

C1131 Heritage Statement

Heritage Statement For A First Floor Balcony @ 8 Bay View, Amble NE65 0AZ

1.0 The Proposal

This Heritage Statement has been prepared to form part of a householder planning application for the construction of a first floor balcony and render the front elevation (colour: off-white) at the above address.

2.0 The Local Context

The site lies within the Amble Conservation Area. Amble is a small historic town at the mouth of the River Coquet on the Northumberland coast. It lies just over a mile downstream from the historic parish village and castle of Warkworth, which is also the closest existing conservation area to Amble.

In the distant past, Amble was well to the south of the mouth of the River Coquet but, in March 1764, the river below Warkworth significantly changed its course due to heavy rains. In seeking its most direct route to the sea, the river dramatically broke its banks across a broad meander and the historic hamlet of Amble found itself less than quarter mile from the new river mouth. Although it was 70 years before this was to be realised, this natural event was to change the fortunes of Amble forever.

2.1 The Surroundings

About a mile offshore lies a handsome island, Coquet Island which, despite being closer to Amble, is in the parish of Hauxley to the south. It is not as large or as famous as Holy Island further north, but it has both cultural and navigational significance. For coastal shipping, the island, with its landmark beacon, acts as a natural indicator of the location of the mouth of the Coquet and of Amble itself, which has promoted itself as 'The Friendliest Port' for some years.

Amble is now somewhat more isolated than it used to be. The district administrative and service centre of Alnwick lies ten miles away along a tortuous coastal road. With the loss of the station at Amble, its closest rail link is now at Alnmouth, nearly six miles along the same coastal route. The A1 trunk road lies about 5½ miles west but there is no good direct road access to it from Amble. Regionally, the town is about 30 miles north of Newcastle upon Tyne, the regional capital, and 38 miles from the border with Scotland. Amble's centre is at grid reference NU 268 044.

The town lies in the parish of Amble, and includes the Amble Central, West and East Wards of Alnwick District Council. Amble also has its own Town Council. The current population of Amble is 6,604, which is only about 1,000 less than that of Amble Conservation Area Alnwick District Council Character Appraisal and Management Matters February 2008 9 Alnwick, but nearly 4,000 more than Rothbury, the only other local service centre in the district.

2.2 Special Architectural and Historic Interest

Amble's special historic interest derives from the story of its evolution. The earliest known archaeological artefacts found locally suggest that several locations within the current area of Amble were occupied by prehistoric settlement. Although the search for a Roman period settlement at Gloster Hill has not yet yielded success, the fact still remains that a Roman altar was found nearby

and the derivation of the name is probably from the Latin castra or fort. Medieval remains in modern Amble include a fragment of a monastic grange and a wellhead. The same well has fabric from the eighteenth century while the surviving decorative gate piers in Gloster Hill indicate the presence of a mansion of the seventeenth and eighteenth centuries.

The tiny agricultural hamlet of Amble was dramatically extended in the 1830s with a planned settlement to the east, and both hamlet and extension blossomed into a fully fledged Victorian industrial town within 60 years. Boom conditions continued into the mid twentieth century when the progressive closure of the south east Northumberland coalfield triggered economic decline.

Through government support and local community enterprise, the town has fought back and new employment has been introduced into the town. The spirit of this enterprise is represented by Amble's new iconic Town Square.

Amble's special architectural interest may not be obvious in the conventional understanding of set pieces in different period styles. In fact, it has been described as having 'few buildings of distinction'. However, this ignores several facets of Amble's architecture. First, within its current boundaries 26 buildings and structures are listed. Secondly, Queen Street has a set piece of early Victorian provincial shopping, with original shops and residences of quality design and materials.

Finally, the place's sandstone vernacular terraces represent the period Amble Conservation Area Alnwick District Council Character Appraisal and Management Matters February 2008 45 from the early nineteenth century to the 1930s, the golden age of the north east industrial stone terrace, worthy of research and protection in their own right. Sufficient of these special interests and qualities survive with a coherent integrity on the ground to give Amble the special character and appearance it needs to be a conservation area.

3.0 The Proposal

This application is to construct a first-floor balcony supported above the existing bay window.

3.1 Description of Asset

8 Bay View is a terraced property with three bedrooms over the first-floor.

It has a brown pebbledash finish, white PVC doors & windows, black PVC half round guttering with a slate roof to the existing front elevation.

The proposed balcony would be accessed off the front master bedroom.

The house overlooks the harbour with views of the North Sea.



Photo: Existing North Elevation

3.2 Appearance

The balcony uses galvanised steel handrails and balustrades with glazed infill panels.

At each end of the balcony an 1800mm high privacy screen is proposed to protect overlooking the neighbouring properties.

The proposed off-white coloured rendered finish is seen to be an improvement on the dated existing pebbledash finish.

It can therefore be seen that this is a sympathetic response to the host building and will enhance the overall appearance.

3.3 Scale

The proposal is positioned at first floor and the floor area is 7.3m².

3.4 Access

The access from Bay View remains unaltered.

3.5 Landscaping:

Landscaping does not form part of this application.

3.6 Impact on the asset:

We believe that the proposals will enhance the aesthetics of the host property and will not have a detrimental effect on neighbouring dwellings, nor this part of the conservation area.

4.0 Conclusion

The intention is to create a high-quality addition to 8 Bay View.

The proposal will not have an adverse impact on neighbouring properties and planning distances are not an issue in this instance.

The design complies with local and national policies and is a sympathetic response to its context and locale. It is contended that the proposal will enhance the character and make a positive contribution to the Amble Conservation Area.

We are of the opinion that the application proposals comply with the current design standards and would enhance the character or appearance of the conservation area, in accordance with S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

