

Combined Design and Access Statement and Heritage Statement in respect of

Proposed alterations to 1 Belvedere Terrace, South Road, Alnwick, Northumberland, NE66 2NX

1.0 Introduction

- 1.1 1 Belvedere Terrace is listed as a Grade II building under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
- 1.2 The property is in poor condition and requires a full refurbishment programme to bring it up to modern standard of habitation and reinstate / preserve / enhance the character of the building.
- 1.3 The proposed refurbishment and alterations are intentionally very “light touch” in their nature with nearly all of the principal rooms being unaltered apart from modernisation of building services (electrics and heating) and redecoration.
- 1.4 This application relates to the existing house and the outbuildings directly attached to the house only as this work is the highest priority. A second application will subsequently be made relating to the external areas and site entrance.

2.0 Listing Details

- 2.1 The building is Grade II Listed. The Listing Statement reads as follows:

SOUTH ROAD 1.5330 (South West Side) Belvedere Terrace [Nos 1 to 6 (consec)] NU19126/369 II GV2. Early C19. Two storeys and basement. Three windows each. Nos 1 and 6 entered from return elevation. Ashlar, having a rusticated basement with a band over, a band over the ground floor (with “Belvedere Terrace” engraved on No 1), and 1st floor cill course and a moulded eaves cornice. Hipped slate roof with raised verges and ashlar chimneys. Three end windows on each side break forward slightly as do the central 6 windows. Glazing bar sash windows. End pavilions and centre have continuous 1st floor balconies, other parts have separate balconies to 1st floor windows: - cast iron baluster pattern bracketed from band over ground floor. Small basement windows with keystones. Doorways have raised surrounds with shallow pediments, approached by steps with railing, and with panelled doors having rectangular lights above. Nos 5 and 6 originally one house, for the Duke’s agent. To the south east is a slightly later stable block of 2 storeys, 3 windows, and 3 doorways, built of cut squared rubble. The front of No 6 is extended to south east by ashlar faced coach arch with raised surrounds and keystone, flanked by niches.

3.0 Amount of Development

- 3.1 The refurbishment proposal comprises externally:
 - 3.1.1 Demolish existing non original garage to right hand side elevation and form patio area on footprint of demolished garage.
 - 3.1.2 Demolish existing non original outbuilding to rear.
 - 3.1.3 Demolish non original timber porch to rear and replace with double glazed, powder coated aluminium conservatory including fitting a glazed roof over the steps down to the cellar.
 - 3.1.4 To rear elevation, widen existing window opening and form new rear door opening and supply and fit new double glazed timber door.
 - 3.1.5 To rear elevation, supply and fit new cast iron effect soil and vent pipe to serve bathroom and connect to new below ground drainage.
 - 3.1.6 Fit butlers sink within outbuilding with shower over for dog wash.
 - 3.1.7 Excavate as required and fit new foul drainage within yard area to suit new layouts.
 - 3.1.8 To front elevation, remove white board to dummy window and fit dummy sash window to match dummy windows elsewhere.
 - 3.1.9 Rake out and re-point defective joints in stonework to rear elevations using a lime / sand mortar. Repair cracking to stonework as required.
- 3.2 The refurbishment proposal comprises internally:
 - 3.2.1 Re-wiring, renewal of heating and hot and cold-water services, re-plastering where required and redecoration.
 - 3.2.2 Allow for new insulated concrete floors to cellar incorporating damp proof course.
 - 3.2.3 Allow for remedial damp proofing works to cellar using newton 805 membrane. No cement-based tanking or injection damp proofing work to be undertaken.
 - 3.2.4 Refurbish existing range and leave as a decorative item to the proposed snooker room.
 - 3.2.5 Allow for lining chimney and fitting wood burning stove to cinema room.
 - 3.2.6 Form laundry space within understairs cupboard and run drainage (via macerator) to rear.
 - 3.2.7 Relocate existing incoming electrical supply.
 - 3.2.8 Take out wall between existing kitchen and pantry, replace existing concrete floor and form new kitchen.
 - 3.2.9 Refurbish existing WC.
 - 3.2.10 Line chimneys and fit new living flame gas fires to existing fireplaces. in dining room, living room and reception room.
 - 3.2.11 Open up existing chimney breast to bedroom 4 and find original fireplace. Line flue, fit new fire surround and supply and fit living flame gas fire.
 - 3.2.12 Line flues and fit living flame gas fires to existing fireplaces in bedrooms 1, 2 and 3.
 - 3.2.13 Form opening in solid wall of bedroom 2 and form new shower room.
 - 3.2.14 Strip out lower dressing room and bedroom and form new master ensuite and dressing room.
 - 3.2.15 Enlarge existing trap hatch to roof void.

