
HERITAGE STATEMENT



MARCH 24

The Mount

Great North Road
Tuxford
NG22 0NW



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INTRODUCTION

1. This Heritage Statement has been prepared in support of an Application for Listed Building Consent for works or extension to a Listed Building and runs alongside an existing Planning Application - 24/00181/HSE
2. The property lies within the Tuxford Conservation Area (last designated 28th September 2011).
3. The property is a Grade II Listed Building and is Listed by Historic England (List Entry No: 1224257) first listed on 14th November 1985.
4. The listing detail is as follows:
House. Late C18 and C20. Red brick with rendered plinth. Pantile roof. Brick coped gables with kneelers. 2 red brick gable stacks. Wooden cornice. 2 storeys, 3 bays. Central C20 closed and gabled porch with single casements to front and left and glazed door to right, inner panelled door with over light. Either side are single glazing bar sashes under segmental arches. Above are 3 glazing bar sashes.
To the left set back is a single storey 4 bay outbuilding with dentil eaves. Large doorway with wooden door, to the left is a single glazing bar Yorkshire sash, a doorway with plank door and further left a single opening with wooden shutter.
To the right, set back, is a single storey plus garret wing with dentil eaves, and projecting glass and render conservatory, 1950s extension. Inner doorway with panelled door and single glazing bar Yorkshire sash to the right.
Attached to the right is a further greenhouse, 1950s extension.
5. The property is set back from B1164 Great North Road and is screened by mature hedgerows and trees.
6. The application seeks permission for Renovation and Extension of a Grade II Listed Building.

HERITAGE ASSETS AFFECTED & SITE HISTORY

7. The site is to the northern edge of the Tuxford Conservation Area and is connected to the nearby village by the B1164 Great North Road / Eldon Street.
8. The Tuxford Conservation Area contains a number of Listed Buildings.

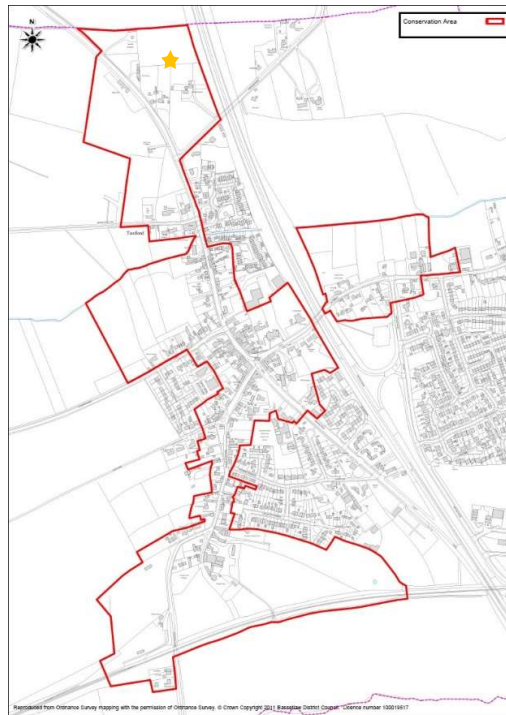


Image: Tuxford Conservation Area designated 28th Sept 1985

9. Directly to the North of the site lies the Grade II Listed - Windmill At Mill Mount (List Entry No: 1266911) first listed on 28th February 1952.



Image: Windmill At Mill Mount, Tuxford.

10. The Mount is shown on a 1921 Ordnance Survey map that identifies the long range of buildings to a similar scale to that of today.



Images: Left-1921 Ordnance Survey Map



Right-Magnified 1921 map.



Image: Magnified 1890 map.

PROPOSED WORKS TO EXISTING PROPERTY - EXTERNAL

WINDOWS

11. Restore / repair existing 6No Sash, 2No Yorkshire and 3No Casement windows. Works to include-
 - Install draught proofing systems.
 - Timber repairs to frames and sills.
 - New cords and balancing.
 - New putty work where required.
 - Install new window furniture, to match existing, where required.
 - Apply primer and undercoat.
 - External painting, to match existing.
12. Replace 2 existing modern windows to South Elevation with Timber fixed sash, 8 pane windows to match existing windows to West Elevation using 12mm heritage double glazing.
13. Replace existing Kitchen Yorkshire window to East Elevation with larger new Timber Sash window to replicate existing window to right (viewed internally), using 12mm heritage double glazing.



