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Planning Statement
Conversion Of Store Building, Internal Alterations
(conversion of garage to a habitable room) & Entrance
Porch To the Front Elevation.
At
Manvers House, Ollerton Road, Tuxford, Nottinghamshire
NG22 0LF.



Rear Aspect

Rev A

Regulated by RICS

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Planning Statement

Introduction.

This report supplements our drawings for the conversion of store buildings, internal alterations to the integral garage forming a habitable room and a single storey entrance porch at Manvers House, Ollerton Road, Tuxford, Nottinghamshire, NG22 0LF.



Map 1: Tuxford Conservation Area boundary.

Map taken from the *Bassetlaw conservation area appraisal & management plan*.

Assessment

Manvers house is an existing residential dwelling located within the fringe of the conservation area of Tuxford.

The existing dwelling comprises of two storey brick-built construction with a courtyard to the front and gardens to the front and rear.

The property is accessed off Ollerton Road, Tuxford via a gated entrance.



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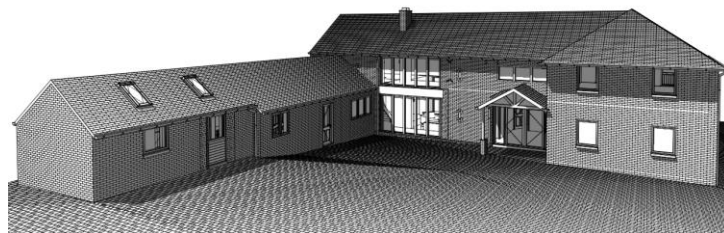
Site Location Plan

A public footpath is located to the Southwest side of the property over land under the applicants ownership.

The local area comprises of traditional and modern styles of building with external materials comprising of brick, render and pitched tiled roofs.

Design / Proposal.

Full planning permission is sought for the conversion of an existing attached store building to the front/ side of the property & internal alterations converting the garage to a habitable room. A single storey entrance porch is also proposed with a pitched tiled roof, timber posts and brick walls. All materials will match the existing property.



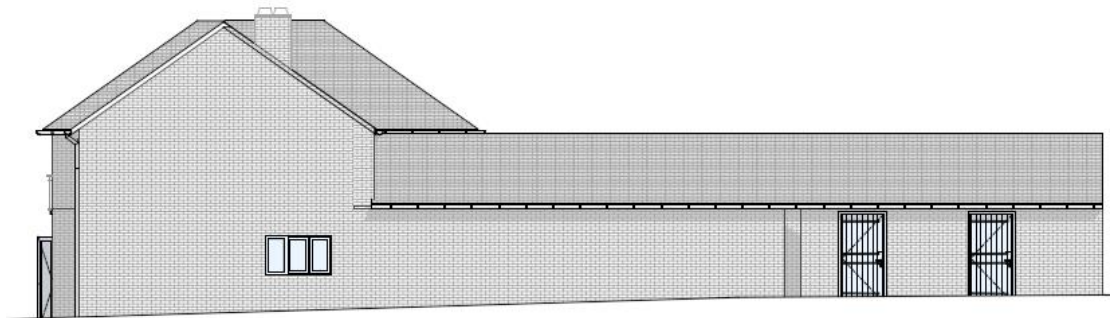
Proposed Rear Elevation

Landscaping.

The existing landscaping will generally remain the same as the proposed works are generally confined to the existing building.

Appearance.

Although a public right of way is located to the Southwest side of the property, it is proposed to replace the timber doors to replicate the existing. One of the doors to the store will not be accessible from the internal area, but eternally the opening will appear to exist.



Existing & Proposed Southwest Elevation.

Within the courtyard elevation, the existing store door will be replaced with a half-glazed timber window to replicate the appearance of a barn door. The existing opening will be maintained to preserve the original buildings fabric,



Proposed Northeast Courtyard Elevation.

Two conservation roof lights are proposed within the roof structure.

The roof timbers will be replaced to allow for new insulation requirements and strengthening required by current building regulations. However, the height

and pitch will be maintained to ensure the original external appearance remains the same as the existing.

Garage Conversion.

An existing integral garage is located within a recent extension to the property which was not part of the original barn building. It is evident that this area of the property was not part of the original barn building.

Two new openings are proposed to the rear Northeast elevation. The existing garage door will be glazed.

New doors and glazed areas will replicate the style of the existing windows within this area of the building.

Conclusion.

For all the aforementioned, it is considered that the proposed development comprises of an acceptable design with consideration to the building and its construction fabric. Building materials will match the host dwelling and great care will be taken to replicate barn doors to closely match the existing.

The proposed works will have very little, if not, no impact on the conservation area and it is respectfully considered that planning approval for the scheme be granted.