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ARCHITECTURE & HERITAGE



FLAT 1 – WEST HOUSE

46 FRONT STREET, TYNEMOUTH, TYNE & WEAR, NE30 4BX

DESIGN + ACCESS STATEMENT

v.2 | JULY 2021

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DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

- 1.1 This Design & Access Statement has been prepared to accompany detailed applications for listed building consent and planning permission approval in connection with proposed garden room extension and internal alterations to Flat 1 – West House, 46 Front Street, Tynemouth, Tyne & Wear for homeowners: Mr Christopher and Mrs Jill Carr.
- 1.2 To be read in conjunction with Heritage Statement 0321/REP_HS/01/MA.
- 1.3 West House is located within Tynemouth, a village situated within the southeast area of the borough of North Tyneside. It holds a prominent position within this central village core located on the eastern edge of Front Street on its south side. It commands both northerly aspects to Front Street and to the south to the River Tyne.
- 1.4 The Old House merits protection under heritage legislation and is grade II listed (NHLE reference number – 1355021), first listed on the 19th of February 1986.
- 1.5 It is also located within the Tynemouth Village Conservation Area designated in 1971 by North Tyneside Council and extended in 2009.
- 1.6 North Tyneside Council has already provided pre-application advice in connection with the proposed alteration (2017) and extension (2021) work.

2.0 DESIGN STATEMENT

2.1 USE

2.1.1 The property dates to the middle of the 18th Century and as such is perhaps one of the oldest remaining properties on Front Street along with its neighbour, the Old House at no. 45 Front Street. It was originally built as a private dwelling house and has retained this use throughout its life.

The property has been owned by the Carr family since 1984 and under the ownership of the current homeowners since 2013. Its use as a private dwelling house has remained during this time, since 2013 it has had tenanted occupation. The current owners wish to retain this use and from 2022 the property is to become their permanent family home.

The properties most important phase of change came in 1979 when conversion and alteration to 1 no. ground floor flat and 2 no. upper maisonettes was permitted by the local authority. There is still scope for modernisation to suit C21 living subject to further local authority approvals.

2.1.2 The current owner wishes to make alterations internally to the flat configuration and extension to the rear externally to improve the existing accommodation at the property to suit 21st century living standards. Principally these are as follows:

- a. Installation of a small ensuite shower room 'pod' to bedroom 1.
- b. Creation of an ensuite bathroom to bedroom 2 using partial footprint of existing bathroom.
- c. Conversion of existing basement footprint into games/cinema room.
- d. New replacement timber double glazed windows to lounge (with reinstatement of stone cill).
- e. Existing kitchen, fitted in 2014 removed and installation of new layout, modern in style with 'walk-in' pantry incorporated to west wall.
- f. Extension to the rear at ground floor level and construction of a contemporary garden room (with extended terrace over to flat 3).
- g. Creation of new WC facilities off central hall using part footprint of existing bathroom.

2.2 AMOUNT

- 2.2.1 Generally those alterations proposed within the existing footprint of the property will not produce an increase in the current floor area. The nature of the proposed alterations does not intend extending the existing level of accommodation provided. There is a desire to find alternative uses for existing spaces within the property that are now quite clearly not relevant or suitable to modern day living.
- 2.2.2 The creation of the new garden room extension to the rear of the property at ground floor level will result in a small increase in floor area. The footprint of the garden room measures 3425mm x 4275mm equating to an increase in floor area of 14.65m².
- 2.2.3 The extended terrace area serving flat 3 will have a similar increased footprint of external space to that of the garden room extension below. This looks to make up for loss of shared amenity space due to the rear extension currently enjoyed by the occupants of flat 3.

2.3 LAYOUT

- 2.3.1 Reading of the internal layout of the property is naturally strongly influenced by the conversion works dating from 1979. Despite this considerable phase of alteration, the historic layout arrangement of the original build can still be understood. The proposed alterations and extension intend to be carried out in such a way that maintains the legibility of the various building phases.
- 2.3.2 The main entrance to the property is found on its north elevation facing Front Street, Tynemouth. It consists of a small porch/entrance lobby with door access immediately through to Flat 1 and door access to flat 2 and 3 above via a communal staircase.

Beyond the shared entrance lobby and through the Flat 1 entrance door is a long rectangular hall (leading through to a central hall reception area). Accommodation is generally split in two; to the front there are two large bedrooms neither of which have ensuite facilities and to the rear the kitchen, bathroom and principal lounge area.

2.3.3 Bedroom 1 exists to the east at the front of the property; here it is proposed to install a small ensuite shower room 'pod' within the southeast corner, drainage to be taken through the floor into the basement below and directed into existing below ground drainage.

Bedroom 2 exists to the west at the front of the property; here it is proposed to form an opening within the south wall (west end) which will lead through to a new ensuite bathroom using partial footprint of the existing large bathroom.

2.3.4 Basement accommodation exists to the east of the property below bedroom 1 and accessed via a door at the end of the rectangular hallway; here it is proposed to convert the basement (currently used as storage) into a games/cinema room.

