

## **PROPOSED PORCH EXTENSION**

**AT IVY COTTAGE, KIRKWHELPINGTON, NEWCASTLE UPON TYNE**

## **DESIGN, ACCESS AND HERITAGE STATEMENT**



Job Ref: 79-22

Rev A: Heritage statement, photos and conservation area map added. 28.02.22

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## **1.0 Introduction**

This proposal is to construct a porch with lean to roof on the north elevation of Ivy Cottage, Kirkwhelpington.

## **2.0 Design**

### **2.1 Use / Amount**

The porch will have a gross internal floor area of 2.8 sq.m. The porch will include a small wc.

### **2.2 Layout**

The porch will be located on the north elevation of the house. This means the porch cannot be seen from the main road running through the village.

### **2.3 Scale**

The porch will be single storey with a lean-to roof. The porch will be in scale with the rest of the cottage.

### **2.4 Landscaping**

The porch will have no impact on the existing landscaping or site boundaries.

### **2.5 Appearance**

The porch will be covered with a slate roof to match the existing. The walls will be clad in larch to make the porch appear subservient to the cottage while giving a rustic rural appearance.

### **2.6 Context**

Ivy Cottage is attached to Orchard House. The Porch will have a projection of only 1.2m from the north wall face so will have minimal impact on Orchard House.

## **3.0 Access**

### **3.1 Vehicular and other transport links**

Kirkwhelpington is located off the A696 road from Newcastle to Jedburgh. The village is served by the No131 bus from Newcastle to Jedburgh operated by Peter Hogg of Jedburgh. The bus runs daily. There is a bus stop on the A696 at the road end adjacent the village.

### **3.2 Vehicular parking on site**

The porch will have no impact on the existing vehicular parking on the site.

### **3.4 Access into the properties**

There will be single step into the Porch and no change to existing site levels.

## **4.0 Heritage**

### **4.1 Description of the cottage and its setting**

Ivy cottage is a two storey semi detached property with Welsh slated roof and rubble stonework with roughly rectangular tooled quoins, window and door dressings. See Appendix A for photographs. The cottage is located to the north of the main street through Kirkwhelpington called Meadowlands. It is accessed from Meadowlands via a short cul-de-sac which also serves the adjoining Orchard Cottage and Hawthorn House. The cottage along with the rest of the village sits within Kirkwhelpington Conservation Area. See Appendix B.

### **4.2 Assessment of significance**

Ivy Cottage (and Orchard Cottage to which it is attached) were constructed circa 1800. The cottages are not of high architectural quality in themselves, but they do blend with the character of other stone faced and slate roofed domestic buildings on the north side of Meadowlands.

### **4.3 Design concept for the proposed development**

The porch has been designed to relate to the architectural context of the original cottage and the street scene. The roof will be slated to match the existing cottage and other slated roof on Meadowlands. The larch cladding proposed for the walls will create a rustic character entirely appropriate for its rural context. The cladding will match that of the studio & workshop constructed in the grounds of Hawthorn House to the north.

### **4.4 Impact of the proposed development**

The porch will be constructed such that the original features of the north elevation (e.g. window and door lintels, cills and jambs) are maintained. The porch extension will be on the north side of the building and will only be visible to the immediate neighbours (e.g. Hawthorn House and Orchard Cottage). Therefore, there will be no impact on the street scene or the character of the area.

**Appendix 1 – Photographs**



Ivy Cottage (centre) SE view from Meadowlands



Ivy Cottage – SE view



View along cul-de-sac from Meadowlands



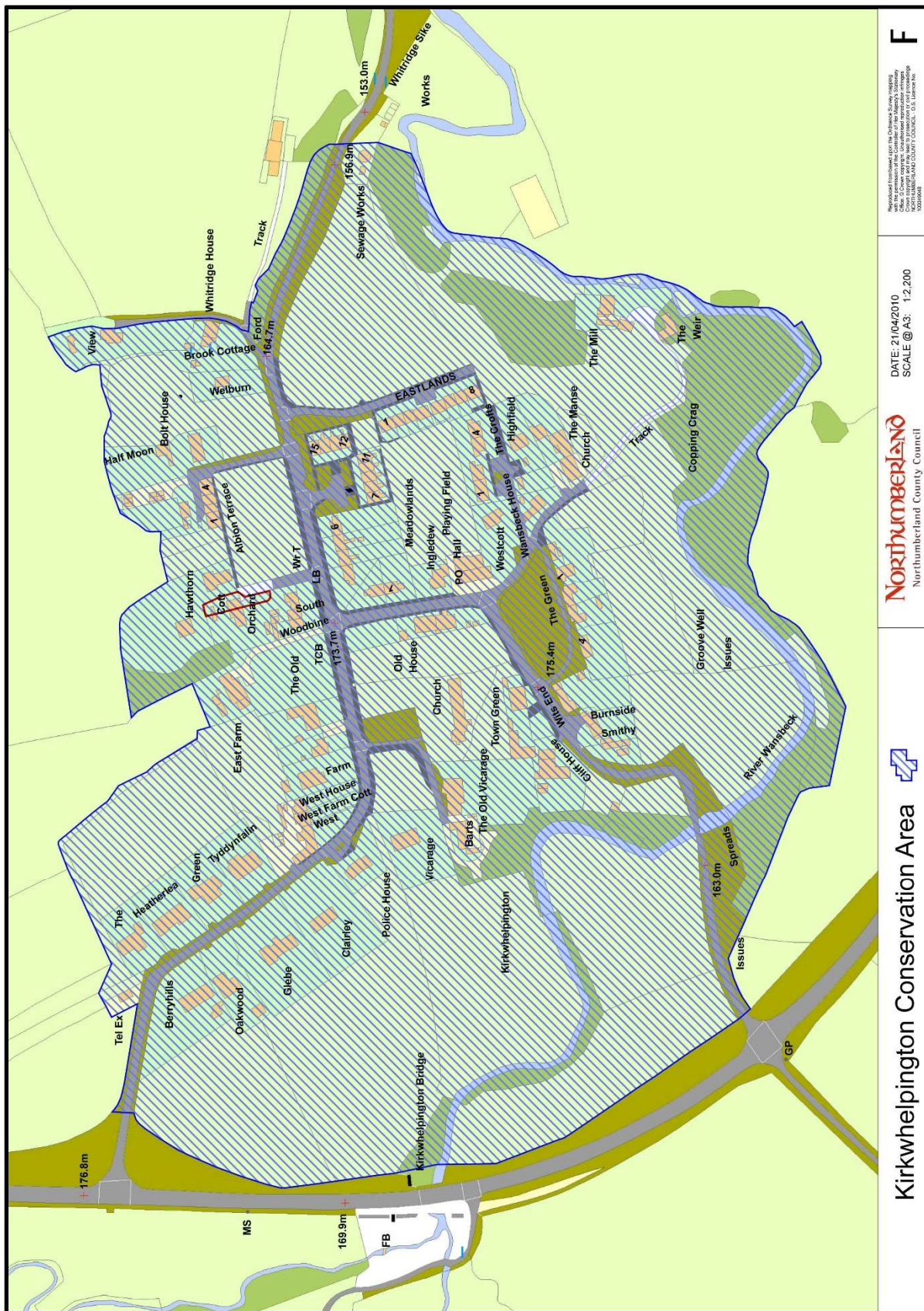
Ivy Cottage - north elevation



Ivy Cottage - east elevation

### Appendix 2 – Conservation area map

Note: Ivy Cottage boundary outlined in red



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**Kirkwhelpington Conservation Area**

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