

Planning Reference- 23/00369/FUL

Address of works- ONE Street Kitchen, 64 Front St. Bedlington

Date of statement- February 2023 – Rev.1

Heritage Statement

This heritage statement is in line with guidance provided by Northumberland County Council Environment and Design Team 'Information requirements for applications affecting Heritage Assets (Listed Buildings, Conservation Areas, Scheduled Monuments, Parks & Gardens/Designed Landscapes, Battlefields and Maritime Wrecks)'

1. Description of the asset and it's setting

Front Street East was built circa Mid-19th century.

The building is stone built with a slate roof and of the same design as the majority of the other terraced buildings in that area.

Front Elevation



Rear Elevation



64 Front Street East is part of a set of terraced buildings therefore it would suggest that all of the street was constructed at the same time by the same builder.

The surrounding area is built in a similar style.

64 Front Street East is at the East end of the Bedlington conservation area. The conservation area terminates in the vicinity of the East end of Front Street East.

The street is residential in character, with a mix of residential and commercial tenants and the design is very coherent in this and the surrounding streets. There are several takeaway restaurants in the area.

The street could be described as urban with on road parking but access to the rear for deliveries and storage.

2. Assessment of significance

64 Front Street East contributes to the general character of the surrounding streets and local area as the building style and materials are repeated on the buildings in the vicinity.

The property is part of a terraced block, all of the same style.

The main entrance and large front window are unintrusive and white in colour for subtle but impressive impact.

There are no distinctive architectural features.

3. Explanation of the design concept

The proposal is to extend the opening hours of the business to provide hot food as takeaway. The only impact in terms of external design is a proposed roof exit extractor cowl to allow venting of the fryer cooker hood. There will be no change to the front or rear façade's. The cowl is 700mmx700mm and around 400mm in height from the roof line.

See following image for example:



4. Description of impact of the proposal

The impact of the proposal will be minimal in terms of architectural impact as the rear of the building is not overlooked by any neighbours therefore the new roof cowl will have no visual impact.

The extended opening hours will allow customers to purchase hot food at a later time but this should have no impact on the surrounding area as there are several other takeaway restaurants in the close vicinity.

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