

HERITAGE STATEMENT / DESIGN & ACCESS STATEMENT

March 2024 Rev -



**Nornay Dovecote
Bawtry Road
Blyth
Worksop
S81 8HG**

Site Name: Nornay Dovecote

Location: Bawtry Road, Blyth, S81 8HG

Nature of Application:

This Design and Access statement & Heritage Statement is to accompany the planning application to create additional living space at ground floor level and an additional bedroom at first floor level

The proposed works are to include the following:

1. Demolition/removal of existing wall between existing kitchen and garage/storage area at ground floor level
2. Break out existing concrete floor in order to construct insulated ground floor to new kitchen/dining area
3. Existing double doors to garage to be adapted to include glazing to provide natural daylight to kitchen, insulated wall to be constructed behind the doors to maintain the appearance externally.
4. Roof window to be installed in order to provide additional day light to new master bedroom at first floor level
5. New window to first floor to allow natural daylight to master suite.

Heritage Assessment

Name: Pigeon Cote and attached range of Out Buildings at Nornay House

Location: Nornay Dove Cote, Bawtry Road, Blyth, Nottinghamshire, S81 8HG

Listing: Grade II

Historic England List Entry Number: 1045118

This Grade II listed building is located just outside of the Blyth Conservation Area

Existing Designation:

Although not precisely known, it is believed that the Dove Cote and out buildings were constructed in the early 1800's. Nornay House which Nornay Dovecote is in the curtilage of, is inscribed with a stone, stating that it was constructed in 1790. The Dovecote or 'Pigeoncote' as it is referenced in the Historic England documentation is constructed from red brick with pantile roofs. The Dovecote has a pyramidal roof with an eaves band of headers supported on dogtooth brickwork, with slightly projecting band of stretchers below. 3 storeys, 2 bays, with 1st and 2nd floor perch bands supported on

dogtooth brickwork. There is a double doorway under a segmental arch to the East elevation with an opening light over at first floor level. To the right is an opening light, to the North elevation is a flight of brick and stone coped steps leading to the 1st floor glazed doorway of the attached 2 storey, 4 bay, barn. At ground level there is a single doorway, with a 3 paned glazed widow to the right and a pair of stable style doors further to the right with timber lintels and brick headers.

Impact of previous alterations:

The impact of previous alterations externally has been the addition of timber windows and doors when the property was converted into a house sometime in, or around the year 2000.

Impact of the proposal:

The proposed addition of another bedroom and increase in the usable living space at ground floor level greatly increases the usability of the property. Currently the ground floor is somewhat compromised and being able to extend the living accommodation will have a positive impact on how the internal spaces are used. Externally the design changes have minimal impact on the existing buildings architectural features and character. These external changes including additional window at first floor level, a roof light and changes to the existing stable style doors (which are not original), will have little impact on the existing character of the building.

Design & Access

Amount:

The property sits in generous grounds measuring approximately 520 Sqm. The proposal is to make use of the existing garage/storage area will add an additional approx. 54sq.m over 2 levels. This takes the existing property GIA from 120 sqm to 174 sqm.

Layout:

The layout of the property, particularly the existing inhabited parts of the property remain largely unaltered. The proposal is to build a stud wall in order to create an entrance hall while removing some existing stud wall to the side of the stairs. The existing blockwork wall separating the existing kitchen and the garage/store is to be removed at ground and first floor level to create the larger kitchen/dining area and master suite.

Scale:

The scale of the building remains unchanged.

Appearance:

In order to facilitate the changes to create more habitable space it is important to increase the amount of natural daylight that enters the property. Whilst this is important it is equally important to maintain the overall appearance of the building. This has been done by amending the existing double doors to the garage/store by adding glazed elements to the upper part of the doors in an attempt to get natural light into the new kitchen area. The addition of a new window at first floor level in a design identical to the existing ones and the addition of a rooflight will increase daylight levels in the new master bedroom.

Access:

Access and egress will remain unchanged as the proposal makes use of the existing driveway and there are no changes to access to the property other than the omission of the use of the double doors that serve access to the garage.