Images: Left – Modern windows to South Elevation. Right –Kitchen windows. Left Hand one to be replaced.

RAINWATER GOODS

14. Replace existing guttering with new 151mm AMAZON-RWS Gutter System Ogee Aluminium Roll Formed Gutter with Scratch Resistant Coil coated in Black.
15. Replace existing downpipes with new 76mm Cast Collared Aluminium RWP, Polyester Powder coated in Black to outside Faces only.



Images: Left – South Elevation.



Right – West Elevation.

MASONRY

16. Remove existing Cement Render, from all elevations, to improve building breathability and water vapour transmission rate.
17. Repoint brickwork, where required, using a suitable lime-based mortar.
18. Roof and Chimneys to be repaired to prevent water ingress. To include new lead flashing along gulleys and replacing existing concrete flaunching's.



Images: Left – Cement Render to West Elevation. Centre – Chimney / Flaunching. Right –Cement Render to East Elevation

BASEMENT

19. Preserve and weatherproof existing steps leading to basement, adjacent to porch. Install new casing / framework complete with a toughened glass cover.

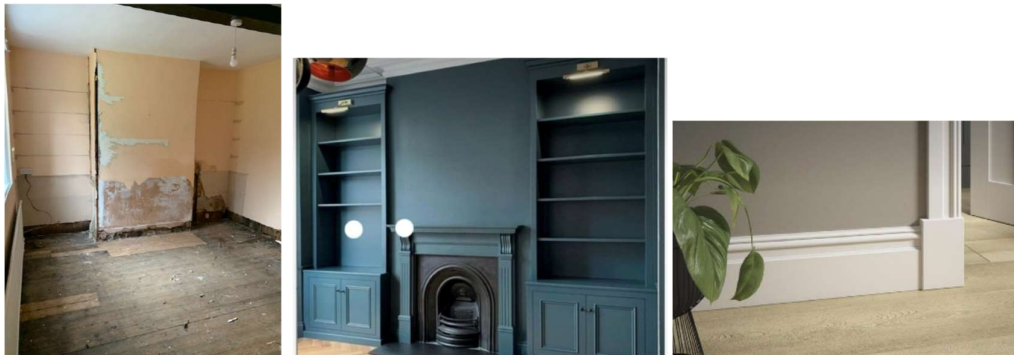


Image: Steps to Basement

PROPOSED WORKS TO EXISTING PROPERTY - INTERNAL

GAMES ROOM (FORMERLY DINING ROOM)

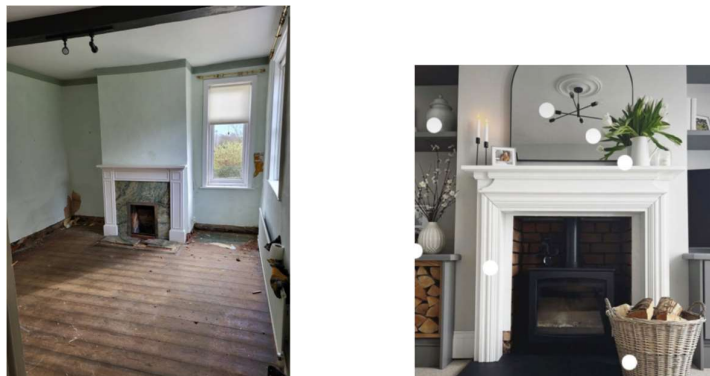
20. Remove plaster from walls, back to brickwork. Apply 3mm of Isovit E-Cork adhesive / bonding. Apply 60mm corkboard insulation and finish with lime-based plaster.
21. Open and restore Fire Place and add open timber shelving to each side.
22. Restore timber floors and add natural breathable insulation below.
23. Replace damp and damaged skirting with similar, to replicate period features.
24. Replace ceiling and add natural breathable insulation above.
25. Restore solid ceiling beam.



Images: Left – Existing chimney breast. Centre – Proposed fireplace. Right –Proposed skirting and architrave.

LIBRARY / SNUG (FORMERLY SITTING ROOM)

26. Remove plaster from walls, back to brickwork. Apply 3mm of Isovit E-Cork adhesive / bonding. Apply 60mm corkboard insulation and finish with lime-based plaster.
27. Restore Fireplace and insert wood stove taken from Family Room. Existing chimney to be lined & utilised.
28. Restore timber floors and add natural breathable insulation below.
29. Replace damp and damaged skirting with similar, to replicate period features.
30. Replace ceiling and add natural breathable insulation above.
31. Restore solid ceiling beam.



