



Heritage Statement

Prepared in support of a full planning application
for a Change of Use from Offices (Class E)
to 2 no. 7-Bed HMO (Class C4) and Single Storey
Rear Extensions

27-28 St John Street
Mansfield
Nottinghamshire
NG18 1QJ

Ellis Riley & Son
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INTRODUCTION

This Heritage Statement forms part of a full planning application for the Change of Use from Offices to 2no. 7 Bedroom HMO and Single Storey Rear Extensions at 27-28 St John Street, Mansfield, Nottinghamshire.

27-29 St John's Street is locally listed housing by the architect Fothergill Watson (1876) and the site is within the West Gate Conservation Area. The original row of three houses were constructed for his half sister Frances Wilson. The application relates to two of the three houses.

The buildings are classed as 'important structures' in the West Gate Conservation Area appraisal.

The site is not a designated heritage asset, however there are designated heritage assets within the vicinity.

The site lies directly opposite St John's Church a Grade II listed building.

The proposal does not seek to alter the appearance of the front of the building, all existing doors & windows to the front elevation will be retained. Two small single storey extensions are proposed to the rear to replace the existing dilapidated structures which cannot be economically repaired/upgraded in order to form living accommodation.



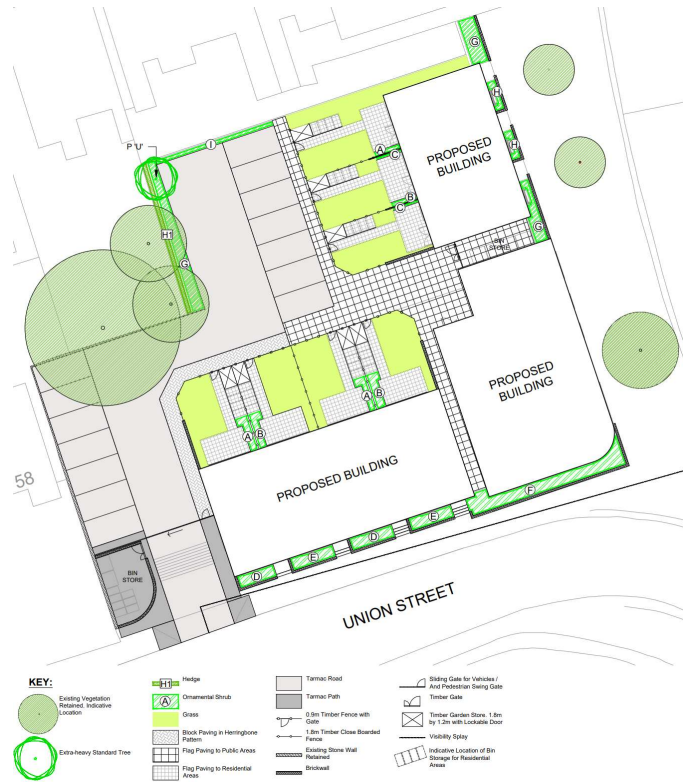
Front Elevation No.'s 27 & 28 St John Street

The rear of the building can currently be seen from Union Street whilst looking through the car park used by Banner Jones Solicitors. A planning application has been approved directly to the rear of the site (2021/0326/RES) for 14 dwellings which, if constructed, would obscure the rear of the building from public view completely. The rear of the building has been rendered (see photographs) & is considered to lack specific architectural interest when compared to the attractive front elevation.

Whilst it is acknowledged that the construction of flat roof extensions would not normally be viewed favourably within the Conservation Area we believe the impact would be mitigated by the careful selection of materials & colours. Further mitigation would be the overall benefits to the building by providing robustly built accommodation which will ensure the scheme can achieve economic viability i.e. number of units to be rented. This will, in turn, secure a long term sustainable use for the building as currently due to location, parking restrictions & building fabric heat loss issues it is unlikely the continued use as offices would be a viable option.



View of Rear of Building from Union Street



Proposed development to rear (approved) Ref:2021/0326/RES



Rear of Building

Given the limited merit of the existing rear elevation & the wider benefits of the scheme as a whole it is considered that the proposal to extend the rear elevation at ground floor level can be justified in terms of both lack of impact & long term sustainability of the building.

There will be little impact on the character of the Conservation Area, its setting nor that of other assets and their settings. The contribution of setting to the significance of the site will be unchanged.

Conservation Area - The proposals are of appropriate appearance and materials and will not permanently impact on the character and/or appearance of the CA. There will be no harm.

Non-designated assets - The scheme will not negatively impact on nearby NDAs/ locally listed buildings that may exist. There will be no harm to significance of any asset.