

## HERITAGE STATEMENT + DESIGN AND ACCESS STATEMENT

LAND AT NORTH BANK, HAYDON BRIDGE, NORTHUMBERLAND, NE47 6LU

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This Heritage Statement has been written to accompany a full planning application at the above property. The Heritage Statement will assess the significance of the non-designated heritage asset, and the significance of the surrounding historic environment, and then assess whether there is harm to the designated and non-designated heritage assets and their settings in relation to the minor alterations that are proposed in this application.

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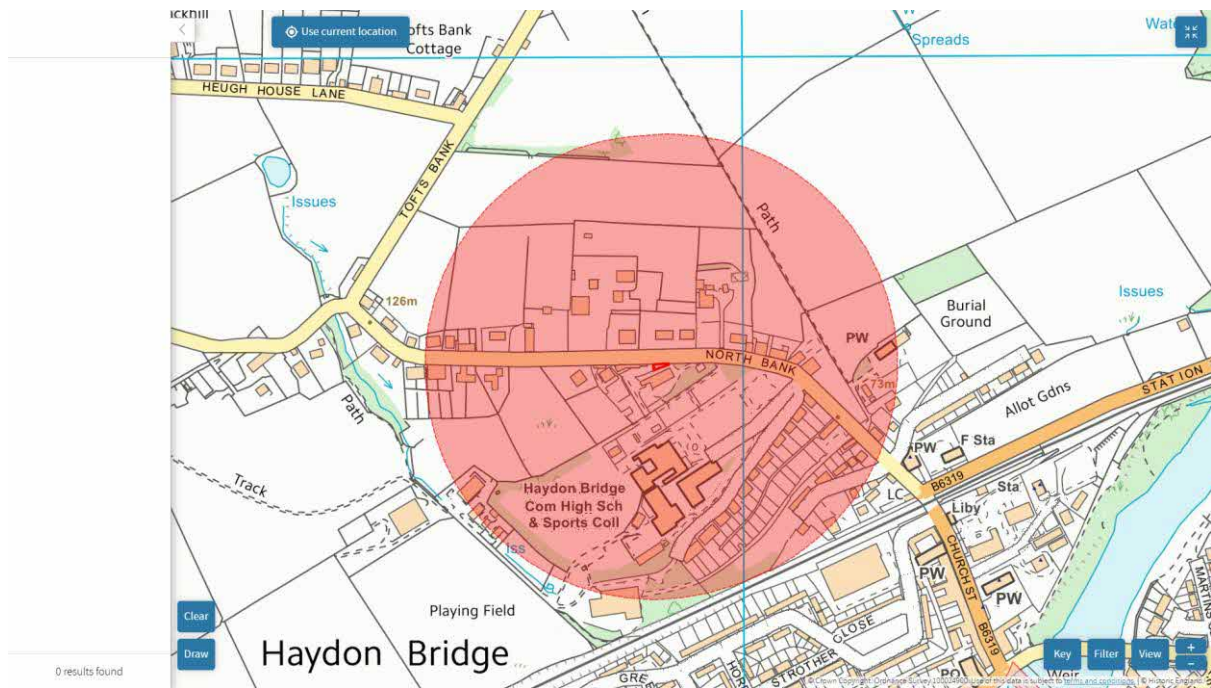