2.3.5 The principal lounge area exists to the east at the rear of the property; here it is proposed to replace existing C20 window and door configuration with new timber double glazed windows alongside reinstatement of stone cill.

The kitchen/dining area exists to the west at the rear of the property; here it is proposed to remodel the rear accommodation entirely with removal of kitchen installation, fitted in 2014 and install new layout, modern in style with 'walk-in' pantry incorporated to the west wall. In addition, a new build contemporary extension forming a garden room looking out to the garden beyond is proposed. These two spaces will be integrated and open plan therefore creating a free-flowing appearance. The alterations will result in the removal of a section of the rear wall to the property to create the open plan 'look'. To mitigate against any perceived negative affect on the significance of the property this intervention is focused on building fabric created in the 1979 conversion, later historic fabric is left unaltered.

Finally, between the kitchen/dining room and bedroom 2 is a large rectangular bathroom; here it is proposed to create new WC facilities and cloakroom off the central reception hall using partial footprint of the existing large bathroom.

2.4 SCALE

2.4.1 The design proposals include the alteration of Flat 1 – West House a large two storey semidetached property; this scale of development already matches other properties located westwards along Front Street and elsewhere locally.

2.4.2 There is an extension proposed to the rear of the property at ground floor level creating a new garden room. The design of the extension will not look to mimic the appearance of West House but be contemporary in design. This looks to represent the developing phases of alteration evident, particularly to the rear elevation. It will however be of a scale which takes reference and acknowledges the configuration of the original property.

For example the height of the new extension is restrained and follows existing building lines so as not to impede or interfere with the reading of previous significant alterations. Roof coverings are designed similarly to be minimised and almost 'hidden' behind parapets. The garden elevation of the extension is brought forward in line with the existing utility/store offshot; this replicates existing building lines and looks to be subservient rather than standing out. Privacy with adjoining neighbours at 45 and 47 Front Street is respected and maintained, the height of the extension does not overly dominate existing boundary walls.

2.4.3 The design proposals look to enhance and endorse the existing special character of the property and its setting within the conservation area. Internally the scale and extent of the interventions proposed look to maintain the cellular character of the property that has been maintained over time despite substantial conversion works carried out in c.1979-80.

2.5 LANDSCAPING

2.5.1 The design proposals do not include any alterations to the existing soft landscaping surrounding the property.

A small extension of the existing hard landscaping immediately south of the property due to the impact of the proposed garden room extension footprint is proposed. The existing hard landscaping consists of 600 x 600 x 50 precast concrete paving slabs and the proposals include for an increase area of 5.5m².

The existing private garden possesses a character that enhances the special qualities of the conservation area and is to be retained.

2.6 APPEARANCE

- 2.6.1 The choice and use of materials is critical to ensure the on-going integrity, character and significance of the property and its setting within the conservation area.
- 2.6.2 There is little change proposed to the external appearance of West House. It is constructed from red brick with a pitched Welsh slate roof covering over and has generally timber sash and casement windows throughout. The proposed replacement window within the lounge will look to be in more keeping with the traditional character of timber windows elsewhere on the property and not the C20 insertion carried out in c.1979-80. In addition, indenting a new section of stone cill which will reinstate its original historic configuration.
- 2.6.3 The proposed new garden room extension at ground floor level is to be contemporary in design with vertical timber cladding in western red cedar and triple glazing to east and south elevations, all set within marine grade PPC black steel/aluminium frames. The roof is to be covered in an EPDM rubber roofing membrane and covered in a timber composite decking with frameless toughened glass balcony balustrading. The glass balustrading allows free reading of West House behind and not provide 'clutter' within the setting of the historic building.
- 2.6.4 The design proposals respect those elements that are identified as having significance to the properties setting within the conservation area. New interventions are proposed that strengthen rather than detract from the particular character of the property.

The intrinsic value and interest that this building possesses as a large dwelling house with origins dating from the mid C18, making a positive contribution to the conservation area is retained. In conclusion these design proposals seek to respect those heritage values and interests.

3.0 ACCESS STATEMENT

3.1 INCLUSIVE ACCESS

The existing approach to the front of the property is not being considered as part of these design proposals and as such remains as existing. There are no on-site parking facilities at the property. The nature of the topography and location to the rear garden makes reasonable compliance to the requirements of the Equality Act difficult and problematical.

3.2 VEHICULAR AND PEDESTRIAN LINKS

The property is well served by public transport links with bus transport hubs located immediately outside the front of the property at the east end of Front Street. A metro station is located on the outskirts of the village core at its west end allowing links to Newcastle upon Tyne, South Tyneside and the regional airport. There is generous provision for pedestrian links via Front Street. There is also a mix of on street parking and designated parking sites in proximity of the property; these are a mix of permit, paid and/or free use.

This concludes the Design and Access Statement in connection with proposed garden room extension and internal alterations to Flat 1 – West House, 46 Front Street, Tynemouth, Tyne & Wear.

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v.2 : 20th July 2021