

Heritage Statement

for

11 Curzon Close, Rainworth,
Nottingham, NG21 0BQ

(To accompany a Planning Application submitted in January 2024)



WAKE
CONSERVATION

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WAKE Conservation Ltd

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1.0	INTRODUCTION
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1.1	Background information
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The property at 11 Curzon Close is a privately-owned property located in the village of Rainworth. Rainworth lies approximate 5 miles to the south east of Mansfield Town Centre and Curzon Close is just off the main Mansfield Road that travels to Mansfield from Newark – see location plans Figs 1,2 & 3. Rainworth has a long history and is thought to have started life as a settlement close to a Roman Road that went between Mansfield and Newark. The area is within Newark and Sherwood District Council authority, Rainworth itself is excluded from the wider Green Belt area of Nottingham and it has no conservation areas or listed buildings within it.



Fig 1 – Site Location – Not to scale here – Google Maps 2024

(Author modified red circle shows approximate position of site)



Fig 2 – Google Map Extract – Not to scale here – Google Maps 2024
 (Author modified – red circle shows approximate position of site)

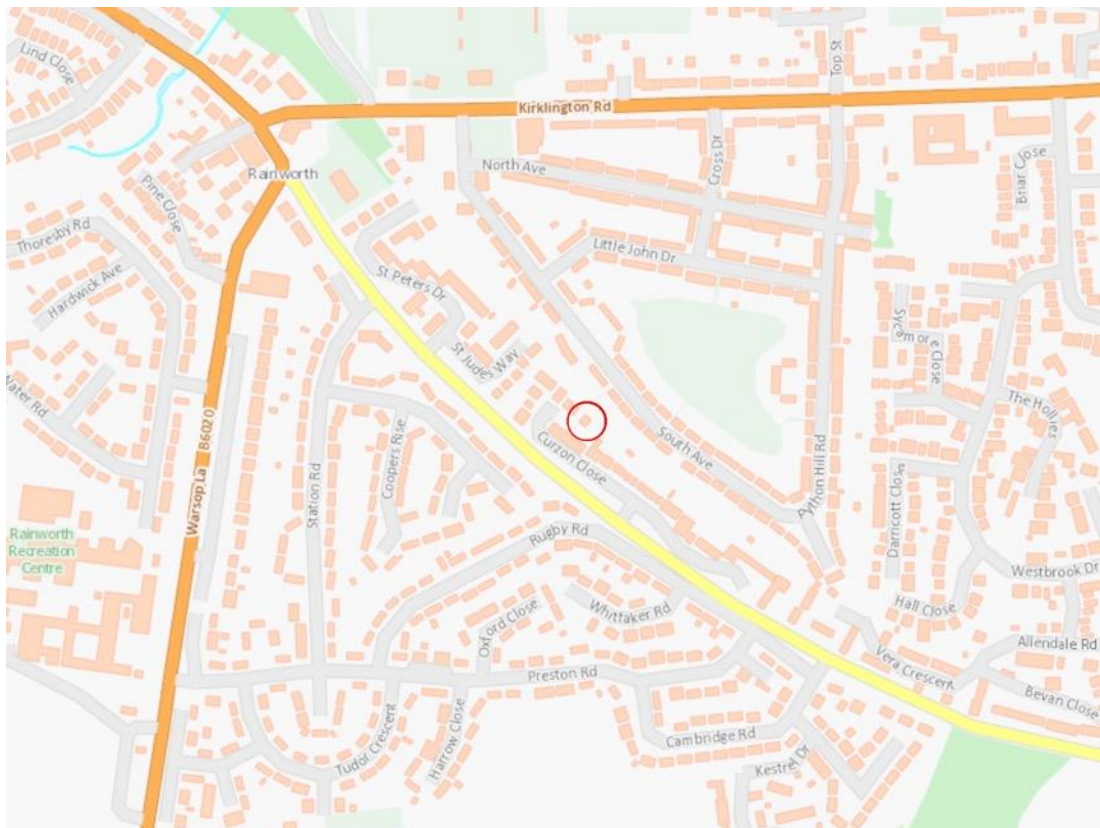
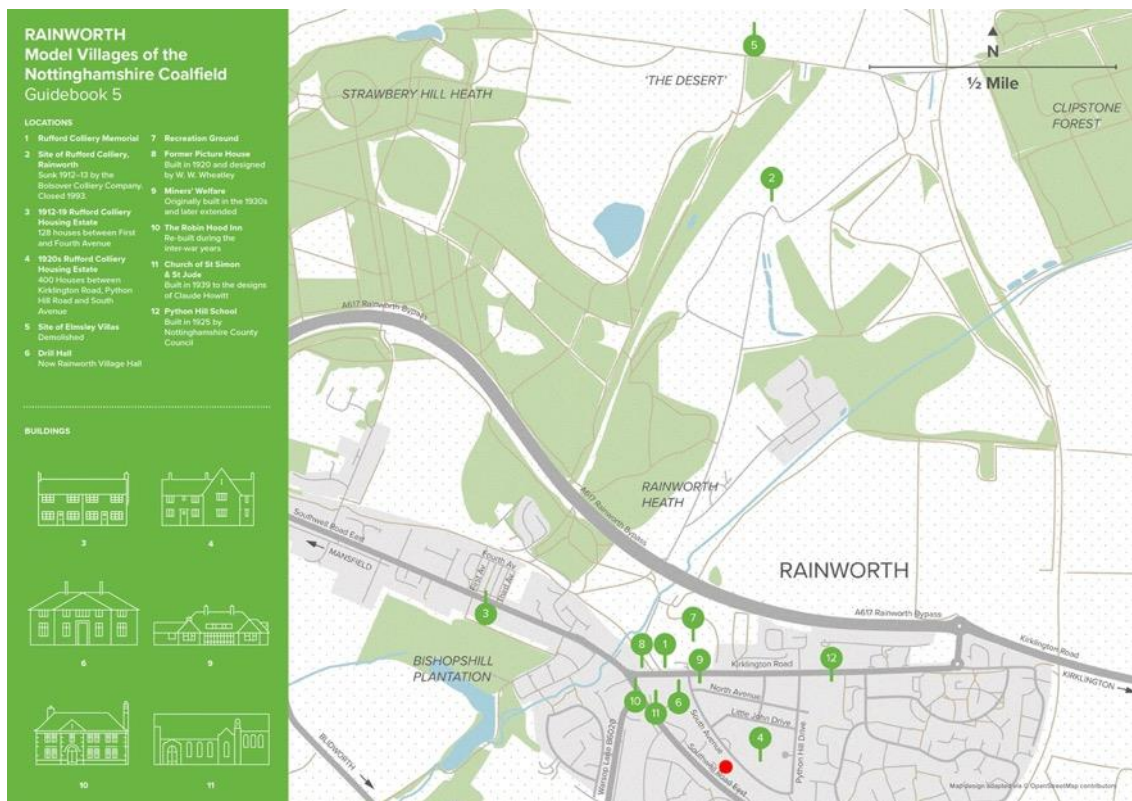


