



**Extension and Remodelling of 55 Westhorpe,
Southwell, NG25 0NE for Mr Peter and Mrs Maeve
Dunne
Statement of Significance (Heritage Statement)**

Date: 04/01/24
Project No: 2763

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1.0 Introduction and terms of reference

1.1

This Statement of Significance (Heritage Assessment) has been prepared by Croft Architecture Ltd on behalf of **Mr Peter and Mrs Maeve Dunne** to support the submitted planning application.

It illustrates how the proposed development accords with relevant national, regional, local planning policies, and explains the design principles and concepts that have been applied to the proposed development to identifying and explaining key heritage aspects in relation to the proposed works at **55 Westhorpe, Southwell, NG25 ONE**

1.2

This Statement should be read in conjunction with the following application scheme proposal drawings :

2763 -001 -Existing Site Location Plan

2763 -002 -Existing Site Plan

2763 -003 -Existing Block Plan

2763 -101 -Existing Plans

2763 -102 -Existing Roof Plan

2763 -103 -Existing Elevations

2763 -301 -Proposed Site Location Plan

2763 -302 -Proposed Site Plan

2763 -303 -Proposed Block Plan

2763 -304 -Proposed Plans

2763 -305 -Proposed Elevations

2763 -306 -Proposed Roof Plan

2763 -307 -Photographs of Existing Property and Landscape

1.0 Introduction and terms of reference

1.3 Listings

- The application site is **not** listed
- The application site does **not** contain any listed buildings, structures or scheduled monuments.
- The application is **not** within AONB or SSSI
- The application site is located in the Southwell Conservation Area.
- The application site is located in Southwell.

