

## **Heritage Statement**

23 Reeth Road, Linthorpe, Cleveland, TS5 5JN



### **Linthorpe Village, Cleveland**

The original hamlet, or village, of Linthorpe, ran along either side of what now is known as Burlam Road (previously known as Acklam Road) next to Linthorpe Cemetery. In the late 19th century and early 20th century developers bought up much of the surrounding farmland and began to create a suburb of wide tree-lined avenues on which they built individual villas and terraced properties of some decoration and size. This was during a period of expansion for Middlesbrough. Has a population of around 9,711 taken from the 2011 census

## Location

The property is located on Reeth road, approximately 2 miles South West of Middlesbrough Town Centre



## Existing

The existing property is semi-detached, and is located on Reeth road, where Abdale Avenue meets Reeth road. The property was most likely built in the late 1900's or early 20<sup>th</sup> century. It is brick built with hipped tiles roof, with large bay windows a typical style property along Reeth road and surrounding area.

## Proposal

The proposal is to convert the existing loft into a habitable space. The proposed design has been carefully planned & has considered neighbouring properties to make sure the conversion has as little impact as possible on the property and its surroundings. The Loft space will be divided into a bedroom with En-suite.

## Design

We have designed the layout so to make full use of the loft space, maximising the full width of the property & extended the flat roof rear dormer on to the rear wall plate. We have not extended the loft the full width of the property due to the hipped roof, but this could be an option if the rear dormer is not approved. Taking the hip out and forming a gable will create additional floor space. This may be an option as the housing style on Reeth road vary and not all have hipped roofs. We have also found that there are a few properties around Reeth road that have had small cottage style dormers added to the hipped roof. See examples



Property on Reeth road with cottage style dormer on the hipped roof



Property on Reeth road with cottage style dormer on the hipped roof



1 Westgate, Linthorpe  
Hip to gable with rear dormer.



Above property 57 Green Lane, Acklam with a rap around side dormer and rear. What we are proposing will have little impact on the property and surrounding area.

## **Appearance**

We have proposed to install one Velux roof lights to the side elevation which will have very little impact on the side Elevation. The Roof lights will be fitted so not to protrude above the existing roof line by using a Conservation type flashing kit.

The proposed windows to the rear will be white UPVC double glazed top hung to match existing.

The external dormer cheeks will be finished with hanging tiles to match the existing tiles.

We have proposed to have a crown top of the rear dormer to give more character, matching a number of properties in the surrounding area. The new roof will be finished with a tile to match existing. Fascia's will be white plastic to match existing, guttering will be black plastic to match the existing.