

# HERITAGE IMPACT STATEMENT

. MATTERSEY VILLAGE FALLS WITHIN A CONSERVATION AREA AND SUNDIAL COTTAGE (THE SUBJECT OF A PLANNING APPLICATION) ON MAIN STREET FALLS INTO THAT AREA.

. TO THE SOUTH OF SUNDIAL COTTAGE ALONG MAIN STREET AT A DISTANCE OF 150MTRS. THERE ARE 2 NO. LISTED BUILDINGS 1) CHAPEL HOUSE AND 2) THE CHAPEL. THE IMPACT FROM THE PROPOSED DEVELOPMENT ON THESE BUILDINGS IS VERY LITTLE AND NEITHER BUILDING HAS ANY VISUAL CONTACT WITH THE SITE.

. TO THE NORTH OF THE PROPOSED DEVELOPMENT SITE IS MATTERSEY HOUSE ANOTHER LISTED BUILDING. THE PROPOSED CARPORT/GARAGE IS VISABLE FROM MATTERSEY HOUSE WHICH IS SITUATED TO THE NORTH OF MAIN STREET AND MATTERSEY ROAD. THE MAIN HOUSE IS SITUATED TO THE EAST SIDE OF THE PLOT. AND IS A 3 STOREY BUILDING. TO THE WEST OF THE PLOT IS AN ANNEX BUILDING. THIS IS A 2 STOREY BUILDING. BETWEEN THESE 2 BUILDINGS IS A 2.300MT RED BRICK WALL. THERE ARE NO WINDOWS OR DOORS TO THE SOUTH ELEVATION OF MATTERSEY HOUSE SO THE PROPOSED DEVELOPMENT IS NOT VISABLE FROM WITHIN THE TWO BUILDINGS. AND CAUSES MINIMAL IMPACT ON THE LISTING.

THERE IS AN OPENING IN THE BOUNDARY WALL THAT JOINS THE 2 BUILDINGS WHICH IS THE ACCESS DRIVEWAY INTO THE COURTYARD. STANDING IN THE OPENING THE PROPOSED CARPORT/GARAGE IS VISABLE BUT RESTRICTED BY SEVERAL OUTBUILDING, BOUNDARY WALL ETC. TO THE REAR OF LINDHURST. THIS PROPERTY IS SITUATED IN BETWEEN SUNDIAL COTTAGE AND MATTERSEY HOUSE. (ATTACHED No.1 to No.6 PHOTOGRAPHS) ANY IMPACT THAT THE PROPOSAL HAS ON MATTERSEY HOUSE WILL BE KEPT AT A MINIMUM.

. FURTHER LISTED BUILDINGS TO THE NORTH OF THE DEVELOPMENT SITE AND MATTERSEY HOUSE ON EVERTON ROAD EXIST. NAMELY THE VILLAGE HALL AND CHURCH HALL COTTAGES. NEITHER HAVE ANY VISUAL CONTACT WITH THE DEVELOPMENT SITE AND ARE POSITIONED SOME 100MTRS AWAY FROM THE PROPOSED DEVELOPMENT. THERE FOR THERE IS NO IMPACT ON THE LISTINGS.

#### PHOTOGRAPHS :-

- . No.1. IS OF THE ANNEX BUILDING ADJACENT TO MATTERSEY HOUSE. THE SOUTH FACING ELEVATION IS BUILT IN OLD RED CLAY HANDMADE BRICKS AND THERE ARE NO DOORS OR WINDOW OPENINGS.
- . No.2. SHOWS THE GATED VEHICULAR ACCESS THAT LEADS INTO THE COURTYARD BETWEEN THE ANNEX AND MATTERSEY HOUSE
- . No.3. IS OF THE SOUTH FACING WALL OF MATTERSEY HOUSE. IT IS ALSO CONSTRUCTED IN OLD RED CLAY HAND MADE BRICKS AND THERE ARE NO DOORS OR WINDOW OPENINGS.
- . No.4 THE VIEW OF SUNDIAL COTTAGE FROM THE VEHICULAR ACCESS AT MATTERSEY HOUSE.
- . No.5. TAKEN TOWARDS MATTERSEY HOUSE FROM THE DRIVEWAY INTO SUNDIAL COTTAGE.
- . No.6. TAKEN FROM THE FRONT GARDEN OF SUNDIAL COTTAGE AND SHOWS THE ANNEX BUILDING IN THE DISTANCE.

