

Heritage Statement for the Single Storey Rear Garden Room Extension to The Old Post Office, Newton, Northumberland, NE43 7UL

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aspect design

building · civil · structural

t: 0191 370 1526 / 0789 424 1113

e: info@aspectdesign.org

Introduction

The Old Post Office is within the defined conservation area of Newton designated such on the 30th April 1991. The conservation area encompasses of the settlement of Newton all but for the more recent development to the south eastern fringe of the village below of the The Old Post Office. Newton is included in the Northumberland Green Belt. The Old Post Office is not a listed building of the village.

The Heritage Asset and its Setting

The building what is known and referred to now as The Old Post Office appears of the 1862 Ordnance Survey map edition. The building occupies of the corner plot position of the southern side of the main road central to the village (U8194) upon approach to Newton from the A69 of the Tyne Valley. The form of the building with stepped roof ridge, division of southern rear garden as indicated of historic OS map editions gives clear indication that this originally was two buildings. The division of rear sloping garden now no longer exists of the property. Over time presumably the property internal layout has been adapted to the situation now whereby there is passage and integration between the levels of the former two properties.

Assessment of Significance

The Old Post Office occupies of a prominent position upon ascent approach from the A69 to the village setting of Newton with the rear of the property enjoying far reaching views southwards towards the Tyne Valley.

Design Concept for the Proposed Development

The existing narrow and linear arrangement of separated room layout of the property did not lend itself to modern more social living and enjoyment of space and the applicant and property owner has sought to extend of the kitchen area with garden room which also enjoys of the panoramic southern views. The garden room is open plan of the kitchen and extending of this floor area to serve as an area for dining and relaxation.

Impact of the Proposed Development

The garden room is positioned to the rear southern facing elevation of western end of split level of The Old Post Office. It is positioned some 4.55m in from the western gable adjacent the public unclassified approach road to the village from the A69. The garden room building projects some 4.25m from the rear of the dwelling and is of 6.043m width, some 7.8m distance from the eastern gable end of the building. The garden room is positioned over what originally was an external French door opening of the property out onto the rear garden. The opening between original and garden room extension has been enlarged for preferred layout arrangement with the original sandstone of the wall visible. Externally the garden room is built in locally sourced and exact matching sandstone random coursed as the original property and incorporating of larger quoin stones though appropriately of lesser scale than the main original building. Stonework is built to cill height above which the intended detail is to be a white painted timber decorative vertically fluted column detail and cornice moulding. The roof of the garden room is kept reduced in overall height since the detail of this is a warm deck flat roof behind the parapet edge detail. A black coloured minimal frame apex roof light is central to the garden room. The low level of the roof does not impact of the existing first storey windows of the property. Access from the garden room to the garden is afforded by 1.2m wide French doors. Sandstone detailed stone steps from the garden room flow out onto the descending rear garden.

Photographs



Photograph 1 : Internal view of existing kitchen looking towards opening through to garden room extension.



Photograph 2 : View from inside of garden room extension looking back towards original property.



Photograph 3 : Panoramic view southwards from inside of extension.



Photograph 4 : Rear view of property and garden room extension as of 17th February 2023.



Photograph 5 : View of extended rear of property.



Photograph 6 : Rear/eastern side view of garden room extension and external stone step detail.

References

Historic England website for listing of Listed Buildings in Newton.

Northumberland County Councils website and Newton Conservation Area map.

Tynedale Council Newton Conservation Area Character Appraisal.

Northumberland County Councils Heritage Statement Guidance Document