

SHB Design

Heritage Impact Assessment

**PLANNING APPLICATION FOR THE ERECTION OF
AN OAK PORCH TO THE FRONT ELEVATION OF
THE ROSARY, CHURCH STREET, EAST MARKHAM NG22 0SA**



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1.0 Summary

This Heritage Assessment has been prepared on behalf of Mr I Watson (the applicant) to support and accompany a Householder Planning application to erect an oak porch to the front elevation of The Rosary, Church Street, Eask Markham NG22 0SA (hereafter referred to as “the site”).

The aim of this Heritage Assessment is to provide an assessment of significance of the development proposed to be carried out on the site and details the location of the site, the Conservation Area of East Markham and listed / heritage asset buildings in the vicinity of the site within the East Markham Conservation Area, along with the developments proposed.

2.0 Introduction

The site is a detached property.

The property is Grade II listed and is noted to be a Heritage Asset.

The property was built in the late 18th century with facing brickwork, raised and coped lead covered gables with kneelers, dentil eaves.

The roof is clay pantiles.

Windows are traditional timber sliding sash windows and doors are timber panelled with small glazing.

Ground floor windows are under segmental brick arches.

To the right of the property is a later addition with timber garage doors.

3.0 Detail of the Proposal

The proposal comprises the erection of an Oak porch to the front elevation of The Rosary.

The proposal has been sensitively designed to match the overall proportions and appearance of the existing dwelling.

This section of this document is prepared in accordance with recommended practice, and in accordance with the wording of the NPPF wording:

“The level of detail should be appropriate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.

4.0 Justification and Reasoning.

Guidance requires this document to:

- Briefly describe the application site and its setting.
- Identify the heritage asset(s) to which this matter refers (if any).
- Assess the significance of the subject building and the surroundings.
- Objectively assess and describe the impact of the proposals upon the heritage asset and the setting of the heritage asset.

Guidance also confirms that the level of an assessment of this type should be commensurate with the significance of the application concerned, and for that matter with the likely physical impact of any proposal upon that asset.

This document broadly addresses each of the bullet-pointed headings above.

- **The Site Setting:** The site lies within the South East corner of the historic village of East Markham and is located to the North East of the Grade I Listed Church of St John the Baptist.

The site is identified within the Bassetlaw District Council's Local Plan as being within the East Markham Conservation Area.

- **Related Heritage Assets:** As identified within the site setting, the building lies within the Conservation Area of East Markham. Related heritage assets comprise the following Listed Assets :
 - Church of St John the Baptist – Grade I Listed
 - Honeysuckle House – Grade II Listed
 - Pigeoncote at Woodward farm – Grade II Listed
 - The Manor – Grade II Listed
 - Norwood Cottage – Grade II Listed
 - Whitehouse Farm and attached barn – Grade II Listed

Notwithstanding the above Listed buildings, this proposal has no impact upon related heritage assets adjacent to the application site.

- **The Significance of the Subject Building:** The application site is of heritage asset and contributes to the history of the Conservation Area.

5.0 Design Proposals

The proposed materials have been chosen to be sympathetic to the dwelling and its period character and to be in keeping with the sites location within the Conservation area.

5.1 Roof

The roof is to be red clay pantiles tiles with half round ridge, all to match the existing dwelling.

5.2 Walls

The walls are to be red facing bricks to match dwelling with sandstone cappings, all pointed in lime mortar.

5.3 Porch

The Porch is to be Oak.

6.0 Assessment of Impact

As stated above, there are numerous buildings in the East Markham Conservation Area detailed on the Historic Environment Records but none of these are considered to be affected by the proposed development.

The site's location within the Conservation Area of East Markham has been carefully considered and the design has been developed to ensure that the development to this property is done sympathetically, so that the aesthetic character and features of the current building are maintained and enhanced and that any developments do not over power or detract from the buildings current style and features.

Therefore the development has been designed with the buildings character and the Conservation Area in mind.