2.0 Design & Access Statement

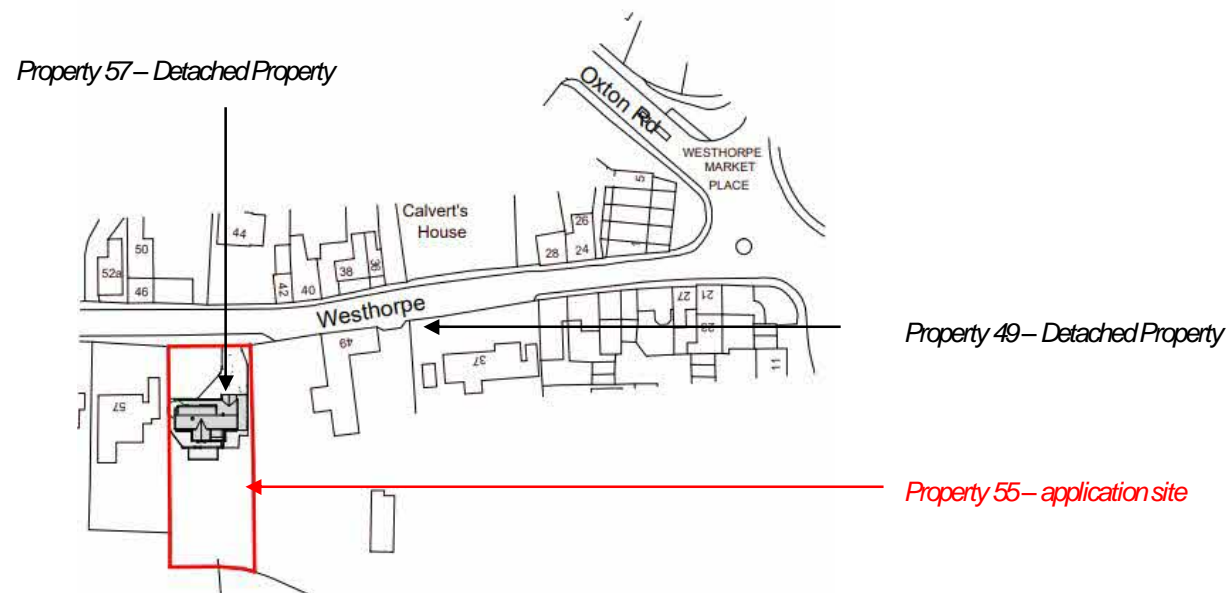
2.1 Site Description

Context

The application site is in the desirable residential area of Southwell, located to the west of market town Newark-on-Trent. Access into Southwell runs mainly on the B6386 and links to Nottingham and Newark by the A612. The area surrounding the application site is predominantly residential with a mixture of detached properties each with individual character. Trees, shrubs and hedges surround the immediate area. The site and property is not set within the green belt, nor is the property listed. However, the property is situated in the Westhorpe Character Area, within the Southwell Conservation Area. Property 49 is to the east of the application site, sitting closer to Westhorpe Road. To the west, property 57, a dormered two-storey property.

Existing property description

The property is favourable in size, the original footprint involves a two-storey dormered roof, detached with previous extension tied into the original dwelling. The current appearance of the property is mismatched and outdated; the proposal seeks to make aesthetic improvements that will enhance the setting of the property on Westhorpe Road. The windows used are utilitarian with standard white PVC casement windows to the front, with timber framed windows to the rear. The roof of the property is sloped with dormered windows to the front, these appear outdated and in need of improvement.



Design & Access Statement

2.2 Principle

The intention is to extend and update the property to create a home that is practical for the family, with plenty of natural day light, space, and style to add value to the property .

2.3 Layout

Exterior:

- Form a new extension to the front, creating a seamless front façade to the house and a more efficient entrance space .
- A new garage to the side of the house, to replace the outdated car port and improve the front visual of the property .

Ground Floor:

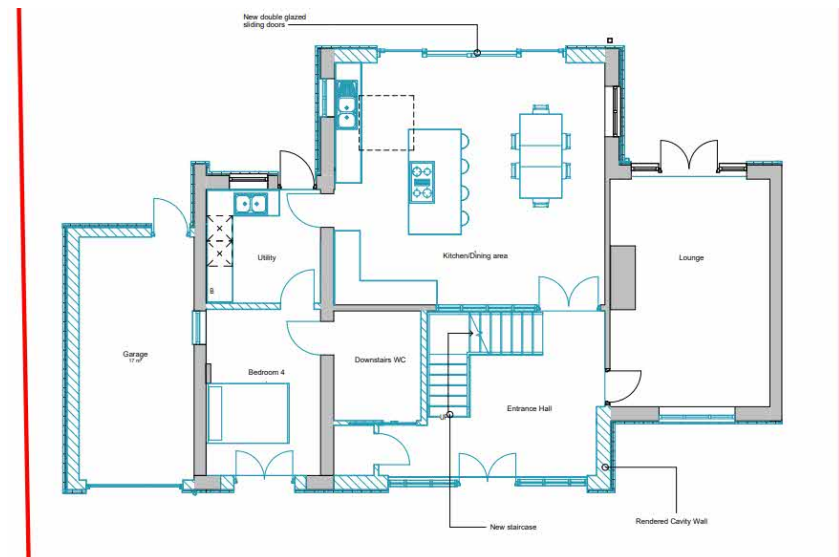
- A newly positioned staircase to increase natural light throughout and improve circulation to the ground and first floor.
- Form an open plan kitchen, diner.
- Sliding doors to the rear of the property, creating a better connection to the private garden .



Two-storey original with sloping roof and dormer windows



Previous rear extensions



Design & Access Statement

2.4 Scale

The proposal involves a replacement roof with a higher eaves' height to the front, maximising headroom within the property. The eaves have been lifted to line through with the existing ground floor front elevation—keeping both lounge and first floor elevation set back. The extension to the hallway at ground floor level has been designed to be in line with existing front extension.

The proposed is sized appropriately to the context of both the existing property and neighbouring properties by keeping its eaves to the front lower than the rear, and ridge line lower than neighbouring properties of a similar nature.