Conclusion:

In conclusion, the proposal to increase the living accommodation is sympathetic to the existing buildings structure. With some discrete and careful modifications to the internal spaces then a more generous and better use of the building can be made. There have obviously been small changes to the exterior of the building over the years evidenced through differing brick work patterns and mortar, the proposed changes will facilitate much more usable internal spaces and also allow the extension of the master bedroom at first floor level. The existing kitchen/dining area is somewhat compromised

and these changes will make far better use of the space available. The existing garage is currently used as storage space and the area above is largely unusable other than for the use of additional storage. With these relatively small amendments, a much better use of the building can be argued for and with no structural amendments being made to the original structure other than the inclusion of a small window and roof window then the changes are considered sympathetic to the original structural elements of the building.

Appendix

(a) Map - NTS

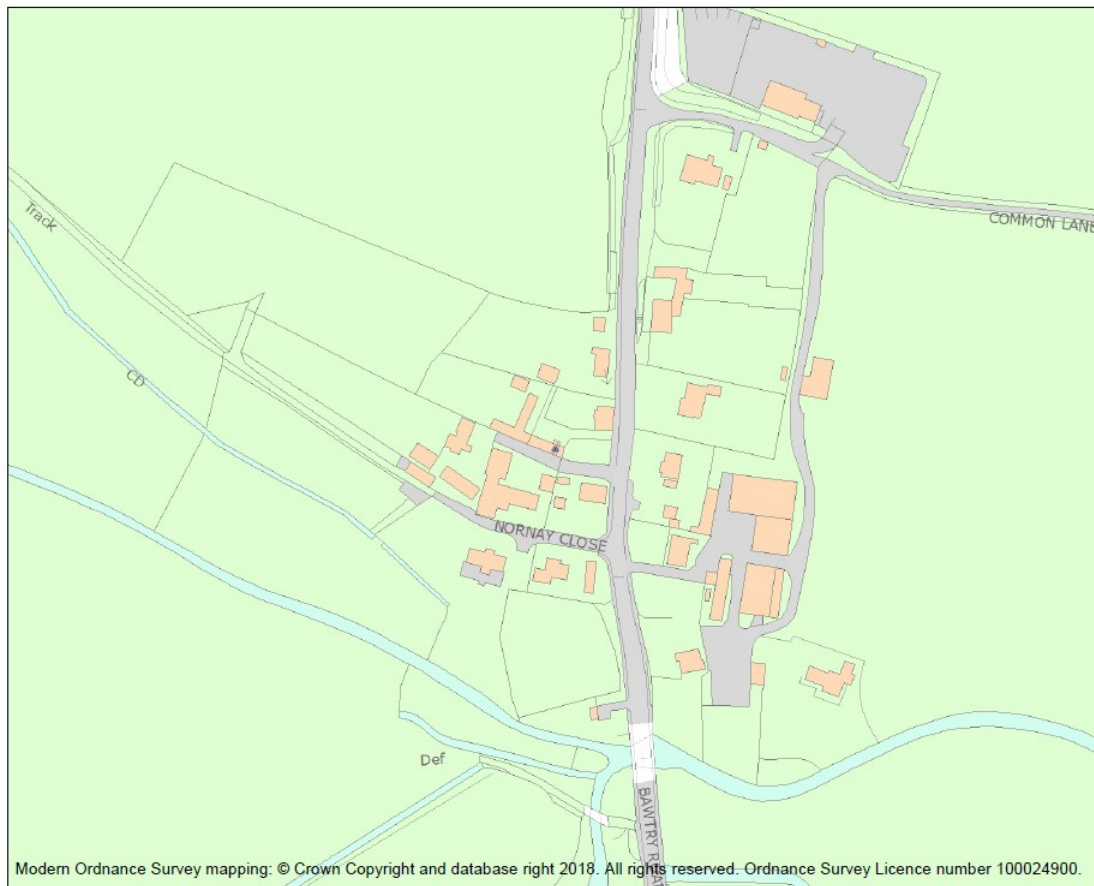


Photo 1. North Elevation



Photo 2. North Elevation

