

Design and Access / Heritage Statement

In respect of

Alterations to 6 Trinity Buildings, North Shields, NE30 1JU

1.0 Introduction / Conservation Area Info

- 1.1 The existing building '6 Trinity Buildings' is a three-storey dwelling house located within North Shields Fish Quays' Conservation Area (as appended to the rear of this Statement). The building is currently occupied / rented, and the current tenant is due to vacate the premises shortly. The Building Owner proposes to alter and refurbish the building to create additional space and a more usable internal configuration following the end of the current lease.
- 1.2 In our opinion, as the proposals are to the rear of the building and internal, the proposals will have a negligible impact on the character of the building, which sits within North Shields Fish Quays' Conservation Area. We believe that the proposals will, in fact, help to improve the appearance of the property.

3.0 Amount of Development

- 3.1 The proposals involve a rear extension to the property and associated internal alterations as detailed on the appended plans. In addition, an enlarged garage is proposed to the rear of the site to facilitate improved car parking provision for the Building Owner.
- 3.2 As part of the alterations to the property, an internal wall and fire place will be removed to create an improved, open plan layout. This will involve the incorporation of steel beams which will be suitably designed by a Structural Engineer, and approved by Local Authority Building Control.
- 3.3 To the rear of the building there is a stone built boundary wall in situ between number 6 and number 8 Trinity Buildings. As part of the proposed rear extension, the existing dilapidated boundary wall will be demolished and carefully re-built with a stone outer face cavity wall to match the style of the existing, whilst appropriately tying in with the existing boundary wall which will remain in situ, also.
- 3.4 It is proposed to extend the existing garage to the rear of the site to create a more appropriate car parking facility for the Building Owner.

4.0 Layout

- 4.1 The internal layout will be altered to make better use of the space, providing an improved living space. As part of the works, a ground floor WC/shower room will be incorporated to the ground floor.

5.0 Scale

- 5.1 The proposed development involves an increase in the internal floor area of the building by approx. 10m². This increase in scale is considered to be minimal and in keeping with the building.
- 5.2 The garage extension will increase the size of the garage by approx. 4m²; a minimal size increase which will greatly help off-street car parking provision.

6.0 Appearance

- 6.1 The appearance of the building to the rear will be improved. The existing dilapidated stone boundary wall will be demolished and re-built with a stone outer leaf solution, which will match and tie in with the existing arrangement to the remainder of the boundary wall.

7.0 Car Parking

- 7.1 Car parking provision will be improved as the garage to the rear of the site is increased in size.

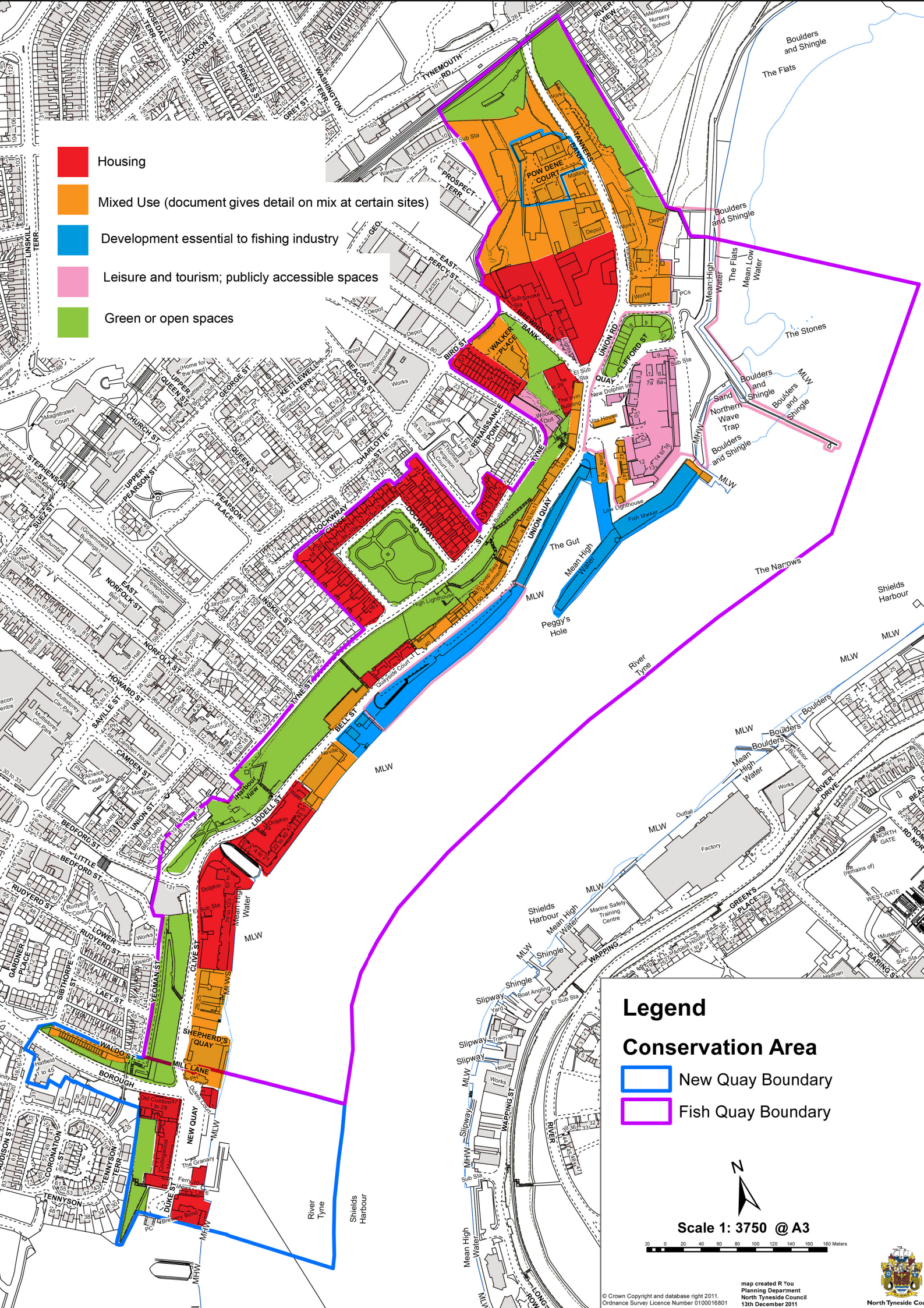
8.0 Conclusion

- 8.1 In our opinion, the proposals are not detrimental to the character of the building, which is sited within North Shields Fish Quays' Conservation Area in any way, and are a positive improvement to the building for a number of reasons.
- 8.2 We would therefore ask officers and members to consider the application for approval.

Richard Steedman BSc (Hons) MRICS

28th July 2021

- Housing
- Mixed Use (document gives detail on mix at certain sites)
- Development essential to fishing industry
- Leisure and tourism; publicly accessible spaces
- Green or open spaces



Legend

Conservation Area

- New Quay Boundary
- Fish Quay Boundary



Scale 1: 3750 @ A3