Refer to proposed elevations and below photos for further reference and details.



Design & Access Statement

2.5 Access and Parking

Parking will remain to the front of the property. The additional garage will also allow for an additional parking space for cars to be locked away securely. The main entrance/access into the building will remain facing towards Westhorpe with rear access to the kitchen, utility, and lounge space. The rear of the property can be access via both sides of the house – and through the garage.

2.6 Appearance

The properties within the Southwell area are a mixture of modern and traditional dwellings with a mix of materials, in the Westhorpe Character Area the properties are of different styles from different time periods. The appearance of the proposal involves a contemporary design that incorporates traditional features. The glazing will add a modern element to the property whilst complimenting carefully designed features that enhance the character of both the property and surrounding area. Please refer to the elevation drawings for reference.

2.8 Façade

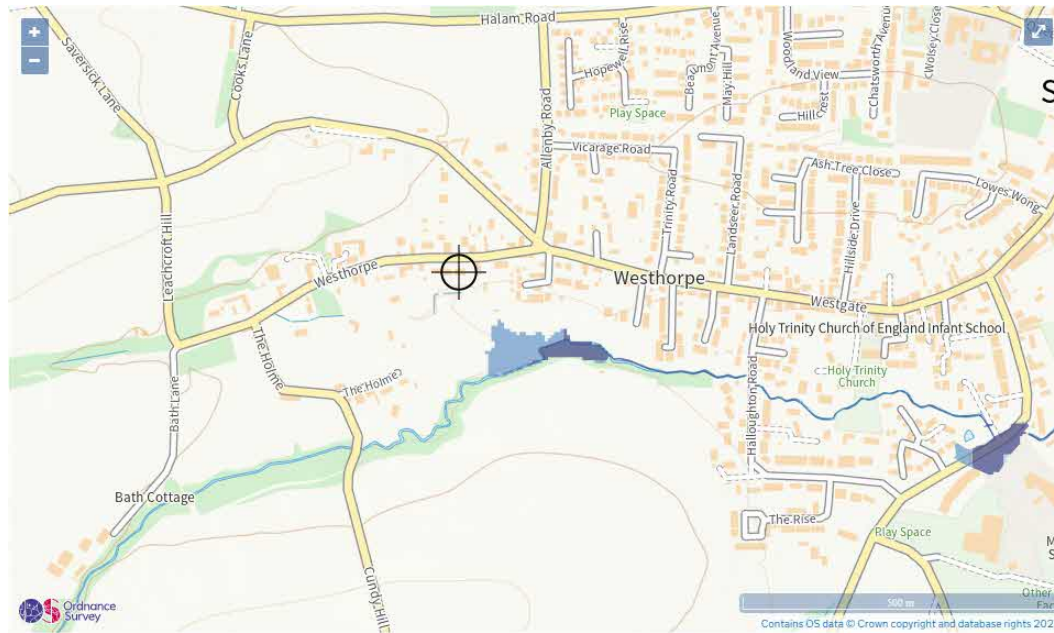
Due to the mismatch of bricks on the existing and dated hung tiles, a white render will be applied throughout to create consistent and clear front and rear elevations.. This is in-keeping with other rendered properties in the local vicinity. The top floor of the property will be clad in horizontal composite. This cladding will replace the old mismatch tiles to the rear of the house and create a fresh, clean façade to the front of the property (please refer to elevations for reference). At ground level the property will have brick slips in a lighter colour, enhancing the visual character of the dwelling.

2.9 Windows and Doors

All windows are to be replaced to be more efficient and to create a more cohesive overall visual to the property. They will be obscured where it serves bathrooms / WCs. A feature window of aluminium glazing pieces occupies the first-floor landing space. And floor to ceiling glazing surrounds the front entrance. This will allow natural light to access the central circulation space of the house. The rooflight kitchen will be standard central pivoting to increase natural light and ventilation into the spaces below. To the rear the timber framed widows will be replaced for high performing UPVC ones.