Images: Left – Existing chimney breast. Right – Proposed fireplace.

BOOT ROOM (FORMERLY FAMILY ROOM)

32. Remove wood burner and stainless-steel flue.
33. Install underfloor heating to concrete floor.

KITCHEN

34. Remove, safely, asbestos floor tiles.
35. Install underfloor heating to concrete floor.
36. Remove plaster from walls, back to brickwork. Apply 3mm of Isovit E-Cork adhesive / bonding. Apply 60mm corkboard insulation and finish with lime-based plaster.
37. Remove existing kitchen fixtures.
38. Create new doorway leading to Boot Room and brick-up existing.

STAIRS AND LANDING

39. Remove handrails and balustrades.
40. Replace with new, timber handrail and metal spindles.
41. Replace damp and damaged skirting with similar, to replicate period features.
42. Remove plaster from walls, back to brickwork. Apply 3mm of Isovit E-Cork adhesive / bonding. Apply 60mm corkboard insulation and finish with lime-based plaster.



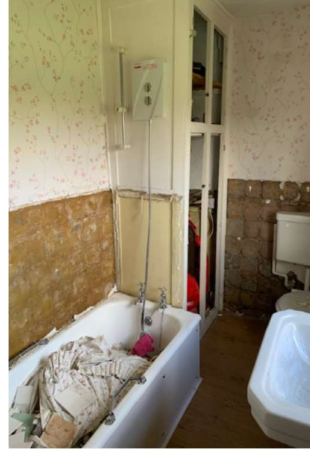
Images: Left – Existing staircase. Right – Proposed design.

BEDROOMS 1, 2, 3 & 4 PLUS CONNECTING LANDING

43. Replace damp and damaged skirting with similar, to replicate period features.
44. Remove plaster from walls, back to brickwork. Apply 3mm of Isovit E-Cork adhesive / bonding. Apply 60mm corkboard insulation and finish with lime-based plaster.
45. Restore solid ceiling beam.
46. Replace ceiling and add natural breathable insulation above.
47. Carpet floors with natural breathable insulation below.

BATHROOM

48. Remove all existing sanitary wear and replace with new.
49. Install ceramic tiling to walls and floor.



Images: Left & Right– Existing bathroom.

ASSESSMENT OF PROPOSAL

50. Consideration has been given to the impact that the proposed development would have upon the character and appearance of the Listed Asset and the Tuxford Conservation Area.
51. In terms of prominence, it is believed that the proposal provides for a modern and innovative approach, yet is still sympathetic to the wider site in terms of its scale, form, appearance and materiality;
52. It is proposed to use materials to the external that match, so far as is reasonably practicable, and are sympathetic, to the existing materials
53. The proposed site lies to the northern boundary of the Tuxford Conservation Area that contains a number of built heritage assets other than the development site.
54. The proposed scheme is largely screened by existing mature hedgerows and trees.
55. It is believed that the above scheme will largely enhance the property and diminish any impact of the proposal upon its surroundings and the significance of the Grade II The Mount.
56. Bassetlaw Conservation Department have been consulted by the client and the feedback with regards to the proposed works has been gratefully received.
57. The proposal is for works on an existing property; transport links will remain unaffected.
58. The property is a private dwelling and, as such, no access rights exist for the General Public.
59. The design and layout of the proposal provides for inclusive access.
60. Existing off-road parking provisions will remain unaffected.
61. Vehicle access to the property will remain unchanged and there is no requirement for extra vehicle access points.
62. Access to neighbouring properties will be unaffected.

POLICY AND GUIDANCE

In preparing this Heritage Impact Statement, consideration has been given to the contents of the following publications: -

National Planning Policy Framework – Part 7 Design

Planning (Listed Buildings and Conservation Areas) Act 1990

Bassetlaw District Council – Local Development Framework

Core Strategy & Development Management Policies – Development Plan Document (Adopted December 2011)

Policy DM8 (Design & Character) of the Bassetlaw Core Strategy and Development Management Policies DPD

Bassetlaw District Council – Successful Places – A Guide to Sustainable Housing Layout and Design (Adopted December 2013)

Bassetlaw Climate Change Strategy



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