Fig 3 – Location Plan – not to scale here – Newark & Sherwood District Council Planning Map – 2024
 (Author modified – red circle shows location of site)

1.2 Rainworth Colliery Village

This short Heritage Statement has been written to accompany a Householder Planning Application for proposed alterations at the property. The property a detached 2 bedroom bungalow which sits in proximity to the locally listed site of Rufford Colliery purpose-built housing estate where around 400 houses were built for it's workers in the 1920's. This is described further in Guidebook 5 – Rainworth – Model Villages of the Nottinghamshire Coalfield. Rainworth's development in the first half of the 20th century was heavily influenced by the opening of Rufford Colliery in 1911-1913 and the construction of housing and other buildings to serve the workers of the colliery. *'By 1930 the population of Rainworth had more than doubled in the space of 10 years to 894 people'* – Extract Guidebook 5 – Rainworth – Model Villages of the Nottinghamshire Coalfield.

This recent history is there amongst a large addition of housing from the latter half of the 20th century which has seen Rainworth grow further to a population of around 6,900 recorded in the 2011 census.



1.3 Relevant Property History

There is no relevant property history for the site on the Newark and Sherwood District Council planning website. It is thought that the property was built at some-point in the 1980-1990's, along with the majority of neighbouring properties to the south of Mansfield Road.