Please see 3.0 Heritage Statement for explanation and reasoning of how these decisions were made to enhance the Westhorpe Character Area.

2.10 Flood risk assessment



This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.06 ha.

A flood risk assessment is not needed

Rivers and the sea

Very low risk

Surface water

Very low risk

3.0 Heritage Assessment

3.1 Description of heritage asset and its setting

55 Westhorpe is situated in the Westhorpe character area within the Southwell Conservation Area. The dwelling is not a listed or positive building. However, it is in the vicinity of several Listed buildings. In particular 46,48 & 50 terraced properties, and 40 & 42. The current street scene has properties with varying roof height levels, designs and materials. With various features from different time periods such as white windows and symmetrical design.



Yew Tree Cottage (Building of local interest)



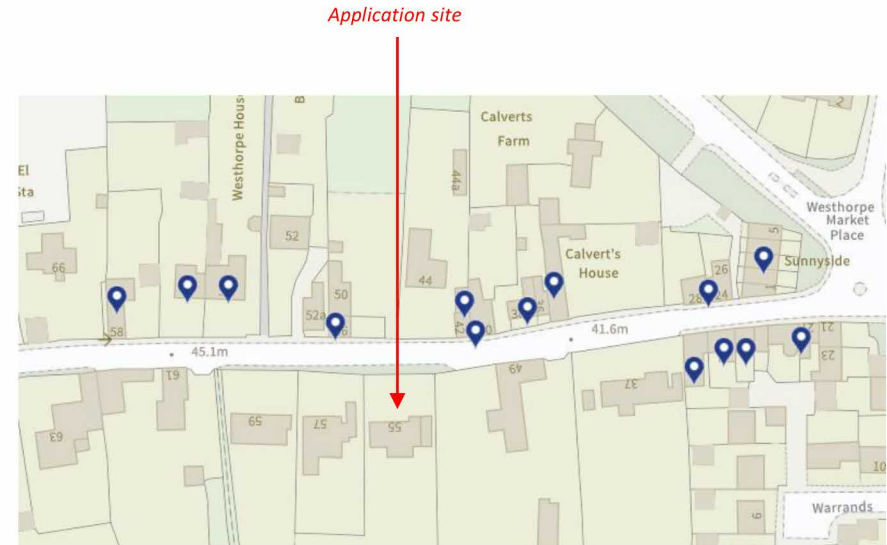
No. 49 (Building of local interest)



No 40 & 42 (Listed Building)



46, 48 & 50 (Listed Building)



3.0 Heritage Assessment

3.2- Existing Roof & Conditions

Due to the various extensions to the front, rear and side of the property the dwelling has an asymmetrical roof with varying heights, different additional materials such as timber panelling and white render and multiple contrasting forms in both angle and shape. On the sloped roof the material is interlocking concrete pan tile, whereas both the existing rear extension and carport have a flat felt roof. These roofs appear to be incohesive as a result. The condition of the overall roof appears to be aged as it has not been maintained; as evidenced by the moss growth throughout.

3.3- Existing Windows and Doors & Conditions

The existing windows are a mixture of UPVC white and painted timber –framed. The windows appear to be used for functional purposes only instead of a well thought-out design pattern; you can see this from the placement, sizes, shapes, openings and materials of the windows throughout the property. Some appear to be dated and unmaintained; the timber-framed windows to the rear of the property have peeling paint. The existing doors are also mismatch; due to the material of the doors being varied without a cohesive palette of either colour or material.

3.4- Existing Façade & Conditions

The property was constructed using traditional red brickwork. To the front of the property the dormered windows are clad with painted timber cladding (cream/light green). To the rear the upper floor is clad with hanging wall tiles. The dwelling in its current state drastically contrasts to both listed buildings and those of public interest within the vicinity of the application site.

3.5—Existing Boundary + Landscape

To the front of the property there is a large driveway that's set back from the private road; with the benefit of shrubbery and bushes providing privacy from the road. The driveway is accompanied by a good-sized front garden. To the rear, there is a private garden space with mature trees, hedges and shrubbery.