NOTE THERE ARE NUMEROUS FRUIT TREES, EVERGREENS, AND SHRUBS TO THE FRONT GARDEN. NONE TO BE PRUNED OR FELLED AND FORM A BARRIER BETWEEN THE PROPOSED CARPORT/GARAGE AND THE VIEW OF THE PROPOSAL FROM MAIN STREET

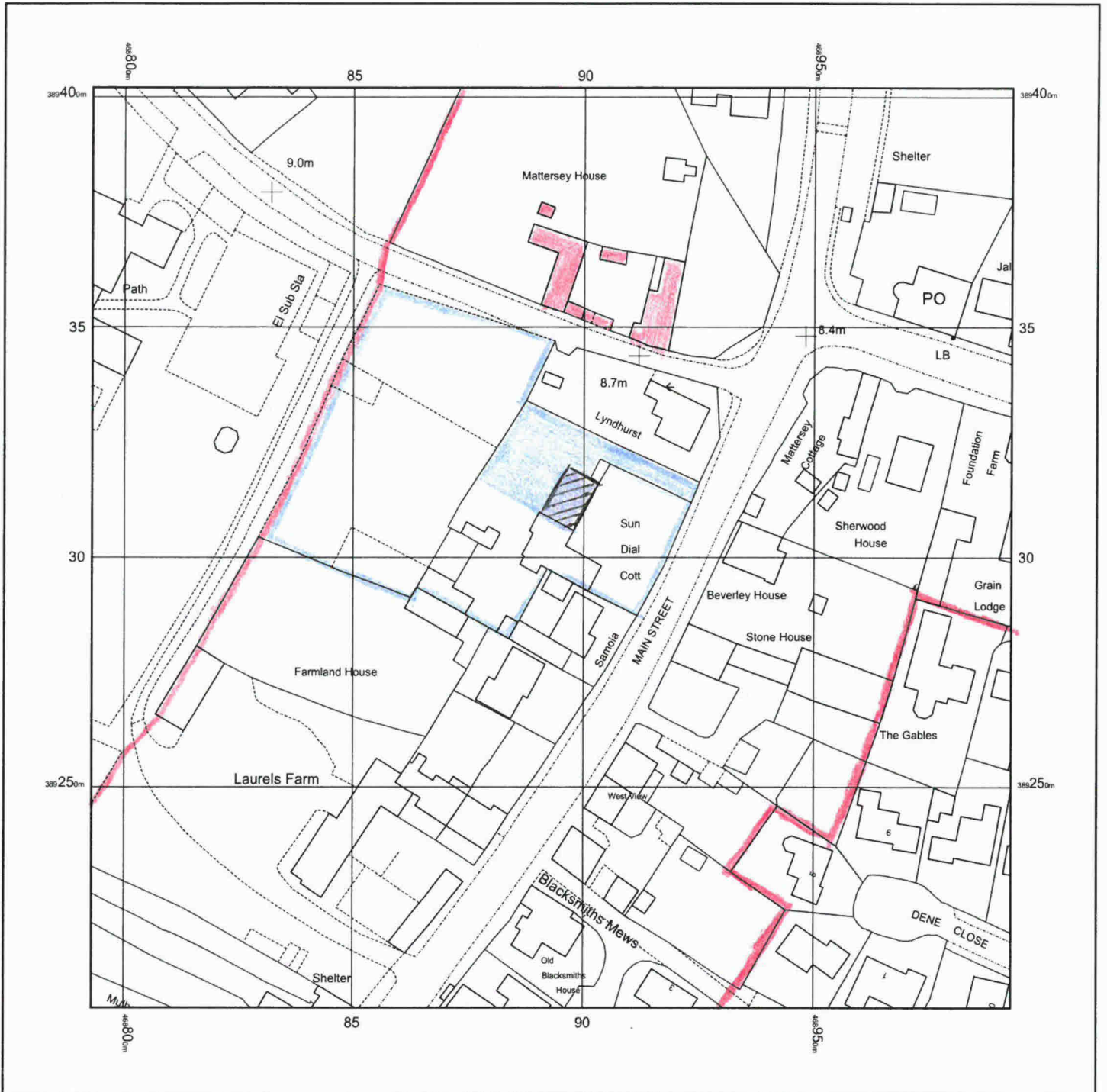
**SUNDIAL COTTAGE, MAIN STREET, MATTERSEY, NOTTINGHAMSHIRE, DN10 5DY**

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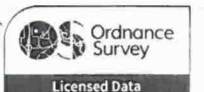
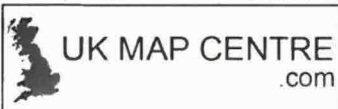


