

HERITAGE STATEMENT

DATE: 24 JUNE 2022

PROJECT: PROPOSED FIRST FLOOR EXTENSION OVER GARAGE AND DISUSED BUTCHERS SHOP TO FORM FIRST FLOOR SEWING ROOM AND STORE (ALL DOMESTIC USE)

LOCATION: THE OLD BUTCHERS SHOP, CLOSE HOUSE, WHALTON, NORTHUMBERLAND NE61 3XD

CLIENT: MR AND MRS DAVID ROBSON

THE STATEMENT (CONSISTING OF 2 PAGES)

1/ THE HERITAGE ASSET AND SETTING

THE LAND AND BUILDINGS FALLS WITHIN THE WHALTON VILLAGE CONSERVATION AREA – SEE ATTACHED MAP. THE BUILDINGS ARE CURRENTLY USED AS STORE ROOMS BY CLOSE HOUSE. THE NOW DIS-USED BUTCHERS SHOP WAS USED AS A BUTCHER’S SHOP FROM 1850 TO 1989. IT IS PARTLY SLATE ROOF AND STONE WALLS AND THE ATTACHED GARAGE HAS A TIN ROOF IN POOR CONDITION AND STONE WALLS .

THERE ARE NO ORIGINAL FEATURES OF ARCHITECTURAL INTEREST OR HERITAGE VALUE THE OLD BUTCHER’S SHOP IS ACCESSED FROM A PRIVATE ROAD , LEADING FROM WHALTON VILLAGE MAIN STREET.

THE SITE IS TO THE REAR OF SOUTHSIDE.

THE PRIVATE ROAD LEADS TO A COURTYARD AREA WHICH ALLOWS VEHICLES TO TURN AND EGRESS THE SITE IN A FORWARD DIRECTION.

2/ ASSESSMENT OF THE HISTORIC CHARACTER.

NO ORIGINAL FEATURES REMAIN , AS THE BUILDING HAS BEEN USED AS A STORE ROOM AND GARAGE SINCE 1989.

THERE IS NO HISTORIC INTEREST OR CHARACTER TO THE EXISTING BUILDING

3/ EXPLANATION OF THE PROPOSED DESIGN.

THE PROPOSED DESIGN IS IN CHARACTER WITH THE EXISTING BUILDING HAVING NATURAL STONE WALLS AND A NATURAL SLATE ROOF AND TRADITIONAL FENESTRATION

THERE ARE NO FIRST FLOOR WINDOWS LOOKING TOWARDS THE ADJOINING GARDEN

THERE IS AN EXISTING GROUND FLOOR WINDOW WHICH WILL BECOME THE WINDOW OF THE PROPOSED WC.

THE EXISTING (DOMESTIC) GARAGE WILL BE REDUCED IN SIZE AS IT IS ONLY NEEDED FOR GARDEN EQUIPMENT AND LAWNMOWERS.

4/ VISUAL IMPACT OF THE PROPOSED DEVELOPMENT.

THE PROPOSED FIRST FLOOR EXTENSION WILL HAVE AN EAVES HEIGHT AND A RIDGE HEIGHT TO MATCH THE EXISTING ADJOINING BUILDING WITH NATURAL STONE AND SLATE TO MATCH THE EXISTING BUILDING.

5/ DRAWINGS AND PLANS AND SUPPORTING INFORMATION

DRAWINGS HAVE BEEN SUBMITTED TO SHOW THE EXISTING AND PROPOSED SITE LAYOUTS, ELEVATIONS AND FLOOR PLANS , TOGETHER WITH MEANS OF ACCESS.

A PLAN SHOWING THE WHALTON VILLAGE CONSERVATION AREA IS ALSO ATTACHED.

PHOTOGRAPHS OF THE EXISTING BUILDING ARE ATTACHED.

AN ECOLOGICAL SURVEY HAS BEEN CARIED OUT AND IS ATTCHED.

A HERITAGE STATEMENT IS ATTACHED.

PHOTOGRAPHS OF THE EXISTING BUILDING ARE ATTACHED.

A MAP SHOWING THE CONSERVATION AREA IS ATTACHED.

6/ EXISTING AND PROPOSED MATERIALS

THE DIS-USED BUTCHERS SHOP HAS A SLATE ROOF AND STONE WALLS AND THE ATTACHED GARAGE HAS A TIN ROOF IN POOR CONDITION AND STONE WALLS .

THE PROPOSED EXTENSION HAS A NATURAL SLATE ROOF AND NATURAL STONE WALLS – ALL TO MATCH THE EXISTING BUILDING.

Photos

Rear elevation



Front elevation



Elevation from Close House Drive

