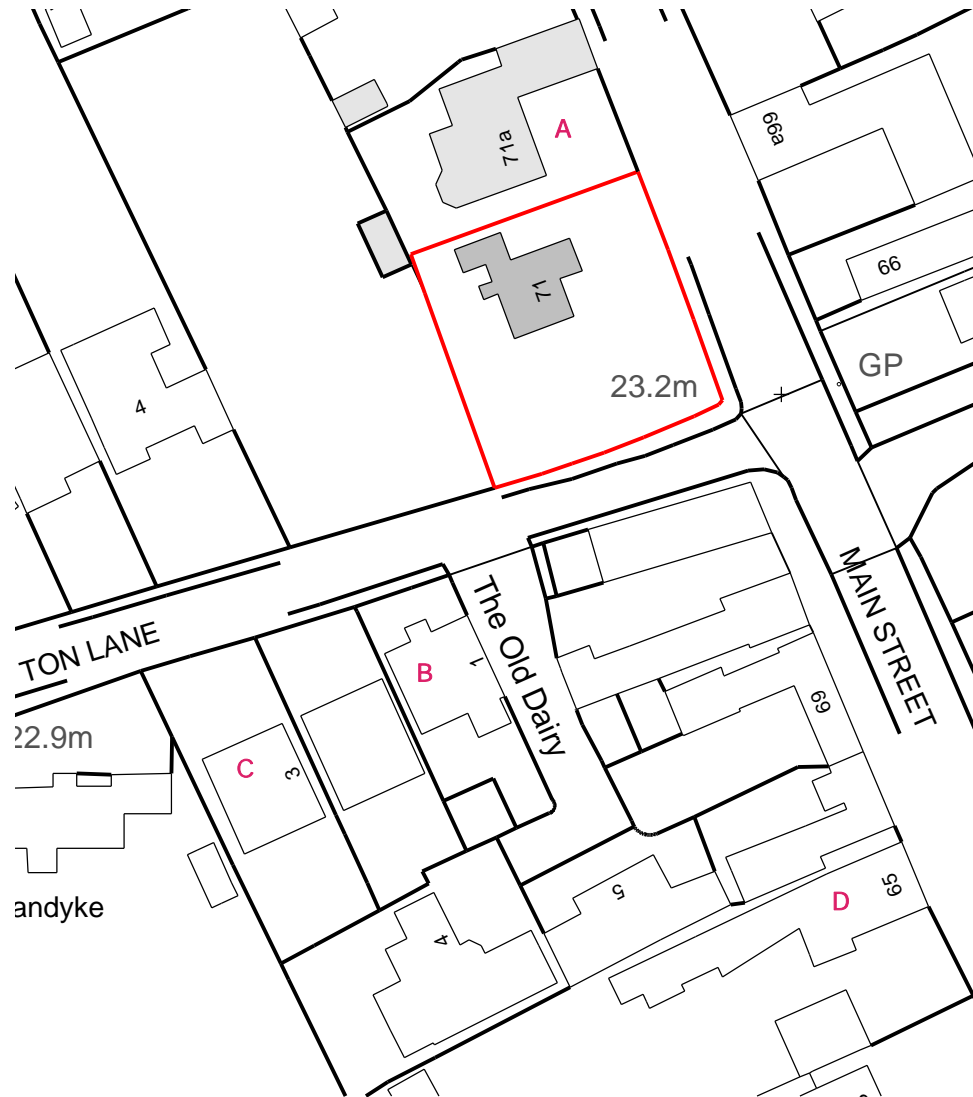


Proposed Ground Floor Plan
Scale 1:100



Proposed Site Block Plan
Scale 1:200

RELEVANT PLANNING HISTORY



Proposed Site - wall at boundary

A - Increase in wall height

In close proximity to the proposed site there have been previous planning applications of similar nature that have been approved.

A

Ref: 00/00558/FUL

Description: Increase in wall height.

Date: 23/05/2000

B

Ref: 06/00231/FUL

Description: Demolition of existing house & garage & erection of 2 No. houses & 1 No. detached double garage

Date: 07/02/2006

C

Ref: 07/01303/FUL

Description: Erection of 2 dwellings

Date: 25/01/2008

D

Ref: 05/00688/FUL

Description: Erection of two storey extension

Date: 07/06/2005



Grade II Listed building opposite 71 Main Street

B - Demolition and new build

ASSESSMENT OF IMPACT

An assessment of impact is undertaken to assess what impact the proposed may have on the Grade II Listed building highlighted in the assessment of significance.

There are two elements to the proposed, the two-storey rear extension and the brick boundary wall. The rear extension is considered to be of no harm to the Grade II Listed Buildings and the proposed brick wall of less than substantial harm.

Front Elevation (Main Street)

The changes to the front elevation and site are minimal. The proposed is a new brick boundary wall along Main Street. The wall is proposed to start at the same height as the adjacent property, stepping down in small increments to meet the existing gate on the corner where Main Street meets Ton Lane. The impact of these changes on the front elevation has no direct impact on the Grade II Listed Buildings.

Side Elevation (Ton Lane)

The proposed elevation will be seen from Ton Lane, but is in keeping with the existing house, regarding materiality, fenestration, style and proportions.

Therefore it is thought to have a small impact on the surrounding areas as it will cause a visual change, but given that the proposed is set further back in the site; the finish and construction will be domestic in nature and like for like with the existing, this impact will be neutral, and will not cause harm to the Grade II Listed Buildings.

The boundary treatment of the surrounding area includes brick walls of varying heights. On Main Street it is higher, therefore we propose that the wall starts at the same height as the adjacent property and steps down to the height of the fence on the corner. Thus, to have less impact on the Grade II Listed building opposite. Red brick is chosen for the boundary wall to reflect the material used on the listed buildings. As the new wall will be directly opposite the Grade II



CONCLUSION

This document has outlined the proposals for which permission is sought at 71 Main Street, Lowdham.

An assessment of the potential impact of the proposed developments has been undertaken with particular regard to the setting and location within close proximity of two Grade II Listed buildings opposite on Ton Lane.

It is felt that the proposals will have a less than substantial harm and little impact on its surroundings, the listed buildings, or any other property in the area, and should therefore receive planning approval.