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0m 1cm = 12.5m 62.5m

Scale 1:1250

- LAND TO SUNDIAL COTTAGE EDGED IN BLUE
- LAND SHADED BLUE IS THE EXISTING 3.000MT. WIDE DRIVEWAY AND A LARGE TURNING AREA FOR VEHICLES.
- LAND EDGED RED INDICATES CONSERVATION AREA.
- BUILDING SHADED RED WITHIN THE CONSERVATION AREA LISTED BUILDINGS.
- HATCHED BUILDING IS THE SUBJECT OF THIS PLANNING APPLICATION. (BLUE)

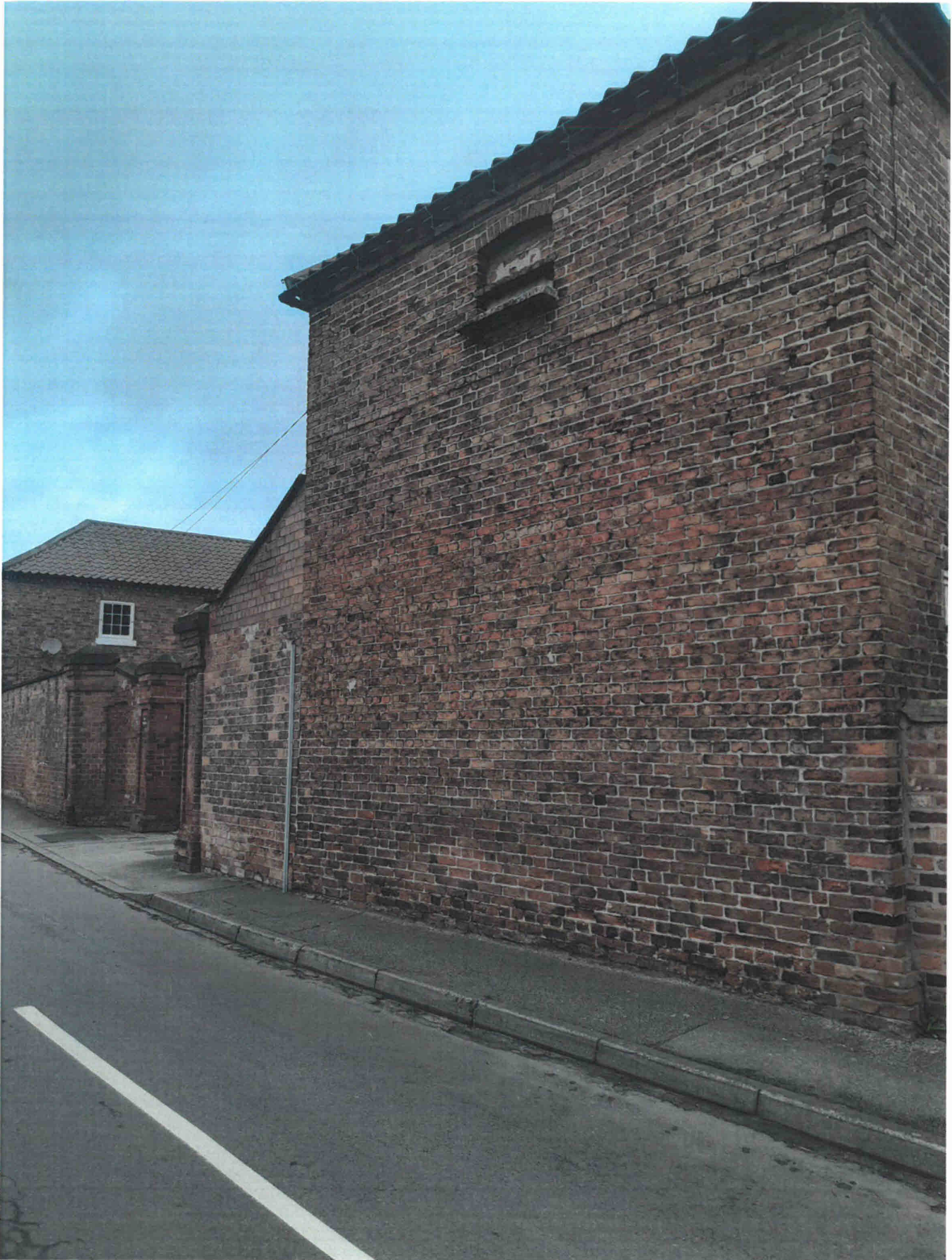




No. 1.



