



## HERITAGE IMPACT STATEMENT



**All Hallows Cottage  
114 Whinney Moor Lane  
Retford  
Notts DN22 7AF**

**Replace conservatory to rear with an Orangery Extension,  
Replace timber fence with brick wall screening rear garden,  
Replace 3no. upvc windows to rear with timber,  
Provide new window to side elevation facing garage &  
Minor Internal alterations**



VAT Registration No. 430 5166 27

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This Heritage Statement has been prepared by John Loom for Taylor Loom Consultants Ltd.



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Chartered Building Engineer

## **ASSESSMENT**

### **1. Name and Address of the Site**

Applicant Name: Mr Pritchard & Miss Smith

Land Location: All Hallows Cottage, 114 Whinney Moor Lane, Retford, Notts DN22 7AF

### **2. Introduction**

2.1 We have been commissioned to provide architectural services to improve the existing property following the purchase by our clients. There have been various works carried out the property by previous owners which are now felt to need to be replaced to restore the listed building status of this building.

Prior to our commission our clients met with a member of the Conservation team from the local planning authority and discussed their vision for the home and for confirmation of the information required with a future planning/listed building consent application.

The existing property is know as 'All Hallows Cottage' and is a Grade II listed building. Please see the relevant information within this statement.

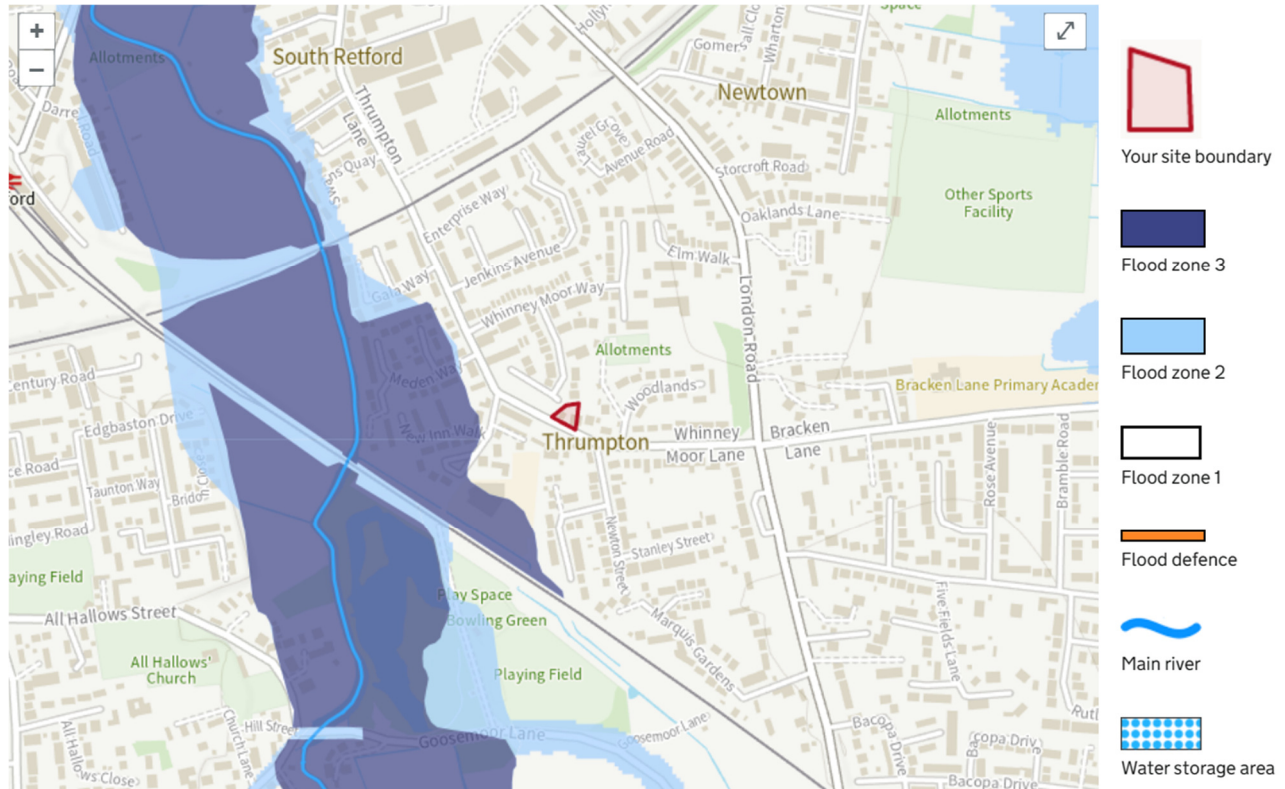
### **3. Proposed Works**

3.1 Our client is proposing to carryout the following works:

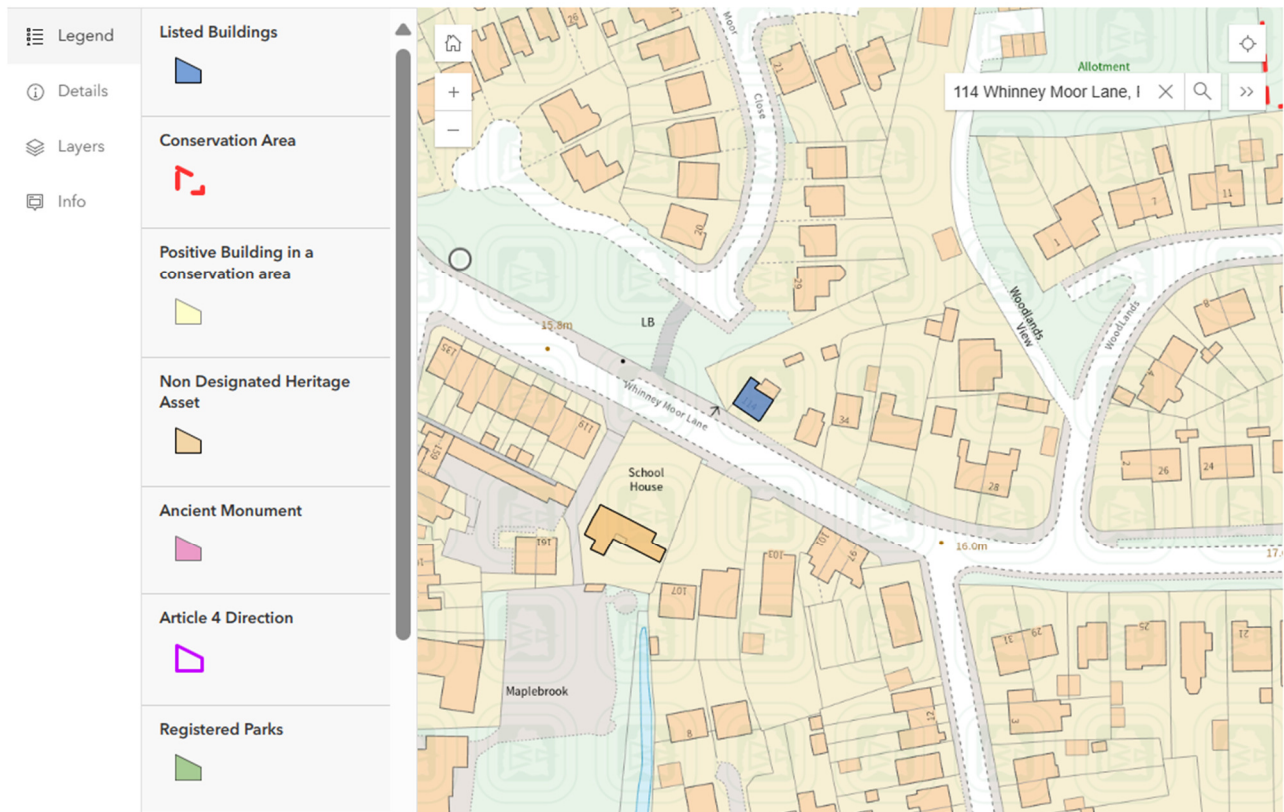
