

ALTERATIONS, PLUM TREE COTTAGE, SUNNYSIDE, FARNSFIELD, NOTTS.

ALTERATIONS TO EXISTING TWO-STOREY COTTAGE TO FORM A FIRST FLOOR BATHROOM AREA AND OTHER WORKS INCLUDING NEW WINDOWS AND EXTERNAL INSULATION.

PLANNING APPLICATION, FEBRUARY 2024.

HERITAGE IMPACT ASSESSMENT.

Plum Tree Cottage is a two-storey dwelling with ground floor offshot in front of and abutting the adjoining cottage. It is located in the Farnsfield Conservation Area, accessed from, and fronting onto, Sunnyside, off Quaker Lane. The offshot adds a front hall area and small bathroom to the cottage.

The construction is of solid brick external walls and with a double-pitched clay pantile covered roof. Sometime in the past the external red brick walls have been rendered all round and the render is currently painted pale blue. Internal chimney stacks at either end are evident on both floors internally and still exist externally projecting above coped gables, evidence of a former thatched roof.

A narrow garden area exists at the front and there is a good-sized rear garden on the south side with boundary walls and there is a freestanding garden shed.

EXTERNALLY:

Roof pantiles will match the existing, although a slightly shallower roof pitch is needed to maintain the head-height in the first floor bathroom extension. A rooflight to the proposed bathroom is included on the front north-east roof slope. Existing door and window openings are unchanged.

It is proposed to add external insulation to the existing walls where shown, with careful detailing needed at existing eaves, verges and rw goods, etc.

The proposals include replacement/renewal of existing window frames with d/g upvc frames with a single bar division proposed in lieu of the the existing modern small pane windows.

Existing boundary treatments are retained and unaltered.

INTERNALLY:

The footprint is unaltered. The proposals involve the replacement of an existing modern metal spiral stair with a traditional wooden staircase in the living area. On the first floor a new access is formed through to the proposed bathroom extension together with a stud partition to give access from the wood floor landing area. Existing bedroom floors are plaster.

The existing bathroom on the ground floor will become a cloaks with wc and whb.

CONCLUSION.

The current proposals have minimal or nil heritage impact effect.

February 2024