



21 Fair Hill, Haltwhistle, Northumberland

HERITAGE STATEMENT

General:

The proposal is for a single storey extension to the front of the two storey dwelling. See drawings 23-10-01, 02 and 03 for full details.

The proposed extension is to increase the floor area of the ground floor habitable rooms, including the lounge, entrance lobby and dining area adjacent to the kitchen.

The external materials of the existing dwelling are a mixture of both natural stone and rendered walls, uPVC windows below a pitched and natural slated covered roof. The proposed materials will reflect this use of materials, with natural stone to the principal elevation and rendered sides to blend in with the existing as appropriate. Good quality second hand slates will be provided to the new pitched roof.

It is noted that the property is one of a terrace of four dwellings, being an end of terrace, the property benefits from a slightly increased property width. The two central properties at the terrace have both been extended forward on the ground floor, this proposal looks to replicate this.

Prior planning history:

It is acknowledged that the property has been extended with a two storey side extension, as detailed under application reference: T/76/E/37.

Conservation Area:

The property is relatively central to the Haltwhistle Conservation Area. There is no Conservation Area Appraisal for Haltwhistle, but it is clear that the attractive buildings, old cobbled streets and walls all contribute to the significance of the conservation area.

The dwelling is located in an elevated position above Fair Hill, in a row of similarly built houses, although backing onto a relatively modern housing estate (to the north). The house enjoys a predominantly southerly aspect.

Haltwhistle has a good number of Listed buildings located more weighted to the town centre and main artery route through the town. There are no listed buildings clearly visible from the application site, with the two nearest being in excess of 250m away at Pleasant Place House and Georgie Girl Hair Salon, both Grade II. Their UID numbers: 1370315 and 1370341 respectively.

As noted above, it is intended to retain natural traditional materials on the predominant elevation.



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In Conclusion

The proposal is of a minor nature and whilst on the principal elevation it is in continuity of the adjacent two dwellings who have undertaken similar developments in the past. With the use of natural materials in order to match the existing will ensure that it blends well with the original dwelling behind.

It is on this basis we look for the support of the officers in this regard.



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Photographs



Principal Elevation



Adjacent properties – note forward extensions



Looking East



Looking Southeast



Looking South



Looking Southwest



Looking West



Looking Northwest



Application site in context



West side wall of existing house



Looking East along douse frontage, note neighbouring extensions beyond application site