1.4 Historical Maps

On the following pages there are four historical maps of the site, where the approximate site position has been highlighted with a red circle. The earliest OS map available is that of 1884 which shows the former Midland railway line closely following the line of Mansfield Road as it snakes towards Mansfield with only a small cluster of buildings around the cross roads which Rainworth Village later developed around. Prior to the railway and colliery it would be reasonable to assume the majority of the buildings were primarily linked to an agricultural use, with just a couple of farmsteads, along with an Inn on the same cross roads, crossing-point to the small stream of Rainworth Water that feeds L Lake, now a fishing lake. It is not until the 1947 OS map that the 400 houses between Kirklington Road, Python Hill Road and South Avenue are shown just to the north of the railway line and the site of 11 Curzon Close.



Fig 5 – OS Map 1884 – National Library of Scotland Map Archive - 2024



Fig 6 – OS Map 1900 – National Library of Scotland Map Archive - 2024



Fig 7 – OS Map 1920 – National Library of Scotland Map Archive - 2024

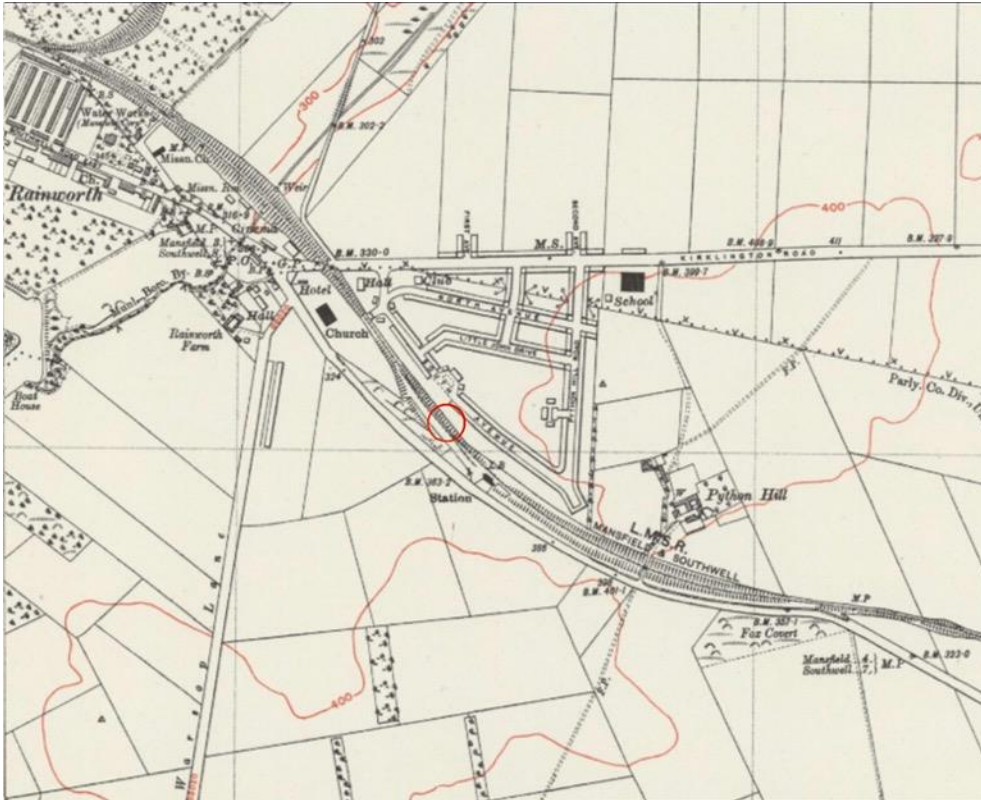


Fig 8 – OS Map 1947 – National Library of Scotland Map Archive - 2024

2.0	THE CURRENT PROPOSALS
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2.1	Single storey side extension – new carport, window and door alterations.
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The proposal as detailed on the accompanying drawings is to construct a single storey side extension - around 38sqm, along with the construction of a new carport and window/door alterations. This will extend the property providing more living space and a third bedroom to this modest bungalow.

Proposals	Details
Construction of a single storey side extension in principle	The current bungalow is sited to the south of the locally listed properties along South Avenue at the end of the rear gardens of 43 & 45 South Avenue. The property is well screened behind a 2m high fence and the proposed development is a single storey extension where the properties on South Avenue are two storey properties. The extension is no higher than the existing ridge of the property, so it is hard to see that this development will impact the setting of the properties on South Avenue in anyway.
Construction of a new carport	Again, the new carport is single storey development around 25-30m away from the rear elevation of the properties 43 & 45 South Avenue, screened from much view with a 2m fence and is single storey in nature.
Window and door alterations	The new window and door alterations are well screened and at single storey. The new rooflights to the side extension are facing south away from the locally listed properties on South Avenue.

