

DESIGN & ACCESS
+
HERITAGE STATEMENT

Rev A
13.01.2021

Application for Planning and Conservation area consent for the extension and alterations to 12 Elvaston Road, Hexham, Northumberland. NE46 2HD.

1. Introduction.

- 1.1 This Design & Access / Heritage statement has been produced by MWE Architects LLP to accompany a Householder Planning and Conservation Area application for the extension and enlargement of the existing Dining Room offshoot extension including associated internal and external alterations; Construction of front Porch.
- 1.2 The Site is located within the Hexham Conservation Area and is a residential property. Address: 12 Elvaston Road, Hexham, Northumberland. NE46 2HD.

2. Context.

- 2.1 Hexham is a Market town located in the South West of Northumberland. Newcastle is 40km to the east and Carlisle lies 65km to the west, both joined by the A69 trunk road which bypasses the town 1km to the North. and sits on the bank of the River Tyne. The town has a picturesque setting along the south bank of the River Tyne.
- 2.2 The town sits on a raised glacial terrace c.20m above the river Tyne and is dissected by natural burns which form natural boundaries to the East and West. The steep terraces to the North and the slightly less pronounced slope to the South define the remainder of the town. To the south of the town, the broad flat bottomed valley contains considerable industrial development.
- 2.3 Hexham's conservation area was designated as 'outstanding' in response to the architectural and historic significance of the town which can be dated back to the Saxon period with the construction of St Wilfred's Church. The conservation area was extended in 1992 to protect the setting and character of the central area. A collection of over 200 listed buildings in the Conservation area highlights the importance of the conservation area.
- 2.4 The most notable Heritage assets lie within the central core of the town surrounding Hexham Abbey and the listed buildings on Beaumont Street, Market Street and Priestpople.
- 2.5 The site sits to the South side of Hexham's conservation area on Elvaston Road. The nearest Heritage asset are the Grade II listed Eastgate Cottages (18 – 20) and the Walls to the path which lead to Gaprigg Lane, both lie approx. 250m to the East and are obstructed from view by a modern residential housing development and mature trees. The historic core of Hexham is well linked to Elvaston road, and despite being located at a higher elevated position, the site does not directly overlook any of Hexham's heritage assets.

2.6 Elvaston Road and the terraces running off Elvaston offer a mixture of two and three storey properties, all predominantly stone built and many in a mixed medieval style.

2.7 The existing dwelling exhibits the typical design features found in the area; Slate roof coverings, stone wall facing, Brick offshoots to the rear, stone window surrounds, Tudorbethan black timber incorporated into the gables.

3. Use.

3.1 The premises is a single private family residence, occupied by the owner, and the proposed use remains unchanged. The proposals intend to expand the existing Dining area at the rear and the addition of a new Porch at the front.

3.2 The existing dwelling is in a well established housing area; the proposed alteration(s) and addition(s) will not change the relationship with the surrounding area.

4. Amount.

4.1 The extent of the proposed development: The proposals at the front of the property are to add a new front porch measuring 5 sq. m. To the rear, the Dining extension measures 3.6 sq m.

5. Layout.

5.1 Aspect: the frontage of the building faces west to which a new Porch is proposed to create a covered access with accommodation for the occupants shoes / coats etc. The rear extension is designed to enlarge the dining space and to make the most of the garden aspect from the rear of the house through the use of larger glazed openings. A large glazed skylight incorporated in the roof structure of the new extension to harness maximum light to its potential.

5.2 Integration with the existing building, natural features, infrastructure: the proposals are designed to sensitively complement the existing architectural style whilst providing the best use of space for a 21st century family.

5.3 Reasons for the proposed layout: The existing entrance porch, kitchen and Dining areas are uncomfortably small for the current family use and the proposed extension(s) are intended to enlarge these areas suitable for its core family functions, well balanced to the size of the house.

6. Scale.

- 6.1 Relationship between existing building and proposed: the proposals have been designed to a scale as not to impose on the existing building and to generally complement the scale and massing of the existing house.
- 6.2 Design of proposals relative to site restrictions: the existing building sits comfortably on the site, consistent with the adjacent premises and those in the neighborhood generally, and the proposals will not change this relationship.

7. Appearance.

- 7.1 The design rationale; how this shaped the proposals: the proposals are designed to achieve new extensions, sympathetic and complementary to the existing house through the use of materials and colour pallet to match existing. The front porch adds elements of timber (painted) cladding which intends to read as a later addition against the original house.
- 7.2 Descriptive presentation of materials and details: refer to application drawings.
- 7.3 Consideration of how changes throughout the day and across the seasons will affect the design proposals: the proposed extension has been designed to make the most of the view of the rear garden and the rear extension will benefit from natural daylight from early morning through to midday.

8. Access.

- 8.1 The existing house has a stepped access to the East and the West sides of the dwelling and the client has found that the existing access arrangements have not inhibited visiting by disabled people because the family assist any such visitors with entering, leaving and moving in and around the site.
- 8.2 The house has generous circulation areas and access for disabled people is accommodated satisfactorily to all concerned by managed attendance from the family. It would not be appropriate to make any change in this respect.

9. Heritage Impact.

- 9.1 The importance of the 'Conservation area' is characterized by deep history and architectural heritage of Hexham. Elvaston Road displays a cohesive style synonymous with developments between 1880 and 1920. The proposals intend to retain the existing character of the house whilst making small sympathetic additions to provide the best use of space for a 21st century family. The proposals will not impact the wider heritage assets.

10. Photographs