4.0 Heritage Issues

- 4.1 The details of the listing clearly show that the reason that number 1 Belvedere Terrace is Listed relates to the group value of the terrace as a whole and as such the external appearance of the property is of significant interest.
- 4.2 The proposed external works to remove the non-original garage and outbuilding and replace the dilapidated timber porch to the rear with a powder coated aluminium conservatory and infill glazed roof over the cellar steps with dramatically improve the appearance of the property.
- 4.3 To the front elevation, the proposed replacement of a white timber board to the prominent first floor dummy window rear with a dummy sash window to match the original dummy window is also a significant improvement on the appearance of the property.
- 4.4 Internally, the property is in poor condition and full upgrading of building services and full redecoration is required. This is not detrimental to the character of the Listed Building in any way.
- 4.5 There is significant dampness to the cellar and this will be remedied using a Newlath membrane system in preference to cementitious tanking or injection damp proofing works which are not suitable for a Listed Building.
- 4.6 At ground floor level, the existing pantry and kitchen will be knocked together to form a new kitchen. While this does involve some demolition, it is considered to be preferable to locate the new kitchen in this area, rather than use one of the main reception rooms for the new kitchen and thus change the character of the building.
- 4.7 Similarly, at first floor level, the existing bathroom will be altered and refurbished while a new master en-suite and dressing room will be formed within the lower level outrigger to the rear.
- 4.8 A small shower room is proposed which does required the removal of a section of sold wall and the alteration of the dimensions of two of the bedrooms but in our opinion, the intervention is minimal and is justified in order to provide adequate sanitary facilities for a dwelling of this size.

Where this work is done, cornices will be reinstated around the new walls as required.

- 4.9 Within the existing property, the applicant is intentionally proposing a "light touch" refurbishment which respects the original layout and character of the building. The layout alterations are minimal and generally restricted to the outrigger additions to the rear of the property.

We would consider that the proposed works are sympathetic to the character of the listed building and the removal of non original additions (particularly the prominent garage) is a significant benefit to the appearance of the building.

The property is in poor condition and is unfit for habitation at the present time. The proposed works are essential in order to reinstate the property as a usable family dwelling and to ensure that the building is safeguarded for the future.

5.0 Scale

- 5.1 The only proposed addition to the building is the proposed conservatory to the rear which replaces a non-original dilapidated timber porch. The scale of the conservatory is in keeping with the existing porch and is subservient to the main building. The location of the proposed conservatory means that it will not be visible from outside the site.

6.0 Appearance

- 6.1 In our opinion, the proposed works removing non original features will significantly enhance the appearance of the building while the proposed conservatory to the rear will not detract from the appearance of the building and will not be visible from outside the site.
- 6.2 We would consider that the proposed works are sympathetic to the appearance and character of the listed building.

7.0 Car Parking

- 7.1 The position of the existing garage means that its use as a garage is almost impossible. The proposed works do not therefore affect the existing car parking arrangements and there is currently room on the site for the parking and turning of three cars to allow them to turn and exit the site in a forwards direction. This will remain the case following the proposed works under this application.
- 7.2 For information, a separate application will be made in due course to gain approval for the construction of a detached garage on the site and for improvement of the site access (gates are currently located close to the public highway).

8.0 Conclusion

- 8.1 1 Belvedere Terrace is desperately in need of comprehensive and sympathetic refurbishment in order to be brought back to a level suitable for comfortable habitation and to safeguard the property for future generations.
- 8.2 In our opinion, the proposals are sympathetic to the property and are "light touch" with minimal intervention while still achieving a satisfactory level of facilities. The appearance of the property, which is the primary reason for listing, will be significantly improved as a result of the proposed works.
- 8.3 We would therefore ask officers and members to consider the application for approval.

