

## HERITAGE STATEMENT

Application Reference – 24/00256/HOUSE

Site Address – 2 Station Road, Southwell, Nottingham, NG25 0ET

### The Property & Location



No 2 Station Road is situated in the Burgage Character Area of Southwell. The dominant feature of the Burgage is the parklike setting. The area is characterised by large houses in large plots, with many dwellings obscured from open view behind green boundaries.

With its density of buildings and planned linear form, Station Road provides a strong contrast to the open and verdant aspect of Burgage Green. As its name suggests, Station Road leads towards the former railway line and station. Traffic on this line ceased completely in 1964 and part of it is now used as the Southwell Trail.

No 2 Station Road is one of the late 19th Century terraced workers' houses, built from red brick and characterised by decorative brickwork and stone dressings around windows and doors. Along with neighbouring properties (1-23 and 2-14 Station Road and 3-9 Newark Road) it is recognised as a positive unlisted building in the Character Area. Other notable buildings on Station Road include the Final Whistle Public House (the only surviving public house of 4 licensed premises that were in or near to the Burgage, built in the 1860s as the inn for the railway station), Greet Lily Mill and Mill Race and Vehicular Bridge over River ("subject to potential addition to the conservation area").

Station House is a grade 2 listed building (Listing NGR: SK7065854356) "Former stationmaster's house and waiting room, now a house. Built 1871 for the Midland Railway Co. and converted c1976. Yellow brick with stone dressings and steep pitched slate roofs. Plinth, projecting quoins and window surrounds, gable bands, pierced wavy bargeboards with finials. Single ridge and external side wall stacks, with triple and double octagonal shafts respectively, those to the side wall stack with moulded caps. Windows are mainly C20 casements. 2 storeys; 2 window range. Cross plan. Front has a projecting central gabled porch with rebated segment headed doorway. To its left a gabled wing with a cross casement on each floor, that below being larger. To its right, beyond the external stack, a smaller casement. Former platform side has to right a gabled wing with a 2 storey canted bay window with glazing bar sashes above and cross casements below. To left, a large projecting through-eaves dormer with a 2-light casement and below, a cross casement. In the



centre, a rebated doorcase with a small window above it. Street end has a projecting gable with a 2-light casement above and a cross casement below. This building was erected when the line from Rolleston to Southwell, built 1847, was extended to Mansfield. (Trail guides: The Southwell Trail: Nottingham: 1976-).”



The visual impact and importance of views of the rear elevations should always be considered in any development proposals. From the rear of this property the view is primarily of rear gardens of houses on Newark Road, and it does not overlook, nor is it overlooked by, any significant dwelling, property or landscape.

### **The Proposal & Justification**

Application 24/00256/HOUSE refers to a proposed single storey rear extension and loft conversion.

The single storey kitchen will replace the existing kitchen and garden room.

The loft conversion will include a conservation grade velux window to the front and rear elevations.

All materials to be used externally will match existing materials and will therefore be unobtrusive.

The properties to both the left and right hand-side of this dwelling already have extensions of the same proportions as proposed for this dwelling, so the impact on immediate neighbours will be negligible. The proposal will also have minimal impact to the adjacent property on Newark Road (number 3) as it is approximately 18 metres away from number 2 Station Road and the aspect of the proposed extension will not overlook the garden amenity.





