

Project Ref: BD499

Date: Dec 2023

Author: P Benson

Revision: P1

Heritage Impact Statement Submitted in support of;

Housholder planning application for replacement rear extension to domestic dwelling, Church Croft, 6 Church Street, Beckingham, DN10 4PH



INTRODUCTION

This heritage statement has been produced at the request of Bassetlaw District Council in order to support a householder planning application at 6 Church Lane, Beckingham DN10 4PH.

The proposed application involves the removal of a poorly constructed lean-to rear extension, with the intention being to replace this with a much more robust, suitable extension based on exactly the same footprint. Along with some internal alterations, this will allow a new larger kitchen to be provided, which is the main thrust of the project.

The Local Authority have requested that a proportionate Heritage Impact Assessment be provided to accompany this application, due to the proximity to the site of three heritage assets, two of which are grade II listed and one of which (the Church) is grade II* listed. The assets are covered individually in the next section of this document. The wording of the Bassetlaw requirement is as follows;

“As the property is within the setting of a Grade II Listed Building please provide a Heritage Impact Assessment .”*

This statement should be read in conjunction with the following information also originally submitted as part of the overall planning application;

BD499-A-002 P2 Existing Layouts, Elevations and Site Plan
BD499-A-003 P3 Proposed Layouts & Elevations

THE HERITAGE ASSETS

Below are the heritage assets in the vicinity of the site, summarised as dictated by their entries in the Historic England Register.

1. WALL AND GATE PIERS TO ALL SAINTS CHURCH, CHURCH STREET

HERITAGE CATEGORY: Listed Building

GRADE: II

LIST ENTRY NUMBER: 1268122

DATE FIRST LISTED: 1st Feb 1967

DATE OF MOST RECENT AMENDMENT: 31st October 1996

STATUTORY ADDRESS: Wall and Gate Piers to All Saints Church, Church Street

COUNTY: Nottinghamshire

DISTRICT: Bassetlaw

PARISH: Beckingham

NATIONAL GRID REFERENCE: SK 77879 90306

DETAILS

SK 79 SE 257-6/10005 01/02/67

BECKINGHAM CHURCH STREET (South side) Wall and gate to All Saints Church

GV II

Boundary walls and gates. Late C18 and 1906. Red brick wall with ashlar coping and square gatepiers. North gateway has single iron west gate has double wrought iron gates with iron overthrow and lamp bracket. Included for group value with the Church of All Saints.

2. BECKINGHAM WAR MEMORIAL

HERITAGE CATEGORY: Listed Building

GRADE: II

LIST ENTRY NUMBER: 1421789

DATE FIRST LISTED: 9TH Dec 2014

STATUTORY ADDRESS: Rectory Gardens, Beckingham

COUNTY: Nottinghamshire

DISTRICT: Bassetlaw

PARISH: Beckingham

NATIONAL GRID REFERENCE: SK 77866 90284

DETAILS

War memorial, unveiled in 1920.

The memorial, of Portland stone, comprises a modest Latin cross set on a narrow shaft rising from a square plinth on a square, three-step base. The plinth is inscribed on the south face: GIVING THANKS TO GOD/ AND IN MEMORY OF THE GALLANT MEN OF/ BECKINGHAM/ WHO GAVE THEIR LIVES FOR THEIR / COUNTRY/ IN THE GREAT WAR/ 1914-1919/ THEIR NAME LIVETH FOR EVERMORE. The names of the ten who fell in the First World War appear on the flanking west and east faces. Also attached to the east side of the memorial, on the second step, is a stone plaque giving the name of one man who fell in the Second World War.

