

Design and Access Statement

Heritage Impact Assessment: Proposed new portico at 4 Kirk Hill, East Bridgford

Prepared in support of an application for Listed Building Consent and planning permission

1. Introduction

This statement has been prepared to evaluate a proposed portico. The purpose of this assessment is to understand the potential impacts of the proposed development on the heritage significance of the listed building and its immediate surroundings.

2. Description of the Proposal

The proposal involves the construction of a new portico attached to the Grade 2 listed building. The building is currently undergoing a conversion from a hotel into a single dwelling.

The existing porch is not original to the main house, and is identified in the official listing as dating from the late 19th Century. This element has been removed as part of an extensive refurbishment programme which has included the removal of the stucco finish to expose the original brickwork.



Behind this addition there is a pedimented doorcase with a fanlight, which is now visible:



The new open portico has been designed so that this original door surround is left undisturbed and visible. A new roof will be inserted above the doorcase, avoiding the existing rubbed arches now visible above the sash windows either side. This will be supported on 2 new stone columns. The size and style of the new columns are based on an existing loggia on the south west of the building:



There will be a hipped slate roof, with lead ridge and hips, with a hidden lead gutter. A fascia and soffit will be constructed in timber, to be painted white.

3. Context and Setting

4 Kirk Hill, referred to as "The Hill" is an imposing Country House, dating from 1792. Until recently it has been in use as a hotel and is currently being returned to use as a family home.

In the vicinity there are a number of heritage assets:

Church of St Peter: Grade 1 listed

The Old Rectory: Grade 2 listed

Garden House, Stable and Garden Wall: Grade 2 listed.

The building also lies within the East Bridgford Conservation Area, on the approach to the village via Kirk Hill.

4. Consultation with Conservation Officer

A consultation has been conducted with the conservation officer regarding the proposed replacement for the porch. The conservation officer has reviewed the proposals and a suggestion that the proposed porch is raised to avoid the rubbed arches above the sash windows has been incorporated into the design.

5. Heritage Impact Assessment

- **Visual Impact:** The replacement porch will maintain the visual integrity of the listed building, ensuring that its architectural character and historic features are preserved. The design will be sympathetic to the original structure, harmonising with its surroundings without compromising its heritage significance.
 - **Historical Integrity:** The replacement porch will allow the existing original doorcase to be preserved and enhanced, and remain visible. The open portico has addressed the awkward design of the previous porch, whilst retaining the historical integrity of the host building. Care has been taken to preserve original materials and features wherever possible, ensuring that the building's historical authenticity is maintained.
 - **Material Authenticity:** The materials selected for the portico will be a local stone chosen to match closely that of the columns on the loggia. The fascia and cornice will be in a durable timber, to be painted. The proposed roof will be in a natural slate, with a hidden gutter.
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- **Impact on the wider area:** Due to its size and siting, the proposed portico will not have an adverse visual impact on the Conservation Area nor will it affect the significance of the setting of the adjacent listed buildings.

6. Access

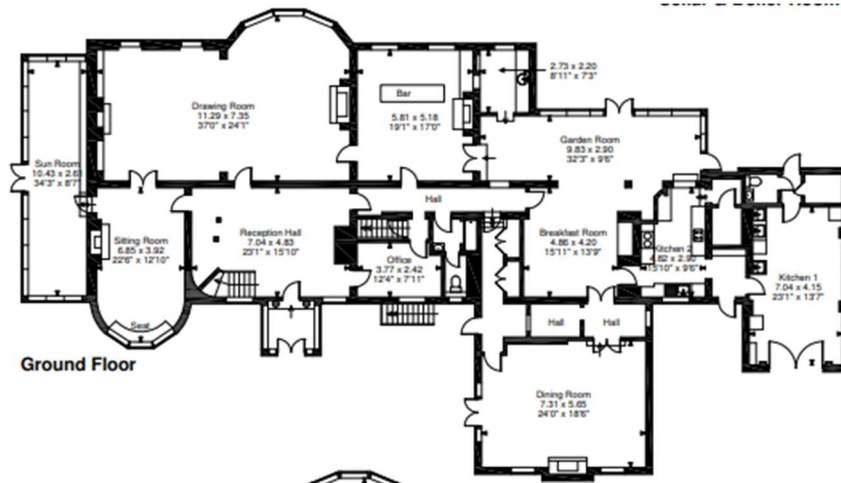
Access is not affected by this proposal.

7. Conclusion

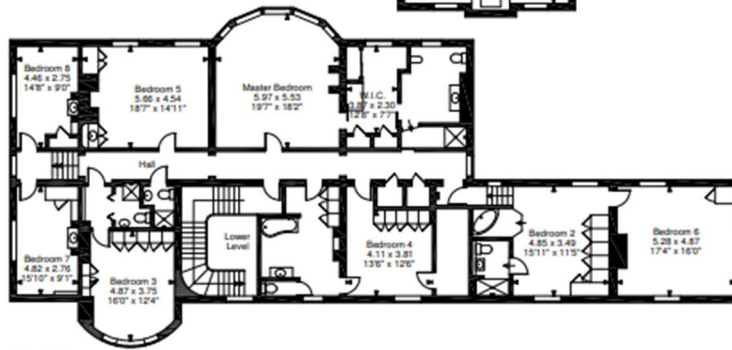
In conclusion, the proposed new portico will have a positive impact on the heritage significance of the building. Through careful design, consultation, and adherence to conservation principles, the new portico will contribute to the preservation and enhancement of the building's historic character.

Haven Architecture Ltd

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Ground Floor



First Floor