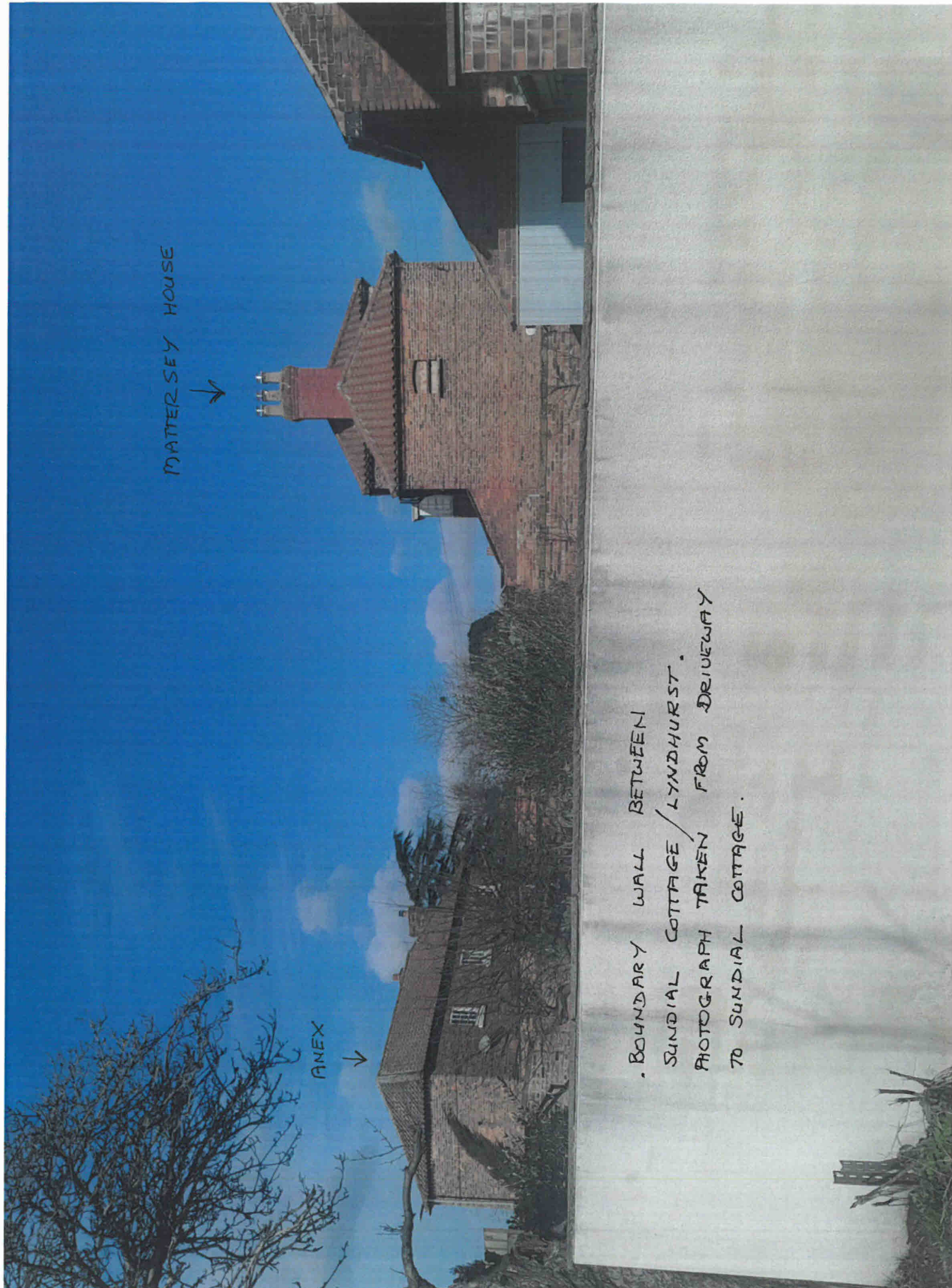
No. 2.



No. 3.

SUNDIAL COTTAG.





