

## Heritage Statement

The property is situated at the bottom of Gilesgate within the Hexham Conservation Area. 12 Glovers Place is in 18<sup>th</sup> Century grade 2 listed building (also listed as 12 Holy Island). It is proximity to a number of other important listed buildings, including the grade 2\* Holy Island House and Holy Island Cottage.

In the middle of three terraced houses Number 12 Glovers Place was registered as a Listed Building 18 May 1976 and. It is understood that people who lived here would have been employed in the tanning and glove making business that Hexham was famous for back in the day.

The front of the house faces onto Glovers Place and at the rear is a west facing walled garden with an outbuilding which houses an original washing tub. On the ground floor is also a piece of history featuring a range with a working fire – the range is also understood to be on view at Beamish Museum. To the first floor in the living room there is also an original fireplace which has been bricked up, and in need of some attention.

Given its age, the property is in reasonably good condition and the aim is to preserve and enhance the heritage assets, making repairs and renovations in 3 key areas:

- Preserve the longevity and integrity of the fabric of the building – rewire, repair the outbuilding roof and the alleyway roof
- Restore and enhance the character and original spaces in the house – opening up the fireplace, removing cladding from the staircase wall and remove the redundant airing cupboard in the bathroom
- Upgrade the living facilities in line with current household needs – constructing a downstairs toilet space and improving access to the loft

The only anticipated ‘harm’ to the fabric of the building would be the incursion in to the plaster in the areas that require rewiring to be carried out and replacement light and plug sockets, and the replastering required in part of the large bedroom wall. The specifics of the incursions are detailed in this document.

Other than the repairs to the outbuilding and alleyway rooves, all of the proposed changes are internal and don’t present any access issues.

In preparing this additional information, reference is made to the Full Building Survey that was carried out by Silverstone Residential Surveys in November 2020, the responses to the Pre-Application submitted in January 2021, and the advice and comments from Val Robson and Amber Windle who visited the property in March 2021.