

Conservation Statement

Proposed Two storey front and single storey rear extensions. Additionally, a new raised roof incl dormer loft conversion.

She Nee Tay, Gravelly Lane, Fiskerton, Notts

The site is located adjacent to the Fiskerton conservation area. Therefore, this conservation statement seeks to set out how the proposed development responds to the heritage and location of the site.

Overview

The objective of this Application is to seek planning permission to demolish an existing conservatory and replace it with a new larger single storey rear extension. Additionally the bungalow will receive a raised roof with dormer loft conversion incl the addition of a two storey gabled extension to the front elevation.



Aerial View

The Site and Surrounding Area

The application site is located in the village of Fiskerton a small village on Northern bank of the River Trent. It is located between the villages of Rolleston and Bleasby and is 6 miles from Newark upstream and 12 miles from Nottingham downstream.

Fiskerton has no strong building form and no style that can be said to be typical. There is a mixture of buildings both in age and style and a variety of building materials and detail.

The predominant building material is brick although several buildings are rendered or painted including significant buildings like the listed Bromley Arms Public House.

Roofing materials are either slate or pantile with the larger buildings such as Trent House being slate. With such a range of styles and buildings materials, there are no two buildings or groups of buildings that are alike and this mixture is a significant part of the character of the conservation area.

Scale is more distinctive with those houses along the river frontage being large in large grounds in contrast to those away from the river, which are smaller and more tightly packed.

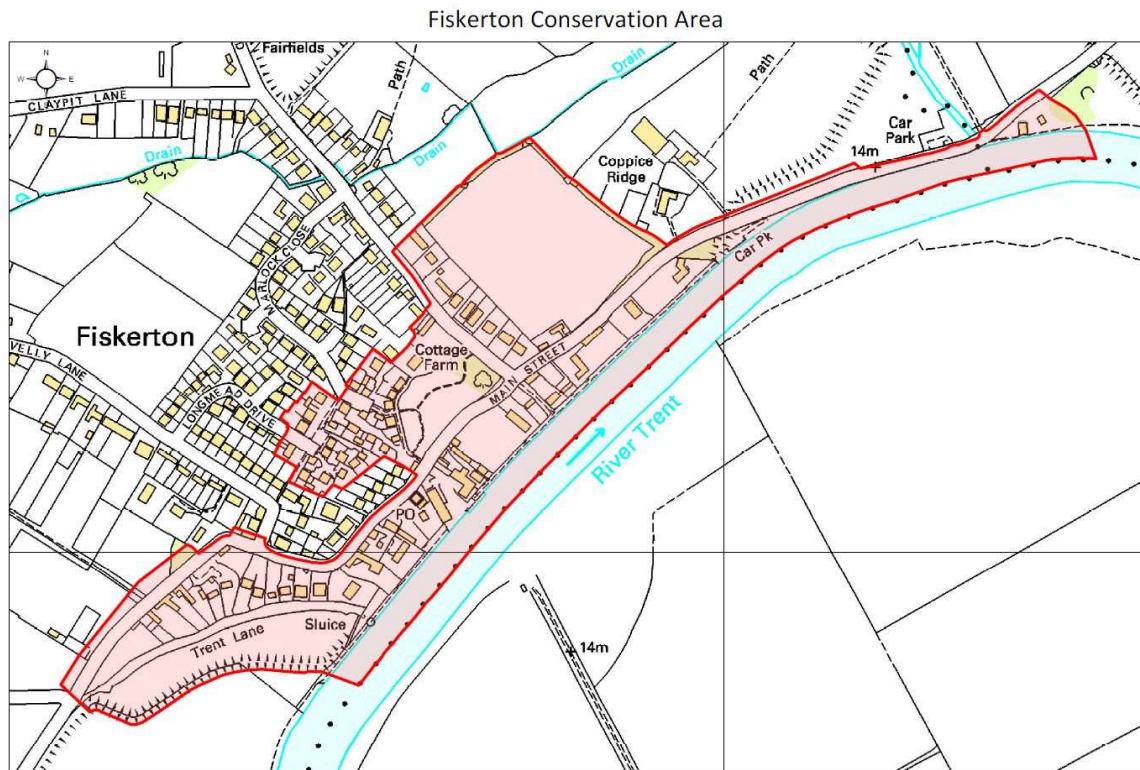
The Fiskerton Conservation Area

The Fiskerton Conservation Area was designated in November 2002 Fiskerton conservation area and is predominantly linear in form following the bank of the River Trent.

Fiskerton is one of a number of villages in the Trent Valley but one of the few to directly address the river. The old wharf with its public house, former maltings and moorings for boats is the focus of the river frontage. Some of the most accessible and attractive rural views of the River Trent in the District are here. It is this riverside setting that forms the basis of the conservation area.

The proposals have been designed to align with the principles of Conservation Area Policy and as such:

1. Preserve or enhance the special character within the Conservation Area.
2. Respects the character and architectural style of adjacent nearby properties.
3. Propose construction in materials to match and complement existing.
4. Incorporate characteristic materials including appropriate detailing



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Conservation area map

Character and Appearance

The proposals are considered to offer an improvement to the current bungalow. The enlargement allows an uplift in massing and architectural relief and detailing to improve the massing and offer a much more balanced and traditional aesthetic.

The following materials have been selected to complement and enhance the proposals with a design and materials palette to match and / or complement existing:

- New brickwork to match existing with new brick detailing to eaves and gable verges
- All existing brickwork removed to be reclaimed for use on raised gables to ensure seamless match
- Existing pitched roof tiles to be reclaimed for use on the new raised roof
- Aluminium framed rooflights and bi-fold doors
- High-performance flat roof covering to the flat roof extension
- Black rainwater goods on gutter brackets to match other nearby similar dwellings

Summary

This development intends to provide a redevelopment opportunity and enlargement. It will be well proportioned and use materials to complement and match. It will provide a modest enhancement to respond to modern family living needs whilst improving an asset within the Conservation setting.



Existing front elevation



Design principles referenced from nearby similar dwelling