3. CHURCH OF ALL SAINTS, CHURCH STREET

HERITAGE CATEGORY: Listed Building

GRADE: II*

LIST ENTRY NUMBER: 1045129

DATE FIRST LISTED: 1st Feb 1967

DATE OF MOST RECENT AMENDMENT: 31st Oct 1996

STATUTORY ADDRESS: Church of All Saints, Church Street

COUNTY: Nottinghamshire

DISTRICT: Bassetlaw

PARISH: Beckingham

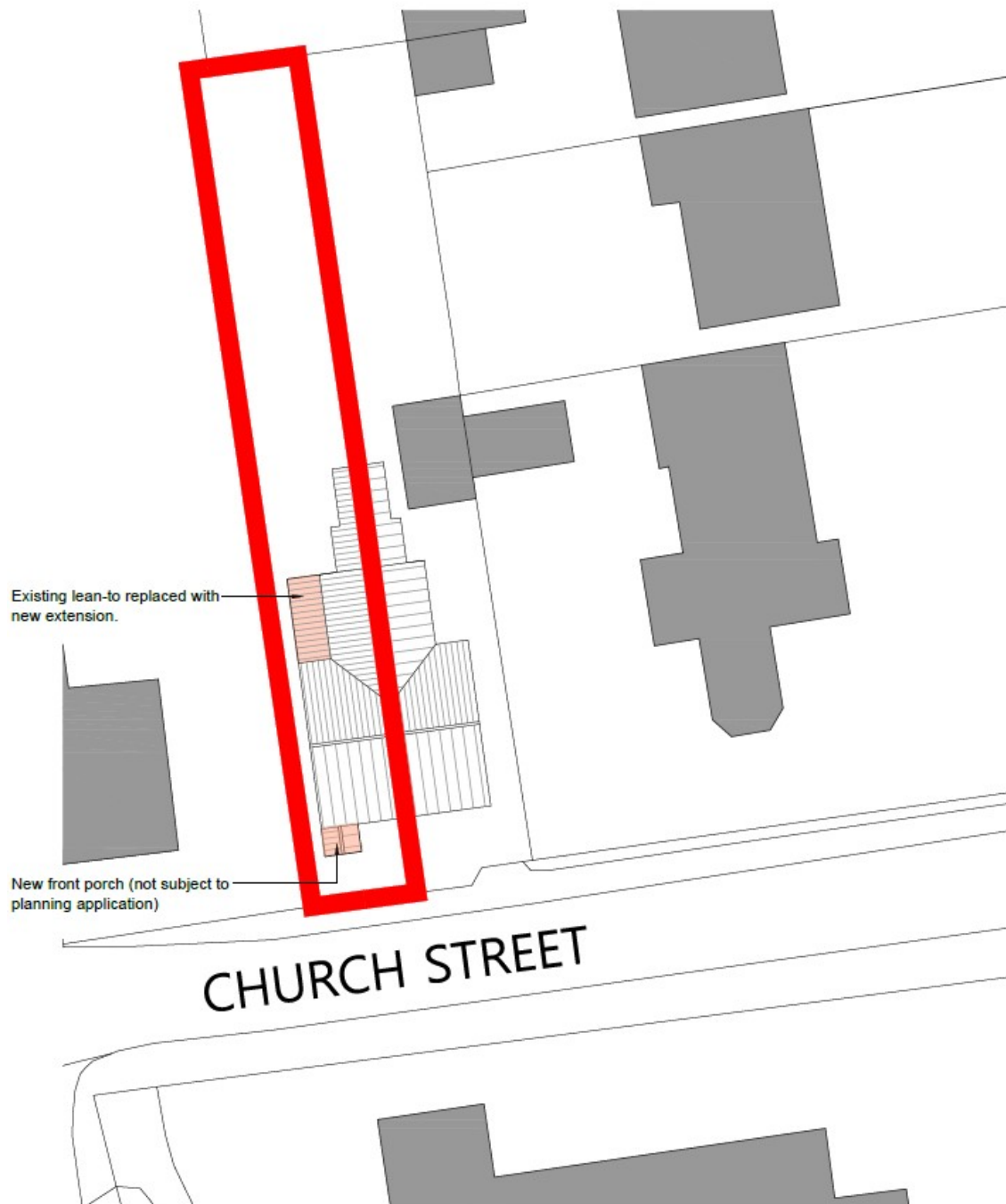
NATIONAL GRID REFERENCE: SK 77900 90293

DETAILS

SK 79 SE CHURCH STREET (South side) 257- /6/4 Church of All Saints 01/02/67 II*

Parish church, C13, C14, C15; restored by Ewan Christian 1892. West tower, nave, chancel, north aisle, and north aisle chapel, south aisle, south porch, north side chapel. Large and small ashlar, rendered; lead and slate roofs. West tower, 4 stages; plinth, 4 stringcourses, crenellated parapet, 8 crocketed pinnacles, has 2 diagonal buttresses, 4 setoffs plus plinth. West door has moulded pointed arched head with hoodmould, and close-boarded door. 4th stage has double lancet bell openings with panel tracery, chamfered reveals, hoodmoulds and clock faces to South and East. Nave clerestory, C15, 3 bays, has 3 square-headed double lancets with cusped heads and chamfered reveals on each side. Stepped coped gable with cross. Chancel, 2 bays, has to east, plinth, string course, a pair of corner buttresses, 2 setoffs plus plinth, coped gable with cross. East window, segmental headed quintuple lancet with cusped heads in a chamfered and rebated reveal. South side has a single central buttress, 2 setoffs; to west, a C15 tall triple lancet with cusped heads, in rebated and chamfered reveal. To east C14 priests door with chamfered surround, hoodmould and mask stops. To east again a single C15 triple lancet with cusped heads. North aisle, 3 bays, has 3 buttresses, 2 setoffs plus plinth. Eaves with 4 grotesque gargoyles and 3 corbels; moulded coped gables with an earlier coping surviving to the west. single storey stack on north west corner. west window, C14 double lancet with decorated tracery and plain hoodmould. North side has to east 2 double lancets with ogee heads, in square headed chamfered reveals. To west, one C14 blocked doorway with ashlar quoins and hoodmould. North aisle chapel, 2 bay, has 3 plain buttresses, 2 setoffs plus plinth; moulded plinth and one C14 double lancet with ogee heads, in square headed chamfered opening. South aisle C15, 2 bays, has moulded plinth, moulded stringcourse. 4 gargoyles, moulded parapet. Single central buttress and a pair of corner buttresses at east and west corners, all with 2 setoffs plus plinth. East gable has a single C15 triple lancet with cusped heads, in chamfered and rebated reveal. South wall has, to east, 2 C15 triple lancets with cusped heads, in chamfered and rebated reveal, with cove-moulded mullions. West end has a similar window with chamfered mullions. South porch, C13 has moulded plinth and coped gable with cross. South doorway has double chamfered and rebated surround with half-octagon responds, and hoodmoulds with mask stops; above, quatrefoil opening in gable. East and west sides have a single lancet in chamfered reveal. Inside, south doorway has C15 moulded Tudor arched opening with carved spandrels, and panelled C19 door. Tower arch C14, very tall, double chamfered and rebated, with half octagon responds with moulded caps and chamfered bases. 