

Heritage Assessment

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Fytche-Taylor Planning Ltd
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This Heritage Assessment has been produced by Fytche-Taylor planning Ltd to support a full planning application to erect 1no. dwelling following demolition of storage building at Land rear of 112 High Street, Collingham, Newark.

Contents

Introduction.....	3
Purpose.....	3
Existing Site.....	3
Planning History.....	4
Methodology.....	4
Policy and Legislative Context.....	4
Part 1 – Designated Heritage Assets.....	6
Identification of Assets.....	7
Assessment of Setting.....	8
Part 2 - Heritage Impact Assessment & Conclusions.....	12
Proposal and Potential Impact.....	12
Enhancement and Mitigation.....	14
Conclusion.....	14

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Introduction

- 1.1 This Heritage Assessment has been prepared by Fytche-Taylor Planning Ltd to accompany a full planning application for 1no. Dwelling and detached garage at Land rear of 112 High Street, Collingham, Newark.

Purpose

- 1.2 The purpose of this assessment is to identify the significance of any on site and/or nearby heritage assets and to assess the impact of development proposals on those identified heritage assets.
- 1.3 The heritage assessment is set out in two parts. Part 1 identifies the designated heritage assets and provides an assessment of their setting. Part 2 provides an assessment and conclusion.

Existing Site

- 1.4 The application site consists of approximately 0.1 hectares located to the rear of 112 High Street within the village of Collingham.
- 1.5 The site is accessed from a driveway off High Street which also serves the rear of 112 High Street and 112A High Street.
- 1.6 Currently the site hosts an existing storage building with domed corrugated roof showing clear signs of structural failure and contains asbestos cladding which sits on a large footprint. To the rear of the building is a yard area and to the north is the dwelling granted under application 19/00755/FUL (The Granary Barn, 112A High Street).
- 1.7 The site is adjoined by residential properties to the north, south and west.
- 1.8 To the east lies paddock land and hardstanding from a previous commercial enterprise and had been historically used by William Bailey feed supplies as a storage and distribution centre for animal feed products. Land to the east of the site is also defined as the Collingham Main Open Area.
- 1.9 The site lies within Collingham Conservation Area, specifically the High Street Character Area as defined within the Collingham Conservation Area Appraisal 2006.

Planning History

- 1.10 A full planning history search has been undertaken in preparing this planning application:
12/01581/OUTM – Outline application with access, layout and scale to be considered incorporating the demolition of the existing built structures and the erection of 10 dwellings together with associated access road. Application withdrawn.
- The following history is for the adjacent dwelling which would share a drive with the application site:
18/01863/FUL – Erection of dwelling. Refused 21/01/2019.
- 19/00755/FUL – Erection of dwelling (Re-submission of 18/01863/FUL. Granted 07/06/2019.
- 20/00191/NMA – Application for a non-material amendment to 19/00755/FUL to allow garage to be constructed from brickwork rather than part cladded. Permitted 07/02/2020.

Methodology

- 1.11 The assessment takes the form of a desk-based assessment and site walkover on 06/09/2023 and includes a detailed account of known and potential historic environment assets in the area.
- 1.12 The methods adopted for this assessment has been informed by the guidance provided in ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets’ by Historic England and ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)’ by Historic England.

Policy and Legislative Context

- 1.13 The requirement for this heritage assessment is drawn from paragraph 194 of the National Planning Policy (NPPF) which requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 1.14 The NPPF is clear that the level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the

potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

- 1.15 The NPPF sets out principles for conserving the historic environment. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 1.16 In accordance with these principles, Core Policy 14 of the CS states that Newark & Sherwood has a rich and distinctive historic environment, and the District Council will work with partners and developers in order to secure the continued conservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance as required in national policy.
- 1.17 Policy DM9 of the DPD states that in accordance with the requirements of Core Policy 14, all development proposals concerning heritage assets will be expected to secure their continued protection or enhancement, contribute to the wider vitality, viability, and regeneration of the areas in which they are located and reinforce a strong sense of place.
- 1.18 Furthermore, it states that within Conservation Areas, development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout and design, form, scale, mass, use of materials and detailing. Impact on the character and appearance of Conservation Areas will require justification in accordance with the aims of Core Policy 14.
- 1.19 The statutory protection is set out within the Planning (Listed Building & Conservation Areas) act 1990.
- 1.20 Section 66 of the Planning (Listed Building & Conservation Areas) act 1990 places a legislative requirement that when considering whether to grant

planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 1.21 The setting of a heritage asset is defined within the NPPF as: *“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*
- 1.22 In addition to this, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Part 1 – Designated Heritage Assets

