

## Combined Design and Access and Heritage Statement

### 19 Longhirst Village NE61 3LT

#### Introduction

Number 19 Longhirst Village was listed grade II 20/10/1969

The listing quotes;

“Cottages, probably early C19, remodelled c1880. Square tooled stone with tooled-and-margined dressings, slate roofs. 1 storey, except for Nos 14-16 which have a low upper floor, 18 bays. All doors renewed, sash windows. Nos 14-16 (Their eaves level uniform whilst the ground level rises) have small 1<sup>st</sup>-floor Yorkshire sashes of decreasing height. Yard entry with timber lintel between Nos 17&18. 4 stepped and corniced ridge stacks.”

#### Proposed development

The works proposed are limited to the rear of the property.

A rear offshoot has been constructed in two periods. The north part of the extension was probably completed in the mid 1950's as evidenced by graffiti posted by the builder and then owner of the property. The southern part of the extension is of later construction, probably mid 1970's when work was carried out on the adjoining property by the then same owner.

The earlier construction is of very poor quality, single leaf brickwork and as a consequence of the roof following the slope of the house main roof has a ceiling height of 1.7m. The roof timbers are of reclaimed timber in poor condition. The later addition is of more modern construction, with a flat roof and a ceiling height of 2.2m.

The proposal is to continue the roof line of the existing portion of the flat roof to replace that of the pitched roof over the offshoot giving a uniform appearance and a practical internal ceiling height across the whole. This will also afford the opportunity to improve the thermal insulation properties of the entire structure of the extension by the installation of a warm roof and applying external wall insulation. The offshoot will house a kitchen and shower room.

The rear elevations of the street from Nos 14-26 face onto a private, unmade and unadopted lane, not overlooked nor visible to other than residents and their visitors. In contrast to the preserved appearance of the front elevations of the street, to the rear, random developments over past years have resulted in a varied vista with no consistency of appearance.

The finished roof height of the extension will be c2.3m in height, the ridge of the house main roof being c4m, screening the development from the street view.





18  
Castle  
Morpeth