3 bays of elaborate C15 panel traceried screen re-set in archway. Nave North and south arcades, C13, 3 bays, have octagon piers with moulded bases and octagon caps with nailhead; keeled responds at west end. Arches double chamfered and rebated, with chamfered hoodmoulds. Clerestory tie beams; low pitched roof with 4 curved brackets to kingposts. Has 4 stone corbels each side, carrying curved brackets to kingposts. Chancel arch, C13, plain double chamfered and rebated. North arcade, C13, 2 bays, had octagon piers and responds with moulded caps, small bases and chamfered and rebated arches. North wall has rectangular aumbry in rebated surround. East window has stained glass, c1900. South wall has, to east, small moulded C13 piscina and C13 triple detached-shaft sedillia with roll-moulded arches, leaf capitals, and leaf stops to hoodmould. Window to west has stained glass 1871. Closed boarded C19 kingpost roof with pierced decoration in spandrels. North aisle has close-boarded C19 roof, and to east, half-arch, C13 giving access to north aisle chapel. North aisle chapel partitioned with C19 panelling to form organ chamber and vestry; close boarded C19 roof. South aisle has 2 reset corbels in east and in south wall, a piscina in a square chamfered reveal. Close-boarded C19 roof. fittings include

C19 font with octagonal bowl on 5 polished marble shafts with foliate bases and caps; remains of C13 tub font in north west corner of nave. Panelled carved wooden pulpit, C19, carved oak eagle lectern, early C20. Plain C19 pews throughout. Chancel has 5 classical memorial tablets, C18 and C19; south aisle has 4 C19 memorial tablets; tower arch has memorial brass, 1904.



THE PROPOSED WORKS

The proposals for which permission is sought are, in reality, relatively minor when viewed in the context of the dwelling as a whole. To the rear of the property as existing there is a poorly constructed lean-to conservatory type extension, which as well as being poorly constructed is also poorly insulated to the point of being practically unusable all year round. This existing lean-to is constructed in uPVC with large glazed panels typical of this sort of light-weight addition to a dwelling, we plan on replacing this with a new single-storey lean-to.

The proposal is to demolish the existing lean-to and replace it with a new brick-built unit with fully tiled roof. Along with some internal alterations this will allow us to create a larger kitchen more suitable for modern living. As well as this we intend to enlarge one of the windows in the existing side elevation of the property, to allow more light into the otherwise enclosed Dining Room.

The proposed lean-to will occupy the same external footprint as the existing, infilling a recess to the rear of the property. However this is now to be constructed in matching bricks, with a tiled roof likewise to match the main house. The overall appearance of the property will without doubt be enhanced by the proposals, simply by replacing the old extension with something more suitable and in-keeping with the dwelling as a whole.

IMPACT ON THE ASSETS

As covered above the proposals will undoubtedly enhance the overall appearance of the existing property, so for this reason alone we can conclude that any impact on the assets would be a positive rather than a negative. However, it should also be considered that since the proposed extension is to be constructed on the North of the property, within a natural recess in the building, it would not actually be visible from, or in the same plane as, any of the assets in question which are all situated to the South of the dwelling.

For the reasons above we do not consider that these very minor proposals will have any impact whatsoever on the assets in question, and urge that permission is granted on this basis.