



## Heritage Statement

23 High Street  
Mansfield Woodhouse  
Nottinghamshire  
NG19 8BB

Proposed works are to replace all existing windows and doors and the introduction of a side access door and proposed side windows.

## Introduction

This heritage Impact assessment has been researched and prepared on behalf of the applicant. The current scheme seeks to replace all existing windows and doors and the introduction of a side access door and proposed side windows.

This statement delves into the historical evolution of 23 High Street, Mansfield Woodhouse, identified as a non-designated heritage asset (NDHA) and situated within the Mansfield Woodhouse Conservation Area. The Conservation Area is succinctly outlined in the MDC Conservation Area Character Appraisal, which notes that the primary settlement traces its origins to the medieval era, shaped by the influence of an agriculturally based economy that has significantly contributed to its current developmental structure. The distinctive urban character of the area is shaped by a combination of buildings, streets, and plots, evolving linearly along High Street and Station Street and extending between these thoroughfares and Welbeck Road and Priory Road to the south.

Notably, Mansfield Woodhouse features a collection of old, large, and unique stone-built properties nestled within expansive grounds. Numerous structures exhibit or once had large, elongated plots, reflective of medieval patterns, with some of these plots subsequently developed upon. Presently, the settlement reflects an urban character, predominantly residential yet harboring a commercial core. The distinctiveness of Mansfield Woodhouse is underscored by its yards and courts with concealed back lands, as well as the prevalence of stone buildings and boundary walls throughout the area.

The Conservation Area boasts a robust identity characterized by a vernacular architectural style evident in farmhouses, buildings, expansive houses, townhouses, terraced properties, artisans' housing, church structures, civic edifices, and commercial buildings. Well-defined streets, such as High Street and Station Street, along with other key thoroughfares within the Conservation Area, are flanked by buildings that extend to the forefront of the pavement. In instances where structures are positioned set back from the road, the presence of natural stone walls plays a role in establishing a palpable sense of enclosure. Encompassing the medieval heart of Mansfield Woodhouse, the Conservation Area encompasses elongated, generally narrow plots extending rearward from the principal roads of Station Street and High Street, some of which are accessible through archways. These features collectively contribute to the unique and distinct character of Mansfield Woodhouse.

## Description of Site

The application relates to 23 High Street, Mansfield Woodhouse, Nottinghamshire, NG19 8BB, was formally a split lease dwelling forming of 23 and 23a. Both dwellings were Use Class E and formerly a hair salon and a dental practice respectively. The dwelling is now split into 4 self contained 1 bed flats.

Flat 1 - Total sqm footage of 40sqm. Living/kitchen/dining = 18sqm, Bedroom = 14sqm, WC = 3.5sqm and 1.5sqm of storage.

Flat 2 - Total sqm footage of 43sqm. Living/kitchen/dining = 21sqm, Bedroom = 10sqm, WC = 2sqm, ensuite = 2.8sqm and 2sqm of storage.

Flat 3 - Total sqm footage of 40sqm. Kitchen = 7sqm, Bedroom = 10sqm, WC = 3.2sqm, Living /dining = 12sqm and 1.5sqm of storage.

Flat 4 - Total sqm footage of 40sqm. Kitchen = 7sqm, Bedroom = 10sqm, WC = 2.9sqm, Living /dining = 12sqm and 2.5sqm of storage.

The Dwelling lies in between 21 & 25 Main Street with 21 being a residential unit comprising of flats and 25 is a retail unit with the former being 3 storey and the latter double storey.

### High Street Aerial shot

21 High St  
Residential Unit

23 High St

25 High St  
Hair Salon  
Retail Unit



## Proposal

The proposed works are to replace all windows, add proposed windows and doors and replace the store front window. All to be similar in existing appearance. It is proposed to remove the existing front store window, retail unit shop signs, all sash windows. These will be replaced to be of a similar appearance apart from the shop sign as they are no longer retail units. Along the sides of the dwelling are the introduction of new windows, with one being a proposed escape window to the rear of the dwelling. There is also a proposal for 2 doors to be replaced to more suitable residential doors and the introduction of a new side access door which cannot be seen by the public.

## Impact of the Proposed Works on the Heritage Significance of the Building, Character and Appearance of the Conservation Area

The external changes to the dwelling being a newly designed frontage which will be in - keeping to its existing state it will have no detrimental impact on the heritage significance & appearance. Additionally, a proposal of replacing all existing windows and to be in-keeping to the current sash design and character of the dwelling.

The dwelling has been vacant and is in a poor state of repair internally. The alterations to the shop frontage will enhance the appearance of the property, that of the street scene and the Conservation Area. The improvements will also increase the likelihood of a suitable tenants being found for the proposed unit of the dwelling.

The application relates to minor external alterations to a non-listed building within a Conservation Area. The windows are in need of replacing but keeping within the character of the dwelling and the area. The Proposed windows on west side will not be seen by the general public and are proposed for ventilation purposes. All windows t

The building is of some heritage significance because of its age and the fact that it has not suffered the modern alterations that many similar shops have experienced within the centre, but it is currently in a need of an up-lift and the alterations will help to restore the building to an excellent manner. The proposal will not cause any harm to the heritage significance of the building and will enhance the character and appearance of the Conservation area.