- 2.1 The Historic England Guidance sets out 5 steps to effectively assess the impacts of a proposed development upon heritage assets as follows:
- Step 1: Identification of assets;
 - Step 2: Assessment of setting;
 - Step 3: Assess the effects of the proposal;
 - Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and,
 - Step 5: Monitoring.
- 2.2 Steps 3 and 4 identified above are undertaken within 'Part 2'.

Identification of Assets

Conservation Area			
The site is located within the Collingham Conservation Area.			
Scheduled Ancient Monument			
The site is not located within a Scheduled Ancient Monument. A standing cross (Collingham Stone Cross) is located c326m to the north of the application site.			
World Heritage Site			
The site is not within a World Heritage Site.			
Listed Buildings			
Building	Grade	Location	List Description
Aberdeen House	II	c.58m north west on the corner of Church Lane, west side of High Street	Farmhouse, c.1800, second floor addition C19. Brick with concrete tile roof, stone details, dentillated eaves, brick plinth with stone drip, brick coped gables, central ridge stack, single gable stack. First floor brick band and 2nd floor band on gables only. 3 storeys, 3 windows, large C19 2 storey rear extension. Central reeded timber doorcase with curved brackets to hood and to hood and rectangular overhead, containing C19 6 panelled door, flanked to west by C19 canted flat leaded-roofed bay with 3 glazing bar sashes, to east by C19 glazing bar sash in segmental head; above, 3 glazing bar sashes in segmental heads; above again, glazing bar sashes. Single storey C19 addition to north has to south half-glazed door with segmental head, flanked to north by 2 shop windows; beyond, door; beyond again, shop window, all C20. Boundary wall, C19, brick with stone coping and caps to square brick piers; ramped to join house front.
Vine Farm House	II	c.56m south west, on the	Farmhouse, C18, with C19 second floor and rear additions. Brick with hipped Welsh slate roof, stone plinth, ashlar quoins and first floor band, dentillated eaves, central ridge stack, 2 external gable stacks.

		west side of High Street	Central C19 gabled brick porch, slate roof, moulded timber doorcase with C19 part-glazed door with rectangular overhead, flanked by 2 glazing bar sashes; above, central blank panel flanked by 2 glazing bar sashes; above, 2 glazing bar sashes. Rear wing has rubble plinth, one coped gable.
Archaeology			
The Nottinghamshire HER does not identify any archaeological interest within the site boundary.			

Assessment of Setting

Collingham Conservation Area
<p>Collingham Conservation Area was first designated in 1973 and the boundary was extended along the eastern side of the High Street in 1989.</p> <p>Collingham is predominantly a residential village, with several commercial buildings along the High Street, and a developing range of retail and service sector facilities in a small shopping centre close to the centre of the village off the High Street.</p> <p>The Medieval road pattern of Collingham village still remains to the western part of the present village and it is this area that forms the majority of the conservation area. The settlement has developed in a broadly linear form along High Street and Low Street, which run parallel with each other from north to south, connecting at either end of the village.</p> <p>The road pattern and lanes linking Low Street and High Street are still visible today as they were in the early C19. The names of these lanes reflect the buildings that lay along them; the Church being on Church Lane, the White Hart hotel at the eastern end of White Hart Lane, the Temperance Hall on Temperance Lane and the Baptist Chapel on Baptist Lane. The plots on the whole can be seen to run east west between Low Street and High Street.</p> <p>It is thought that Low Street was once the original main street with High Street functioning as a back lane. Development increasingly took place along High Street in the post medieval period with standing buildings indicating this was underway by at least the C17. At some point this role as back lane swapped and High Street is now the busy course of the A1133 and Low Street is a quiet and winding back road.</p> <p>The site lies within the High Street Character Area as defined by the Collingham Conservation Area Appraisal 2006.</p> <p>High Street is now the main north-south route through the village and is also the route of the busy A1133. As the road remains relatively narrow throughout the effect that traffic has on its visual character is quite marked and both through traffic and parked vehicles dominate the High Street at various locations, giving it a busy, noisy, and conflicting character.</p>

High Street is home now to mostly residential properties, although there are a few shops, and several buildings retain former shopfronts which hint at the extent of the historic commercial significance of this street.