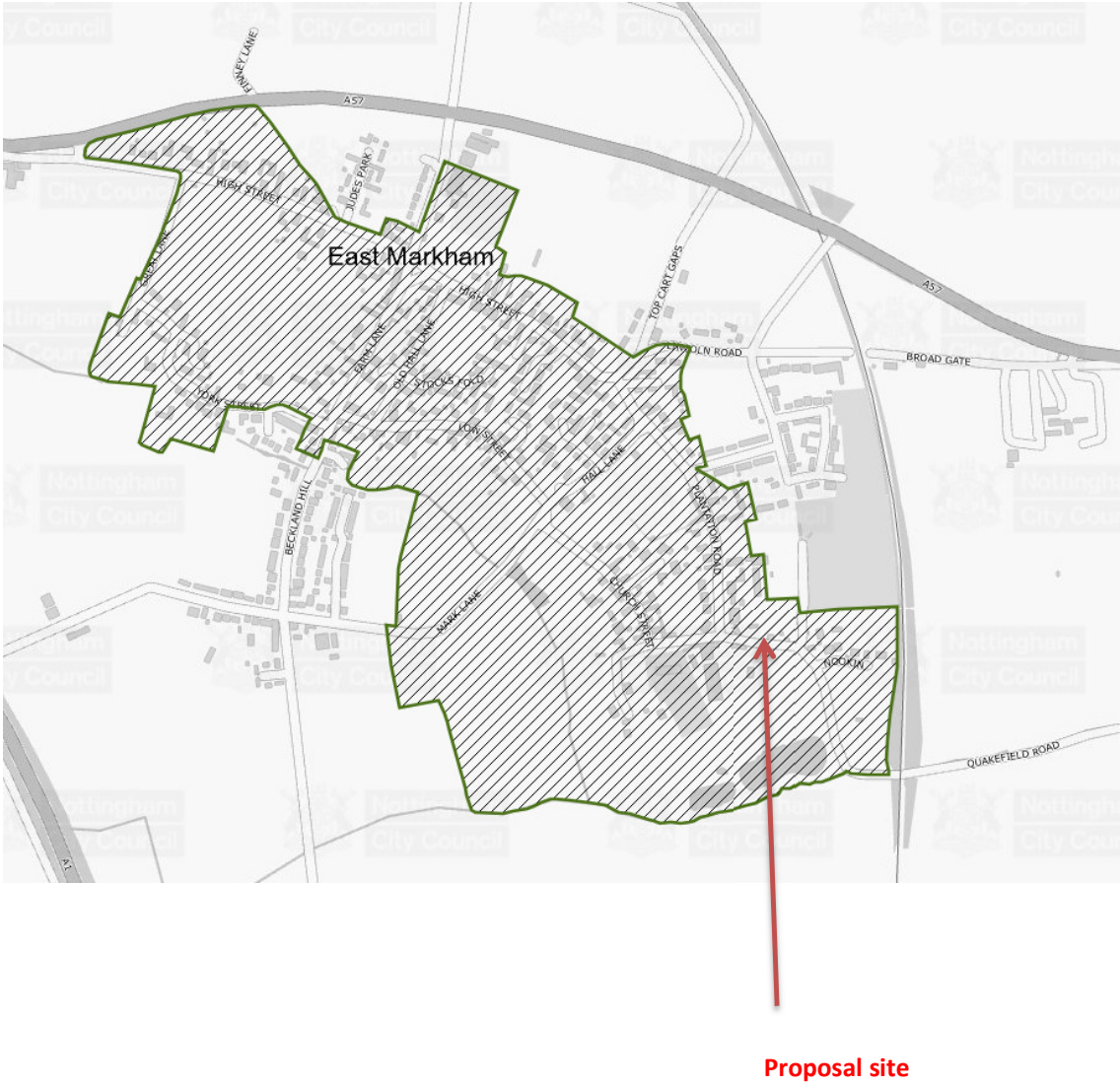
7.0 Summary

It is felt that the proposed Oak porch will sit well on the existing dwelling and its front fascade features and will fit well within the area and will preserve and enhance the aesthetic appeal of the existing dwelling and will not create any detrimental effect on the local environment or the Conservation Area.

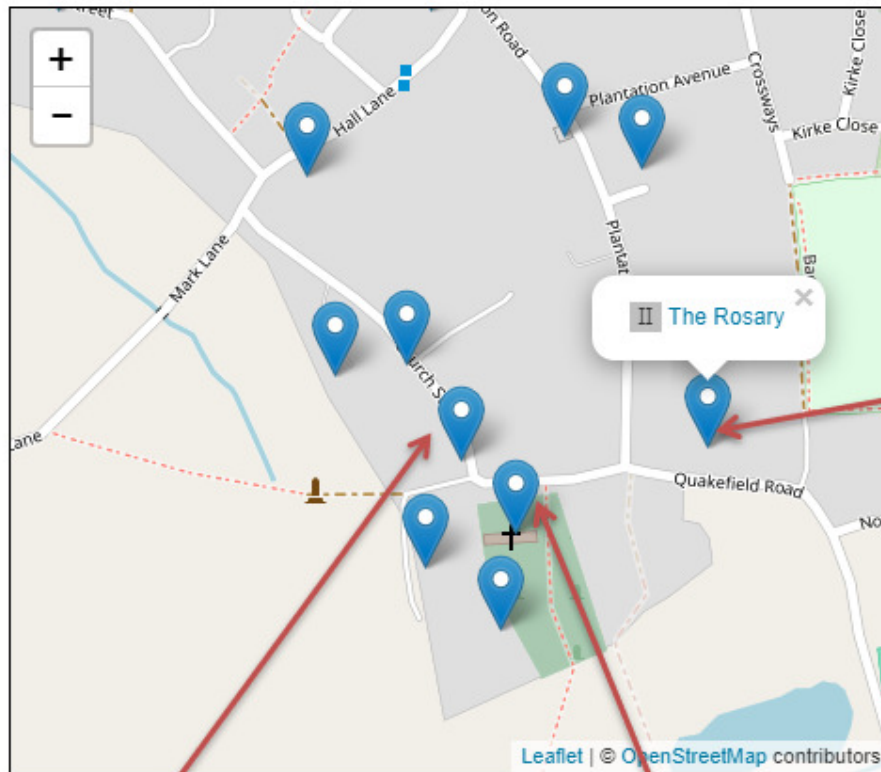
The proposal is non-contentious and constitutes nothing more than a porch.

It is not considered that there will be any detrimental impact upon the setting and neighbouring properties and most importantly, the other Listed buildings or the general character of the East Markham Conservation Area.

Appendix 1 – Map of East Markham Conservation Area



Appendix 2 – Map showing closest Heritage Assets



Norwood Cottage

Church of St John the Baptist

Proposal site