

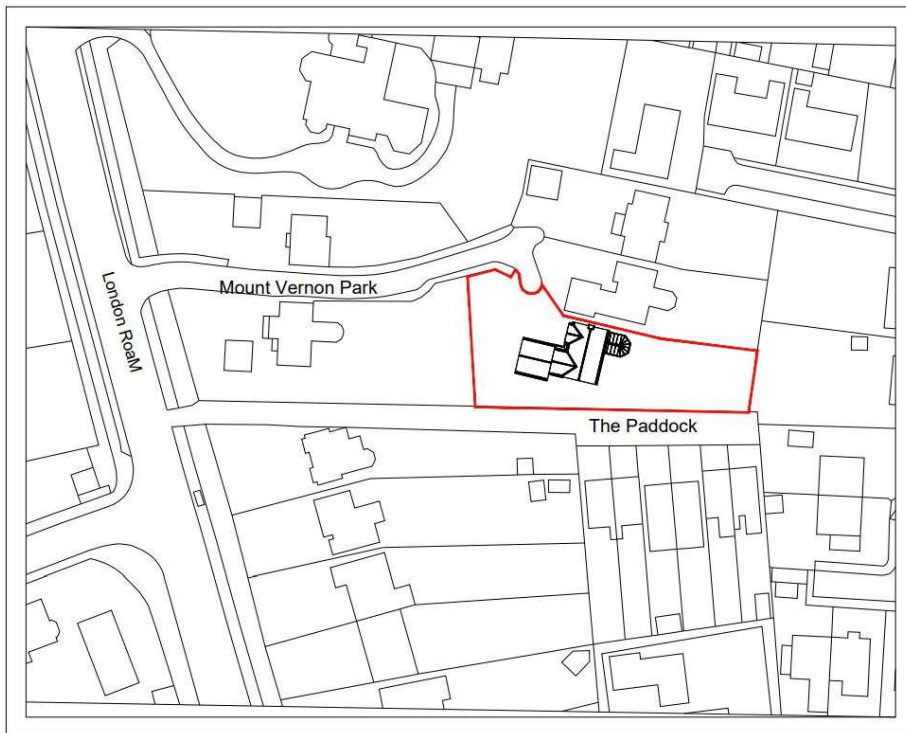
# **PHASE** Heritage Impact **Architecture** Statement

**PROJECT ADDRESS:** No.4 Mount Vernon Park, London Road, Retford, DN22 7BF.

**PROJECT OVERVIEW:** Application for Single Storey Rear Extension.

**DATE:** 26/03/2024

**REV:** 0



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## 1.0 Introduction

This Heritage impact Assessment for the planning application at No.4 Mount Vernon Park aims to evaluate the benefits and drawbacks of the proposed scheme in relation to the existing asset. It also seeks to analyse the amendments made to the property itself and specify certain details that are of importance when conducting works around a conservation area.

## 2.0 Existing Site

### 2.1 Location:

The existing site is situated on Mount Vernon Park, Retford. Located towards the South Eastern side of Retford's build envelope, the site resides immediately adjacent London Road's conservation area, but set back away from the road.

### 2.2 Local Listed Buildings (Half-mile Radius)

- Grade II - Whithouse Inn
- Grade II - Bramble House & West Fields
- Grade II - Storcroft House
- Grade II - The Elms Hotel
- Grade II - The Cottage

*It must be noted that none of the above listed building can see or be seen from the proposed property.*

### 2.3 Existing Architectural Vernacular

Mount Vernon Park, as mentioned, is a development of 5Nr executive style properties. Features here include; pre-cast stone heads & cills typically in a bath stone colour, stone gable in-lays, fascia & soffits with faux ridge detailing including cross tie & drop bead, slate roof coverings, squared chimney breasts, self-supporting bay windows, white uPVC casement syle windows, red / orange manufactured brick with blue engineering brick banding details.

Further along London Road to the south, we can see a number of early 1920's / 30's semi-detached properties with glimpses of Edwardian flair, dampened somewhat by the simplification of the 1930's functional design style. Also, mock Tudor timber bracing and render panels have been implemented on the larger properties, with varying levels of success.

Opposite the entrance to Mount Vernon Park is one of the most highly debated properties in Retford, which features a very distinctive white / buff coloured brick, dark red rosemary tiles, double fronted bay windows and a hexagonal turret to its North Elevation. A fascinating mix of Victorian form with Edwardian expression of colour.

## 2.4 Existing Building

The existing building has some charming features, much of which has been discussed in the previous section, but offers a good level of detailing and has remained looking modern and charming 20 years after its construction.

The condition of the building is noted as being 'good' with no restorative or regenerative works being required. The justification for the works is not through necessity, but through a wish to keep the building current.



## 3.0 Proposals

### 3.1 Doors

The new doors, including the new front door (which can be seen above) have been given careful thought. The front door is in a more traditional Edwardian style in a colour designed to bring some contrast to the white uPVC.

The rear sliding doors are much more contemporary and post-modern. Slim profile black aluminium sliding doors with very large expanses of glass look

at achieve the goal of bringing as much natural light into the property as possible. The plot is surrounded by tall trees which can actually make the front and middle of the house quite dark. The idea behind the doors and roof light is to cast light into these areas.



### 3.2 Roof

The design of the roof is considered the more expensive and permanent solution to flat roofing. Projecting parapet walling capped by bath stone profiles bring a simplicity to the form on what is an otherwise relatively detail-heavy rear elevation.

## 4.0 Conclusion

### 4.1 Consultant Conclusion

Maintaining and improving buildings is a must. While there are no repair works required, allowing buildings to fall out of touch with the times greatly lessens an area's desirability, certain concessions must be made in order to allow homeowners to shape the building to the needs of modern day living and investment must be welcomed and viewed favorably.