2.2	Summary of relevant planning policy
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We consider that the current proposals are in-line with the National Planning Policy Framework (NPPF) and do not constitute any harm or adverse effects to the locally listed properties which they are in proximity to. The development is close to what would be permitted under permitted development for the property, certainly in terms of additional footprint, it is just the roof of the new extension that we have higher than the permitted 4m ridge height required for permitted development as we feel this ties in better with the existing bungalow roof pitch and roof line. By matching the existing materials and appearance of the existing property we are confident this is development is appropriate within proximity to a locally listed heritage asset. In addition, we believe there will be no overbearing or loss of amenity of the neighbouring properties in the construction of this single storey side extension.

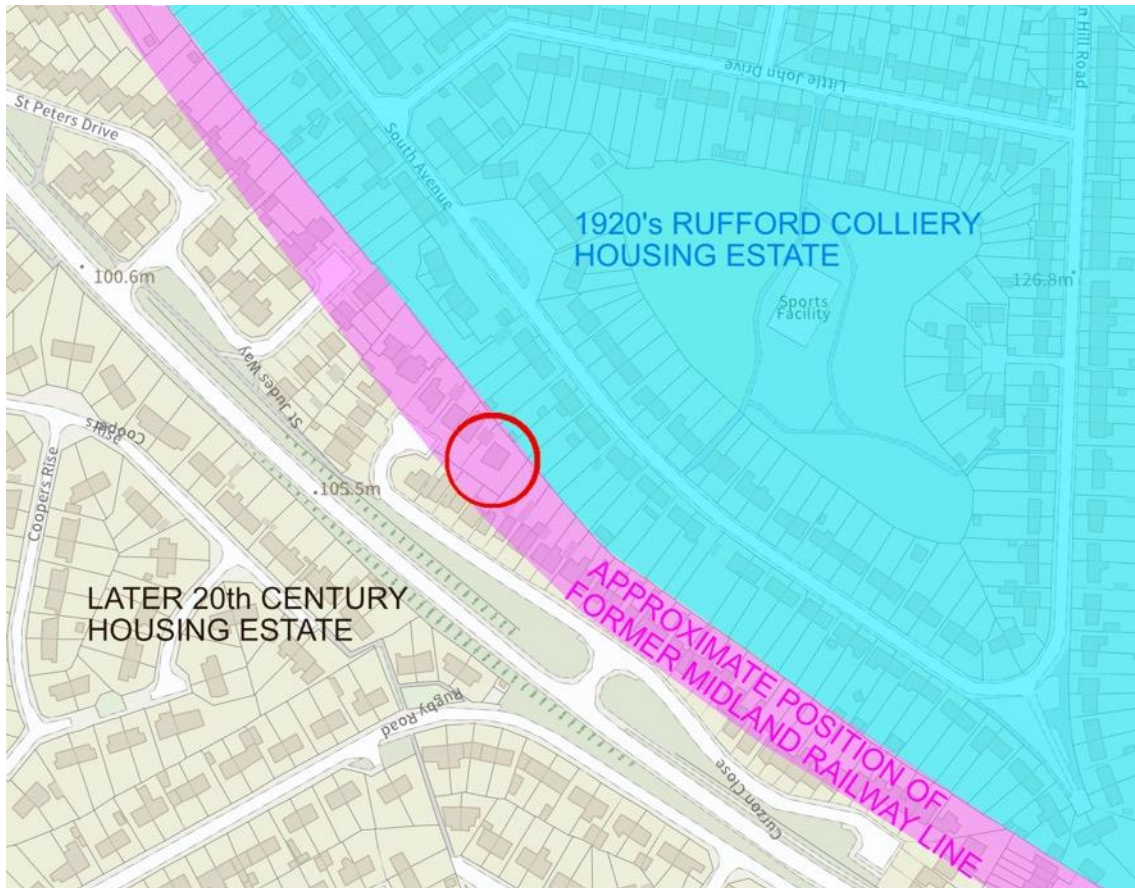


Fig 9 – OS Map 2024 – Historic England Map Extract – 2024

(Author modified to show position of the site in red circle and shading to show Rufford Colliery House Estate and the former Midland Railway line).

3.0 APPENDICES

3.1 Environment Agency Flood Maps

The site is located within an area of Low Flood Risk to Rivers and Sea, but high from the Risk of Surface Water Flooding. The following are extracts from the Environment Agency Website.