- a. Replace the existing timber fence with a brick wall. The wall is located between the rear of the house and the previously constructed garage;
- b. Carefully take down the existing conservatory and replace with a traditional 'Orangery' brick structure;
- c. To replace 3no. upvc windows with traditional timber windows to the rear elevation;
- d. To provide new window to side elevation (dining area) to match the existing timber windows.

## 5. Flood Risk Assessment

5.1 This location is in Flood Zone 1 which means there is a low probability of flooding.



## 6. Bassetlaw Heritage Mapping



## 7. Location of Listed Buildings

7.1 This property is a Grade II listed building.

### Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1302066
Date first listed:	05-Nov-1976
List Entry Name:	All Hallows Cottage
Statutory Address 1:	All Hallows Cottage, 114, Whinney Moor Lane, Retford, DN22 7AF

### Location

Statutory Address: All Hallows Cottage, 114, Whinney Moor Lane, Retford,  
DN22 7AF

The building or site itself may lie within the boundary of more than one authority.

County:	Nottinghamshire
District:	Bassetlaw (District Authority)
Parish:	Non Civil Parish
National Grid Reference:	SK 70891 80033

## Details

This list entry was subject to a Minor Amendment on 11/08/2020

SK 7080 4/168

WHINNEY MOOR LANE (north side) No 114 (All Hallows Cottage)

(Formerly listed as No 114)

II Early C19. Two storeys in brick with pantile roof and brick eaves cornice. Stacks at gable ends. Two windows, segmental heads, hung sashes with glazing bars, on both storeys, and one blocked opening to ground floor. Doorway with plain pilasters, reeded capitals, and cornice. Door of six panels.

Listing NGR: SK7089180033

## 8. Existing Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





Photo 7



Photo 8



Photo 9



Photo 10



Photo 11