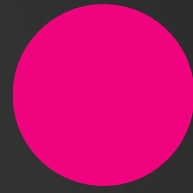


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HERITAGE / D & A STATEMENT

**63 London Road
Newark NG24 1RZ**



www.happi-nest.co.uk

0800 021 0232

Info@happi-nest.co.uk

INTRODUCTION

HERITAGE IMPACT ASSESSMENT, IN SUPPORT OF :

Proposed Alterations to Ground Floor Apartment within Grade II Listed Building 63 London Road, Newark, NG24 1RZ

NEST ARCHITECTURAL LIMITED were commissioned in January 2024 by Ms Sim to support a Conservation Area / Listed Building Application for alterations to her property.

The brief-There is currently a dilapidated timber framed orangery on the rear of the property which the client would like to replace with a safer modern constructed orangery that is compliant with UK Building Regulations.

The new orangery will occupy the same footprint as the existing orangery, be brick built with a pitched roof with velux windows to allow light into the property. Materials to be used such as Windows must be white timber and the walls must be brick in order to be sympathetic and in keeping with the host dwelling.

The host property is within a Grade II Listed Building, & within the Newark Conservation Area. This design and access statement forms an integral part of the Conservation Area / Listed Building Application, and should be read in conjunction with the submitted planning drawings and all other associated supporting documentation.

SITE ASSESSMENT

Site Assessment

The host property is a Ground-floor apartment within the end terrace of a row of five late-Georgian / early-Victorian dwellings. The original dwelling was sub-divided into individual apartments across the three floors, presumably sometime in the 1960's / 1970's / 1980's. This sub-division has led to the construction of various non-original additions along with the insertion of unsympathetic window styles. The front of the property benefits from retained original door / window openings / styles, with the first floor featuring small metal-railed balconies. The rear of the building has, unfortunately, not been afforded the same level retention of original detail. Many of the original window openings have been augmented to accommodate more massproduced window styles, with no clear cohesion / uniformity. The site is accessed to the south-west of the site from London Road, & the host dwelling is accessed via an external door on the front facing elevation. The building is Grade II Listed, within the Newark Conservation Area, and within the defined build-up area of Newark.



RELEVANT PLANNING HISTORY

As far as we can ascertain, there are FIVE recent planning applications to the site,

The applications can be viewed on the link below:

<https://publicaccess.newark-sherwooddc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

There are also three historic applications, one of which relates to the approval for the conservatory to the ground floor flat (host dwelling)

RELEVANT PLANNING POLICY

Core Policy 9 – Sustainable Design

Core Policy 10 – Climate Change

Core Policy 14 – Historic Environment

Allocations & Development Management Development Plan Document (adopted July 2013)

Policy DM5 – Design

Policy DM6 – Householder Development Policy

DM9 – Protecting and Enhancing the Historic Environment Policy

DM12 – Presumption in Favour of Sust. Development

Other Material Planning Considerations

National Planning Policy Framework (February 2019)

Planning Practice Guidance (PPG)

Newark Conservation Area

Householder Development Supplementary Planning Document

Historic England Listing, List Entry Number -1229468



HISTORIC ENGLAND LISTING

(57-63 London Road) The building in which the host dwelling is located is recorded as a Grade II Listed Building.

The listing details are recorded as follows : Terrace of 5 houses, now 4 houses. Early C19. Brick with stone and stucco dressings and slate and concrete tile roofs. Chamfered plinth, moulded wooden eaves, 3 ridge and single gable stacks. Openings have multi keystone lintels. Windows are mainly glazing bar sashes. 3 storeys; 10 window range. In the centre, 5 sashes, one of them plain and 2 of them blank. To right, 3 crosscasement French windows with balconies. To left, 2 similar windows with balconies. Above, 10 smaller sashes. Below, to right, Roman Doric porch covering a fielded 6-panel door, the top 2 panels glazed, with fanlight. On either side, a plain sash with louvred shutters. To left, a similar porch with a half-glazed fielded panelled door and overlight. Between them, 2 sashes and 3 fielded 6-panel doors, the central one with a fanlight.

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PROPOSAL DOCUMENTATION

Planning permission & Listed Building Consent is sought for the removal of the existing dilapidated, leaking orangery with a newly built orangery following the same footprint as the existing orangery, as detailed in the following documents and drawings supplementary to this supporting statement :

EXISTING ELEVATIONS - 63-LR-102

EXISTING FLOORPLAN - 63-LR-101

OS SITE PLAN - 63-LR-OS

EXISTING LOCATION PLAN - 63-LR-105

PROPOSED ELEVATIONS - 63-LR-103

PROPOSED FLOORPLAN - 63-LR-101

PROPOSED LOCATION PLAN - 63-LR-106

PROPOSED & EXISTING ROOF PLAN - 63-LR-104

DESIGN & ACCESS / HERITAGE STATEMENT (this document)

THE PROPOSAL

The proposal seeks to remove the existing rear orangery and replace with a single storey extension.

The current orangery is low level brick with glazing and timber framed. The current design is dated and in need of improvements in order to bring it up to uk building regulation standards .

The new proposed orangery will occupy the same footprint as the existing orangery, be brick built with a pitched roof with velux windows to allow light into the property.

The windows style and material used will mimic the design and style of the windows in the host property in size and scale to enhance the new part of the extension.

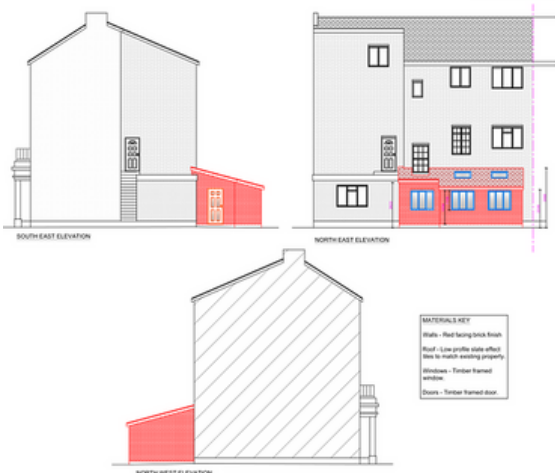
The brick walls will be in keeping in colour and material to be in keeping and match the host dwelling.

The footprint will be an exact match with the external door being located in the same position.

We acknowledge the listed building status of the property, and accordingly would anticipate a preference from the conservation officer for preferred specification to be used in this case.

Whilst double glazing is not normally acceptable in listed buildings, this refers most specifically when replacing or matching to historic windows. However the situation here is different in the existing orangery being an later addition to the property and we are not trying to replace non original windows which clearly detract from the architectural and historic interest of the property.

PROPOSED ELEVATIONS



PROPOSED FLOORPLANS



CONCLUSION

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In conclusion, Nest Architectural Ltd and our client are of the opinion that the design and proposals as presented are a thoughtful and respectful response to the existing dwelling.

Due to the proposal being sited to the rear of the property and aims to replace a dilapidated addition in a fully sympathetic manner this would have very little impact to the local conservation and listed heritage of the building. The new proposal gives the client a safer, more efficient area that is a welcome addition to the style and uniform of the main dwelling.

As such we trust that the proposal seeks the full support of the planning and conservation officers involved.



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KIBWORTH HOUSE, 47 HODGETTS STREET, HUGGLESCOTE, LE67 2JH

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www.happi-nest.co.uk
info@happi-nest.co.uk