Example dated carport to the left of the property not in-keeping with local character.



Unappealing front facade, not in-keeping with local character. Dormered windows, sloped roof, mismatched windows.



Pictures showcasing utilitarian style existing UPVC windows



Picture showcasing existing extension to property

3.0 Heritage Assessment

3.5 Assessing significance

The application site and the building contained within is not listed but any proposals to the building may affect the character of the area due to it being in the Westhorpe character area. Therefore, careful consideration will be taken to minimise impact/enhance nearby heritage assets. Since the property already contrasts with the surrounding properties. This contrast will be emphasized in a more suitable manner within the proposal.

3.6 Assessment of Proposals – The proposal

The scheme looks to remodel the inside of the existing house while also making changes to the exterior. With the aim to enhance the existing character of the house and improve the effect the façade has on the area. The proposal is to lift the dormered eaves at to the front of the property and remodel the inside to rework the space. Including demolishing the carport to the left of the property and replacing with a garage.

3.7 Assessment of Proposals – Roofs

To the front the eaves height will be lifted to improve head height throughout the property. The added gables to the front façade help to bring character into the property. The proposed roof throughout uses Marley modern roof tile (to be confirmed) a darker tone of tile to match existing. This is to ensure the appearance is retained with the existing style of the house and neighbouring properties that also have darker coloured tiles.

3.8 Assessment of Proposals – Windows and doors

The property suffers from damp; therefore, all existing UPVC and timber-framed windows will be replaced and upgraded with high quality UPVC, with trickle vents, to the rear and sides, and aluminium windows to the front, to improve aesthetics and increase the existing house's thermal properties, natural ventilation and energy efficiency. White windows are proposed as the surrounding properties use this colour. The front door will be white aluminium to match. Using the same style as that of both listed and other buildings within the vicinity. This creates a consistent and modern architectural style, to enhance the setting of the conservation area.



White framed porch with glazing



White windows, symmetrical/pattern architectural design

3.0 Heritage Assessment

3.9 Assessment of Proposals – Façade

The eaves to the front of the property will be raised to allow for additional first floor space and head height. The proposed roof to the front involves multiple gable ends to create character and visual interest within the area. The hanging wall tiles to the rear, and vertical cladding on the front dormers, are being replaced as they look dated; with horizontal composite cladding at first floor level and white render to the ground floor. The horizontal composite cladding in a stone-grey colour helps compliment the environment of the application site; the muted colour tone helps the dwelling blend into the street scene, whilst giving the property a uniform and cohesive look. The extension to the front of the property (hallway space) will have white doors and windows, mimicking that of styles used throughout the local area.

3.10 Assessment of Proposals – Boundary + Landscape

The boundary and landscape of the application site will remain largely the same. To the front of the property the front garden will be altered where it crosses over with the proposed extension. The trees, bushes and shrubbery will remain the same as they create privacy for the site. Where the development affects the surface ground it will be made good to match existing.

4.0 Conclusion

By using appropriate scale, appearance, layout, landscaping and access, and carefully considering the context of this property, the proposal would achieve significant improvements that would be visually beneficial and suitable for the family's needs. Since there is no consistent property type of the area, most dwellings are detached and differ from the next, the proposal demonstrates a contemporary and pragmatic approach to suit the applicant's needs as well as respect the area's context through materiality and form.

Although not a Listed or Positive building, we are seeking to make improvements to the building. The current building looks dated, neglected, and in need of attention. From the street facing the front elevation it is clear the building has been altered, with minimal consideration on the effect of the surrounding environment. These changes will enhance its overall appearance/character by demonstrating its respect to the immediate context and wider area and thereby enhancing the Westhorpe character area and the Southwell Conservation area.

Approval of the proposal will bring benefits to this area of Southwell which when viewed in the round we trust will be acceptable.