

Heritage Statement

Heritage Statement for a Bay Window to the East Elevation & a First Floor Extension together with Minor Alterations to 2 The Butts, Warkworth NE65 0SS

1.0 The Proposal

This Heritage and Design & Access Statement (DHAS) has been prepared to form part of a householder planning application for the erection of a ground floor bay window and demolition of a porch to the east elevation, a first storey extension together with demolition of a conservatory to the west elevation.

2.0 The Local Context

The site lies within the Warkworth Conservation Area. Warkworth is a small historic town on the River Coquet on the Northumberland coast. It lies to the eastern of the historic parish village and Warkworth Castle.

In the distant past, Warkworth 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.

2.0 Special Architectural and Historic Interest

The physical development of Warkworth can be attributed to its location on a loop on the River Coquet, a situation that has parallels in Durham City where the development along a river meander creates a distinct defensive advantage. The valley through the north river cliff has been exploited to provide the gap for the road and bridges. The geological surface is predominantly glacial boulder clay overlying millstone grit shales and sandstones, which is reflected in the construction materials used in buildings throughout the village.

The earliest records of Warkworth settlement come from archaeological remains along the Coquet. Outwith the immediate area of modern day Warkworth, archaeological remains provide clues to the early development of the town. "Warkworth is famous for an unusual Neolithic cup and ring marked cliff that rises from the River Coquet at Morwick, the mysterious motifs contain rare spiral forms as well as simple cup marks. Their meaning is unclear but could have been religious or linked to tribal boundaries" (Keys to the Past).

Warkworth flourished in the medieval period as a harbour and market town. Pevsner described the layout of Warkworth as "entirely medieval". Burgage strips run at right angles from the main streets of Bridge Street and Castle Street, running east towards the Butts and west to the Stanners. Key buildings are the defensive bridge and gatehouse at the north, leading up to the castle on the highest point at the south end of the village. The Church of St Lawrence has 12th century origins. An elaborate cave hermitage across the river from the castle is one the best-preserved examples in Britain. There was also a deer park whose boundary bank survives in places as an earthwork, but other sites connected to the castle, such as a foundry and salmon fishery are only known from historical documents.

In the 18th Century, new ideas in farming practice led to many fine farmhouses and buildings being built in the vicinity of Warkworth village, including Maudlin, New Barns, Northfield, Southside and Sturton Grange (source: Keys to the Past). The farming of agricultural land continues to be important in the Warkworth environment today.

Most of the properties in the conservation area today date from the eighteenth century or later. There are distinct character areas which combine to form the Conservation Area.

The Butts is separated from the historic core by the intervening and predominantly undeveloped burgage strips that run away from the Ember Path. While the Butts have some buildings of the eighteenth century, most development dates from the latter half of the nineteenth century or later. The fisherman's shed at the south end of The Butts was used to store salmon nets and was built for the Duke's fisherman.

Most properties in the Butts face onto the river, and share common design features that give a unified appearance. This includes the use of chimneystacks, sash windows and slate roofs, and fine ashlar frontages. Gable ends are often constructed in random rubble. Buildings of further note include the URC church, and the Old School. The Butts also has some late twentieth century development. The house that stands at the corner with Ember Gardens has a somewhat suburban determination to be detached and consequently could be seen to be out of context with its neighbours. New terraced dwellings near the bridge attempt to encompass some of the traditional elements of the Warkworth streetscape (Bridge View). New housing is presently being developed in the area that was formally a Builder's Yard at Wellfield. This area has fine views along the river loop.

One problematic aspect of the Butts is the lack of formal car parking facilities; the grassed banks of the Coquet are often used as car parking which represents an intrusive element in the views along the river.

3.0 The Proposal

This application seeks to gain approval to complete the following works.

- Proposed bay window added to the front elevation
- Existing front porch demolished and replaced with timber porch
- Driveway added to the front garden and dropped kerb added onto highway
- EV charging point added to front elevation
- Existing rear conservatory demolished
- Proposed first floor rear extension
- Internal alterations
- East elevation to be finished with off-white render
- Front elevation windows to be changes to sash type windows with stone sills
- Existing front door replaced with new timber door in pastille pink colour

3.1 Description of Asset

2 The Butts is a mid-terrace property with two bedrooms to the first floor and is stepped back from the neighbouring property – no. 3. The east (front) elevation has a pale blue/green painted render

with a block motif imprinted into it, a slate roof, a PVC porch and PVC Georgian style windows with white painted stone sills. It is likely C18 with and the architect is unknown. The west elevation has a mixture of finishes including the original brickwork with an English style, or header bond, every fourth course, white painted brickwork, beige coloured brickwork and a white PVC conservatory. There is a flat roofed extension with a grey GRP roof finish.



Existing east elevation.



Existing west elevation.

3.2 Proposed Appearance

The proposed east elevation will have the existing porch demolished and a new timber, traditionally designed porch built in its place. A new bay window will be built, which uses materials to match the existing. The windows will be replaced with white PVC sash windows, which will echo that which would likely have been there when the properties were built and there will be new sandstone sills installed.

There will be a new off-white rendered finish, which will help give a cohesive appearance to the main elevation. An EV point will be added to allow electric vehicles to be charged and porous blockwork laid to the front garden area to provide a parking space.

The west (rear) elevation will have the PVC conservatory demolished and a first-floor extension built over the existing flat roofed kitchen and bathroom extension. The proposed rear elevation will use common red brickwork and slates to match existing to the roof. Windows will match the proposed sash to the east elevation.

There are a few internal modifications, which have no impact on the aesthetics.

3.3 Scale

The proposals have been designed to match the scale of the existing property and sit neatly within the curtilage. The rear extension is an infill and will help reduce the current haphazard arrangement, though this cannot be seen on the street scene.

3.4 Access

The accesses remain unaltered, though a parking space will be created.

3.5 Landscaping:

Landscaping does not form part of this application.

3.6 Impact on the asset:

We believe that the proposals will not have a detrimental impact on the aesthetics of the host property, the neighbouring dwellings, nor this part of the conservation area. The rear extension will provide the space required by a growing family in a much neater arrangement than the existing. The proposals will have no impact on the Warkworth Conservation Area, nor neighbouring properties.

4.0 Conclusion

The intention is to create high-quality alterations to 2 The Butts. The proposal will not have an adverse impact on neighbouring properties.

The designs comply with local and national policies and are a sympathetic response to their context and locale. It is contended that the proposals will have no adverse impact on the character of the host property nor area and make a positive contribution to the Warkworth Conservation Area.

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

Andrew Duckworth DIP ARCH. RIBA, Chartered Architect