MATTERSEY HOUSE



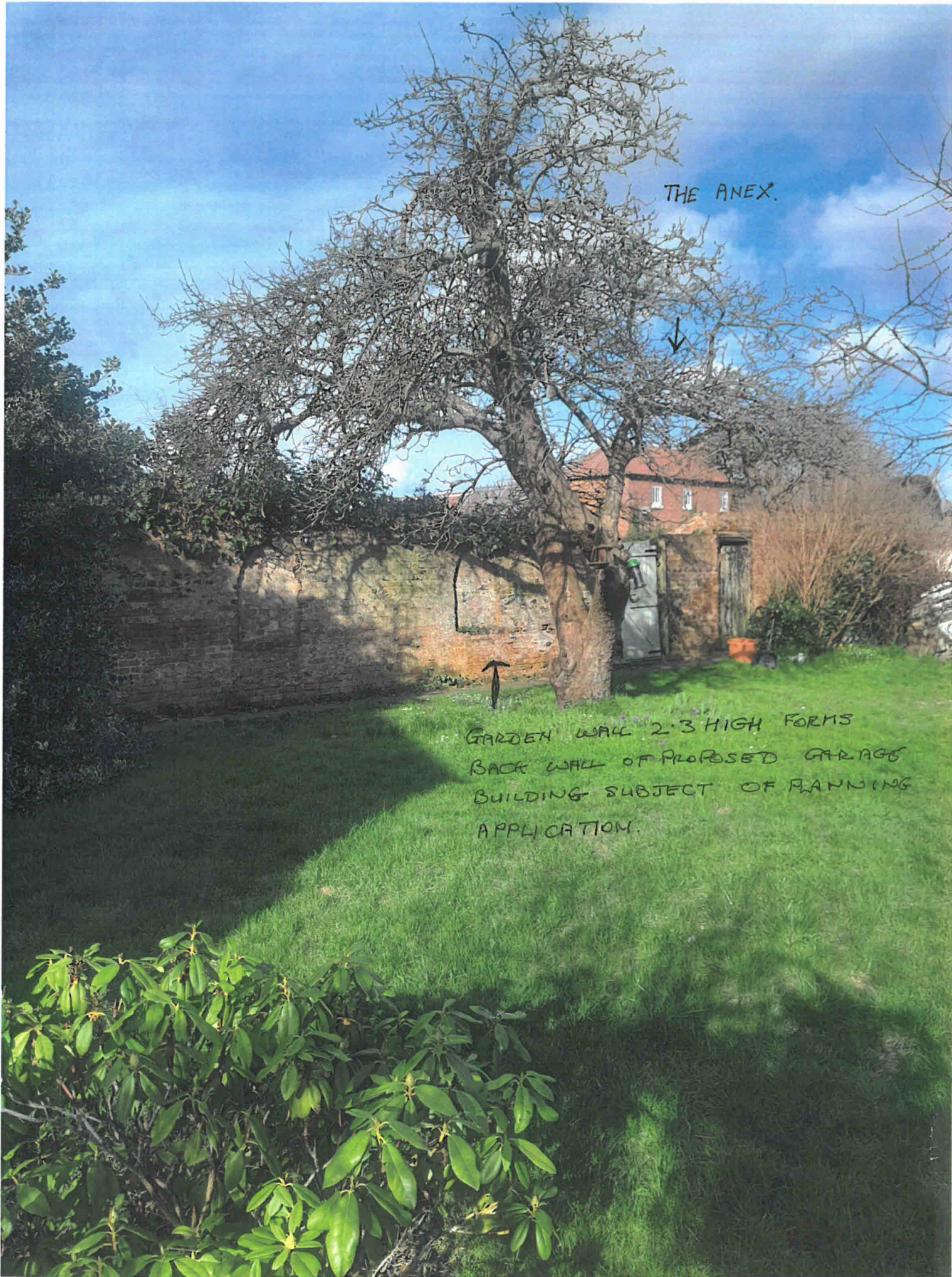
ANEX



. BOUNDARY WALL BETWEEN  
SUNDIAL COTTAGE / LYNTHURST.  
PHOTOGRAPH TAKEN FROM DRIVEWAY  
TO SUNDIAL COTTAGE.

No. 5.





THE ANEX.

GARDEN WALL 2.3 HIGH FORMS  
BACK WALL OF PROPOSED GARAGE  
BUILDING SUBJECT OF PLANNING  
APPLICATION.