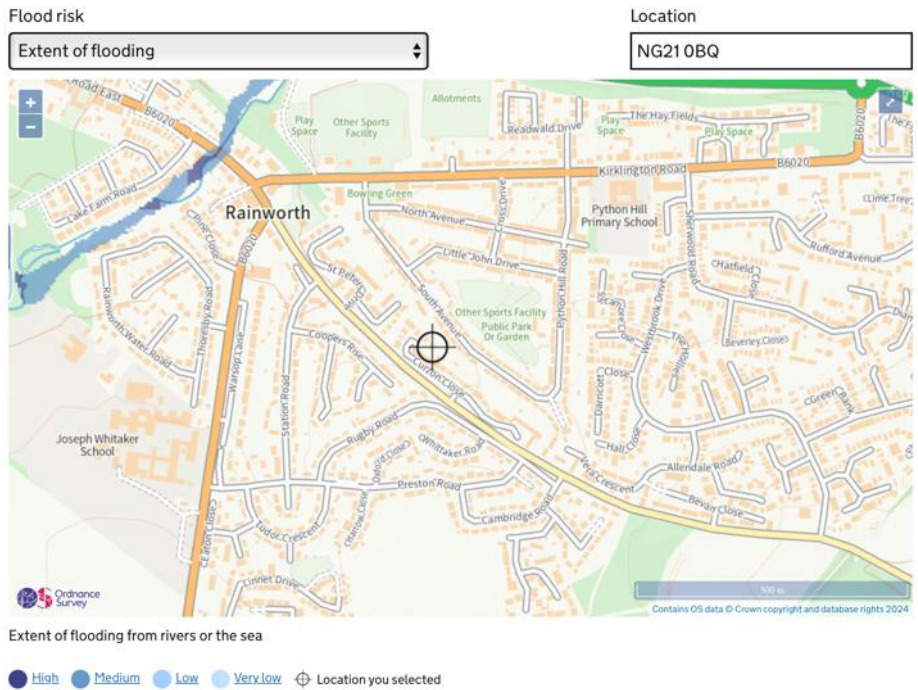


Fig 10 – Risk of Flooding from Rivers - Enviroment Agency Website – (Website Extract – 2024)

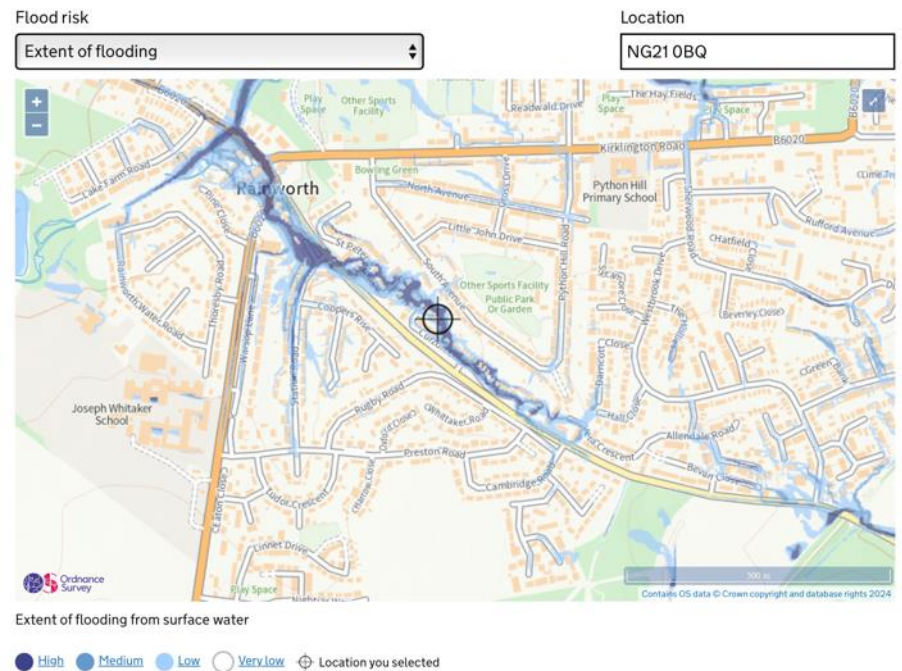


Fig 11 – Risk of Flooding from Surface Water - Enviroment Agency Website – (Website Extract – 2024)