The buildings on High Street are the usual mix of ages, styles, and plan forms, with the older buildings usually sitting gable end onto the road with later Georgian, Victorian and Edwardian villas, which tend to sit just back from the street front.

Overall, buildings tend to be closer together on High Street than on Low Street, giving a far more congested feeling to the built form here. Gaps between buildings give glimpses through to rear ranges of buildings, underlying the feeling of a denser urban form.

The site is located to the rear of 112 High Street and therefore its location is largely concealed from views within the streetscape.

The site is only visible within the street scene on approach to the site access and views taken within the immediate vicinity.

The application site is not specifically referred to within the Conservation Area Appraisal.

Overall, the site does not occupy a prominent position in the Conservation Area.

Listed Buildings

Asset	Setting
Aberdeen House	<p>The application site is located within the wider setting of Aberdeen House. Intervisibility from within the site boundary between the asset and the site is restricted given the positioning of dwellings and buildings in the intervening space.</p> <p>The existing access point onto the High Street is the only part of the application site which will be viewed in the context of the setting of Aberdeen House.</p>
Vine Farm House	<p>The application site is located within the wider setting of Vine Farm House. Intervisibility from within the site boundary between the asset and the site is limited given the extent of natural screening and the positioning of dwellings and buildings in the intervening space.</p> <p>The existing access point onto the High Street is the only part of the application site which will be viewed in the context of the setting of Vine Farm House.</p>

Figure 1 – Image facing north showing Aberdeen House in relation to the site access. (source: Google)



Figure 2 – Image facing south of High Street showing Vine Farm House in relation to the site access.
(source: Google)



Part 2 - Heritage Impact Assessment & Conclusions

Proposal and Potential Impact

- 3.1 Due to the largely concealed presence of the site, the potential impact on the character and appearance of the Conservation Area will be limited. Similarly, the intervisibility between the site and Aberdeen House and Vine Farm House is limited and as such the potential impact on the setting of the Listed buildings is negligible.
- 3.2 Whilst the main impact of the proposed development is likely to be in its immediate vicinity, considerations of, scale, height, massing, landscaping and appearance (materials) are important to ensure the development preserves this part of the Conservation Area.
- 3.3 The application seeks planning permission to erect 1no. Dwelling.
- 3.4 The proposed dwelling is detached, keeping the domed appearance from the building that is to be demolished and contains rooms in the roofspace.
- 3.5 It hosts 4no. bedrooms, 1no. with ensuite and bathroom within the roofspace. The ground floor accommodation consists of an open plan kitchen/dining/family room, lounge, utility and w.c.
- 3.6 The proposed dwelling measures c.6.3m in total height. The footprint of the ground floor measures c.6.6m width x c.21.6m length. The rooms in roofspace footprint measures c.6.6m width x c.17m length.
- 3.7 The proposed detached garage to the rear measures c.5m in total height. The footprint measures c.6.6m width x c6.6m length. The garage is of simple construction with a pitched roof.
- 3.8 The proposed materials include pressed aluminium trim to projecting walls/roof, vertical timber cladding and facing brick to match the adjacent dwelling.