### THE PROPERTY AND SURROUNDINGS

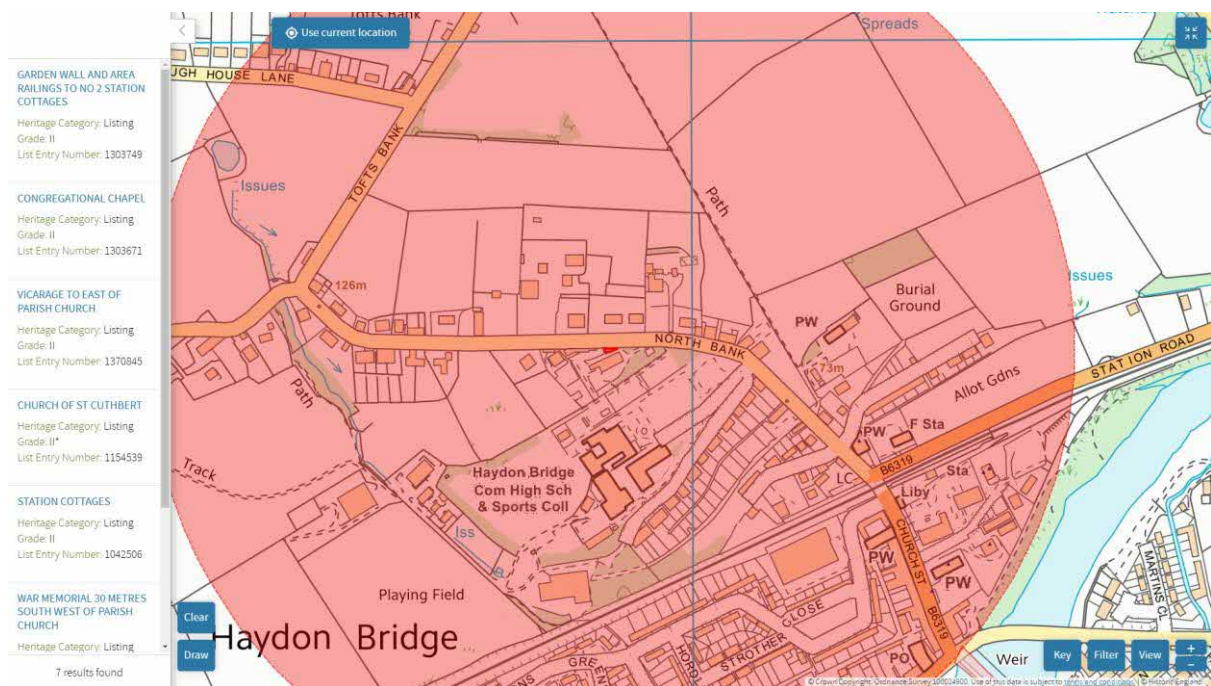
The property known as Beetle Cottage is an unlisted dwelling adjacent to the application site and forms part of the domestic use in relation to that property. The site is a short distance from the centre of the village Haydon Bridge and within the designated Conservation Area. The site is considered to form part of Haydon Park prior to being sold off by Northumberland County Council circa 1997/1998.

Whilst the site is predominantly fronted with a stone wall with a large opening, the rear is relatively enclosed with timber boarded fencing.

## ASSETS LOCALLY



The village of Haydon Bridge has a limited number of listed buildings or structures, none of which are within a 250m radius of the application site.



There are however seven listed properties/structures within a radius of 500m from the application site. None of which are visible from the application site.



## THE SITE/PROPOSAL

As noted above, the site is generally open save for a small timber shed. The site is currently used for domestic car parking associated with Beetle Cottage to the west of the application site. It has a loose stone chipping finish edged by low level masonry to prevent discharge over to the grounds below to the south.

It is intended to construct a domestic garage with a covered lean-to to accommodate a vehicle and cycles. The garage would have an internal dimension of 6m in length with a width of 4.7m to accommodate this. Constructed in blockwork for improved security, the building would be clad in horizontal timber boarding.

The timber external cladding was selected by the client to enable the structure to blend more naturally into its surroundings of trees and the timber fence. A dark sheet roof would provide a subtle cover to the main building.

Whilst it is acknowledged that properties in the locality have attached garages, this is not an option for the applicant who owns Beetle Cottage, there is insufficient space at that property for the integration of a garage. It is considered that a modest detached garage located at this site will prevent the site appearing like a car park, with the owner's vehicle placed within the garage itself.

All boundary treatments would remain however given the improvements required at the access as outlined by the Highways Authority at the pre-application stage, it would become necessary to lower the stone wall where within the confines of the application site to a lower level.

## THE ACCESS

The width of the current access would remain unchanged. It is intended however that the masonry wall to the west of the entrance be lowered so that it remained below 1.05m in height as outlined by the Highways Authorities recommendations under the pre-application enquiry. Furthermore, the surface within the site will be bound to prevent any loose material from being located within 6m of the highway. The natural fall of the site provides a buffer along the site boundary, preventing any surface water discharge onto the highway/public footpath. Any surface water being directed to the south east corner of the application site.

Wheel washing facilities will be provided during the course of the works. There are no services on site so this will require the bringing in of a temporary water supply to accommodate this requirement. See also the construction method statement accompanying this application for further details.

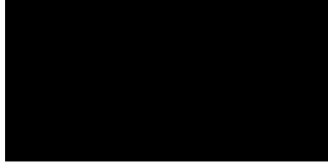
It should be noted that the application looks to improve upon an already existing situation of domestic vehicles using this site for parking. Whilst we appreciate that the visibility sight lines to the East cannot be achieved, the close proximity of the 20mph restriction zone is 30m away. Vehicles travelling in the direction toward the site from this zone do so on an incline, where gathering momentum to the 30mph limit will be restrained.

## IN CONCLUSION

Using the Historic England guide, it is considered that the proposed garage is of low-level significance. Views of the surrounding properties are extremely limited with the high rear boundary fence and the properties to the north being in a much more elevated position.

The material palette is to be more natural with timber boarding being used to clad the building.

It is considered that the proposed scope of works at the land at North Bank is of low significance, therefore, in conclusion it is felt that the proposals do not harm but improve the setting of the nearby listed building and the character of the wider Wall Conservation area.



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