

HERITAGE STATEMENT

BROOK HOUSE, 42 MANOR STREET, RUSKINGTON NG34 9ER

This property was built in the 1890s as a private family home. It does not fall into any of the identified categories of Heritage Asset in the Practice Guide in the former PPS5 (not included in its replacement NPPF 2012) but is believed to be of historical significance. The front section is stone with Ewerby bricks used for the rear section and the wing of outbuildings. It is believed that the owner (Mr Brighton, a successful and wealthy local businessman) imported Italian stonemasons to construct the distinctive and possibly unique frontage, incorporating niches, wrought iron gable finials and even a gargoyle.

It was later used as an office building for many years until c. 2010. Since then the owners allowed both the police and fire service to use the property for training, resulting in multiple holes in the walls and ceilings of the building (from firearms and drug caches) and extensive smoke damage throughout. All the fixtures and fittings had been ripped out as the intention was to demolish it and develop the site of approximately one acre.

The restoration task is immense. The plan is to make the building sustainable and energy efficient. However, a specialist contractor has refused to install a ground source heat pump; the assessment was that the building is large and leaks heat like a sieve through the roof, walls and windows. All these are now being addressed by loft insulation, dry lining where possible and new windows.

Hence the application for double glazing. Although theoretically possible to replace the existing wooden windows with double glazed wood, not only is it prohibitively expensive but would also require ongoing maintenance. I have found a UPVC contractor who can supply units that look identical to the existing windows and that have a finish that is indistinguishable from painted wood.

Details have been submitted and I am assured that other Planning Authorities have approved them for sensitive properties.