

HERITAGE & DESIGN & ACCESS STATEMENT

for

WORKS OF EXTENSION

at

9 WHIN HILL
CRASTER
NORTHUMBERLAND
NE66 3TP

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(re-submitted 03.2021 to accompany new planning application identical
to lapsed planning permission ref: 16/01230/FUL)

1.00 Introduction

The subject property is a two storey 3-bed dwelling dating from the mid 19th century, forming part of a row of similar terraced properties.

The property is believed to have been originally built as a fisherman's cottage, arranged on ground and first floor and has the benefit of a large rear garden.

Principal access to the property is via the front door, directly onto Whin Hill, and also via timber gates into the rear garden (via shared access with the rear of the adjoining property, 11 Whin Hill).

The property is constructed from traditional loadbearing natural stone under a timber framed pitched roof with natural slate coverings.

The rear garden comprises lawn and soft landscaping and contains a timber clad garden shed with a felt monopitch roof. The oil storage tank is located adjacent to the garden shed.

The garden is enclosed with natural stone walling and timber fencing.

The property has a small kitchen and no dining area and the applicants seek permission to construct a modest single storey rear extension to a) facilitate a larger and more practical kitchen and b) create a dining area with access to the rear garden.

2.00 Amount (please refer to drawing 552:101):

2.01 Construction of a single storey rear extension in natural stone to match the existing work, with folding doors onto the garden and a projecting window overlooking the rear garden towards the garden shed.

The proposal incorporates a roof lantern to maximise natural light with flat roof areas behind a stone parapet with stone copings.

2.02 In addition, it is proposed to replace the aged mono-pitch timber shed with a new timber shed (of similar footprint) but with a pitched roof.

2.03 As part of the works, it is proposed to re-landscape the garden with a combination of hard (stone and gravel) and soft (planting) landscaping.

3.00 Design & Materials

The works described above and indicated on the drawings have been carefully considered in such a manner to upgrade the property's facilities (ie: kitchen and dining area) and carry out works to the rear elevation without affecting the character or quality of the building.

All materials and workmanship are those which are in keeping with the character of the property and surrounding work. However, due to the exposure of the site and its coastal location, it is proposed to use upvc windows in preference to painted timber items. In the case of the folding doors, these will be powder coated aluminium.

The proposals have been carefully considered and designed to enhance the enjoyment of the dwelling and extend its useful life.

4.00 Accessibility

None of the proposed works affect or reduce accessibility to the dwelling.

Record Photographs



Rear (South) Elevation

9 Whin Hill to the right; 11 Whin Hill to the left.



Rear Garden

Looking south towards garden shed



North Elevation
Direct access onto Whin Hill

