

Design, Access & Heritage Statement



Proposed Front & Rear Extension

**The Old Reading Room
Lesbury
Northumberland
NE66 3PN**

Ref: DAH01

March 2022

1. Introduction

- 1.1. This Design, Access & Heritage Statement has been prepared in support of a Planning Permission application in connection with the construction of a front & rear extension at The Old Reading Room, Lesbury.
- 1.2. The Old Reading Room is a semi-detached dwelling of solid stone walls, slate roofs and PVC/timber windows and doors.
- 1.3. The property is not listed but lies within the Lesbury Conservation Area.
- 1.4. The building has undergone previous alteration/extension works to the front elevation in the form of a porch/entrance extension constructed of stone walls and slate roof.

2. Proposal

- 2.1. It is proposed to extend the front porch in width, extending over the kitchen windows. Internally the kitchen windows will be opened out to create a door opening into the new room. This will create a small room off the kitchen/dining room area.
- 2.2. The front extension will be a continuation of the existing extension and will be sympathetic to this and the property.
- 2.3. To the rear, it is proposed to construct a single-storey lean-to extension. This will house a new office area, storage space off the kitchen, and a boot-room over the rear door.
- 2.4. The extensions will improve the internal space within the property.

3. Impact & Design

- 3.1. The proposals will be sympathetic to the parent and surrounding properties. The proposed materials have been chosen to match existing wherever possible, giving a high-quality appearance and being in keeping with other existing properties within the Conservation Area.
- 3.2. Careful consideration has been given to the proposals, to help achieve a design consistent with the detailing of the existing building. The impact on neighbouring properties is minimal.
- 3.3. The proposal to the front elevation is to be set back from projection of the existing porch and is largely hidden from view by the mature garden vegetation. Given the position and the size of the proposals, we believe the proposals have little impact on the appearance of the Conservation Area.

4. Scale

4.1. The scale of the proposal is in keeping with the parent and neighbouring properties and are similar in appearance and style to those of surrounding properties.

5. Conclusion

5.1. In our opinion the extension to the property is in keeping with the parent and surrounding properties. The secluded location of the proposal means that means proposal has very little impact on the appearance of the Conservation Area.

5.2. We therefore ask that the application is considered for approval.

6. Photographs of the site



Front Elevation



Location of front extension



Rear Elevation