Figure 1 - Proposed Site Plan

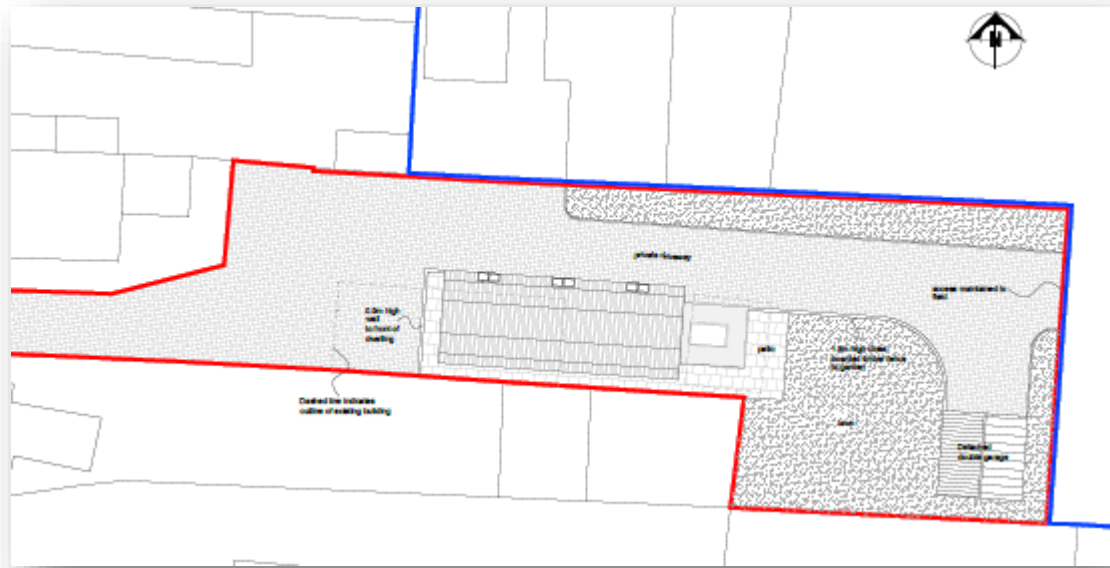
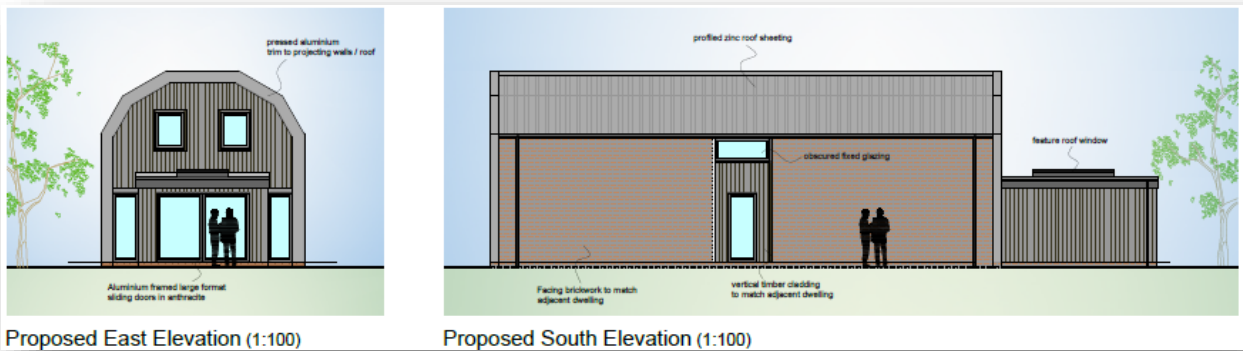


Figure 2 - Proposed North and West Elevations



Figure 3 – Proposed East and South Elevations



Enhancement and Mitigation

- 3.10 The proposed design offers an exceptional and sensitive design that sits well in and preserves the character of the conservation area.
- 3.11 The design, incorporating the domed roof design of the building to be demolished and use of materials in keeping with the property adjacent ensures that the proposal will assimilate in to the streetscene and respect the character of the conservation area.
- 3.12 As such, the impact on the setting of the Conservation Area will be preserved.

Conclusion

- 3.14 The proposed development will consist of 1no. Dwelling and detached garage within Collingham Conservation Area.
- 3.15 Due to the largely concealed presence of the site, the potential impact on the character and appearance of the Conservation Area will be limited.
- 3.16 The proposed development will conserve the features that contribute positively to the area's special character and the design retains and reinforces local distinctiveness with reference to height, massing, scale, form and materials.
- 3.17 Overall, the character or appearance of the Collingham Conservation Area will be preserved.
- 3.18 The assessment finds that the application site is not located within the immediate setting of Aberdeen House and Vine Farm House. The proposed impacts on the setting of Aberdeen House and Vine Farm House will be negligible given the concealed nature of the site. Overall, the setting of Aberdeen House and Vine Farm House will be preserved.
- 3.19 The proposal therefore accords with Core Policy 14 of the CS, Policy DM9 of the DPD, the local heritage guidance within the Collingham Conservation Area Appraisal the statutory duties contained within Section 66 and 72 of the Planning (Listed Building & Conservation Areas) act 1990.