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BSc (Hons), MRICS

3rd August 2023

Existing Photographs



Existing front elevation from South Road



Non original garage to be demolished and patio formed



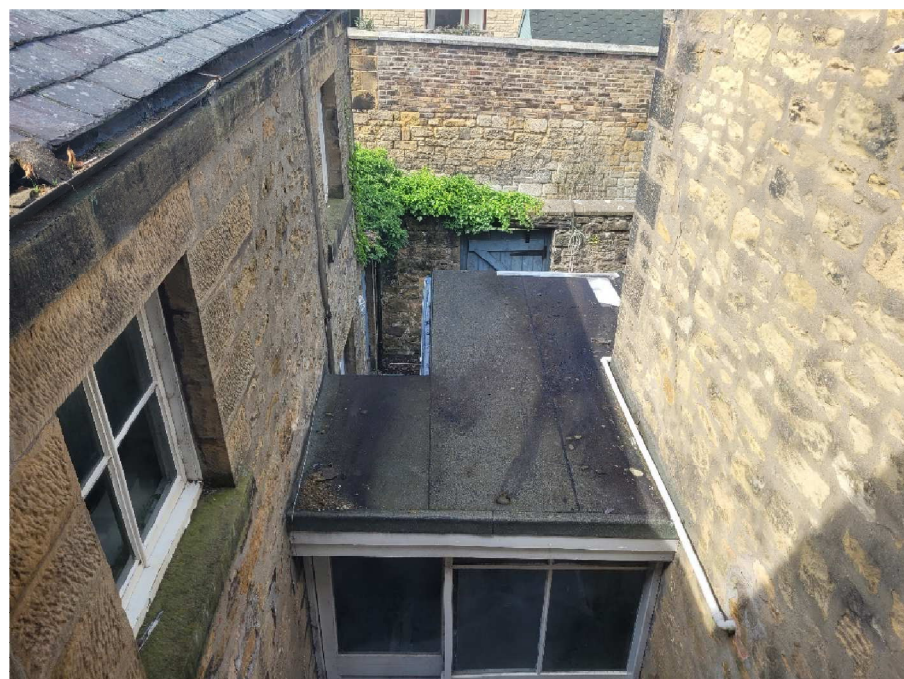
Non original garage to be demolished and patio formed



Non original outbuilding to be demolished



Non original timber porch to be demolished



Non original timber porch to be demolished. Stairwell into basement to be glazed over.



Non original timber porch to be demolished



Alter right hand side window to form new rear door opening



White board to dummy window to be replaced with dummy sash to match elsewhere



Dummy sash above front door



Basement window to be reinstated



Dampness to basement and incoming electrical supply to right hand side



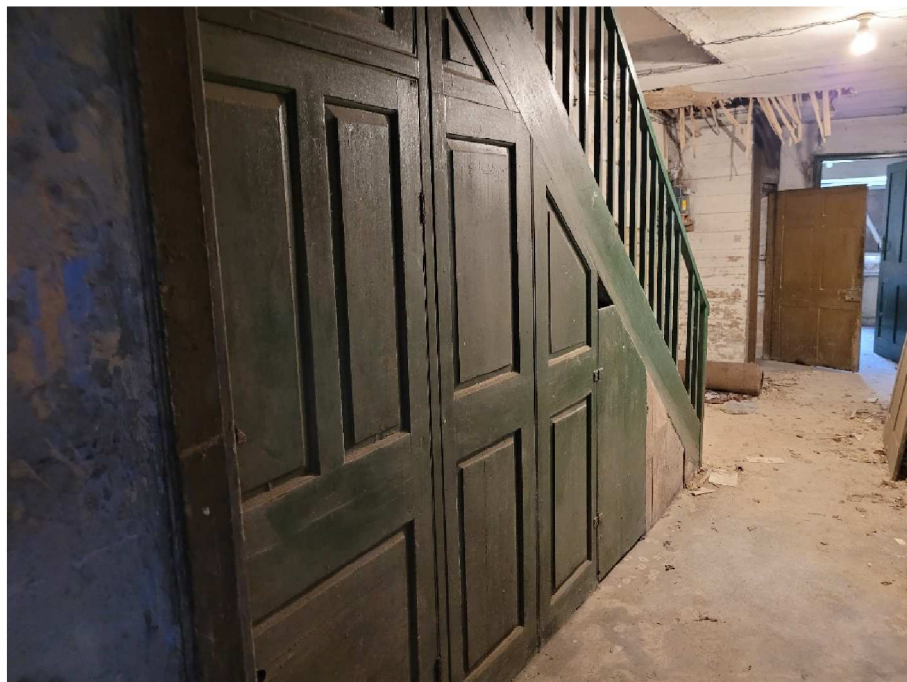
Dampness to basement



Fireplace to proposed cinema room. Wood burning stove to be fitted



Range to be refurbished and left as decorative item



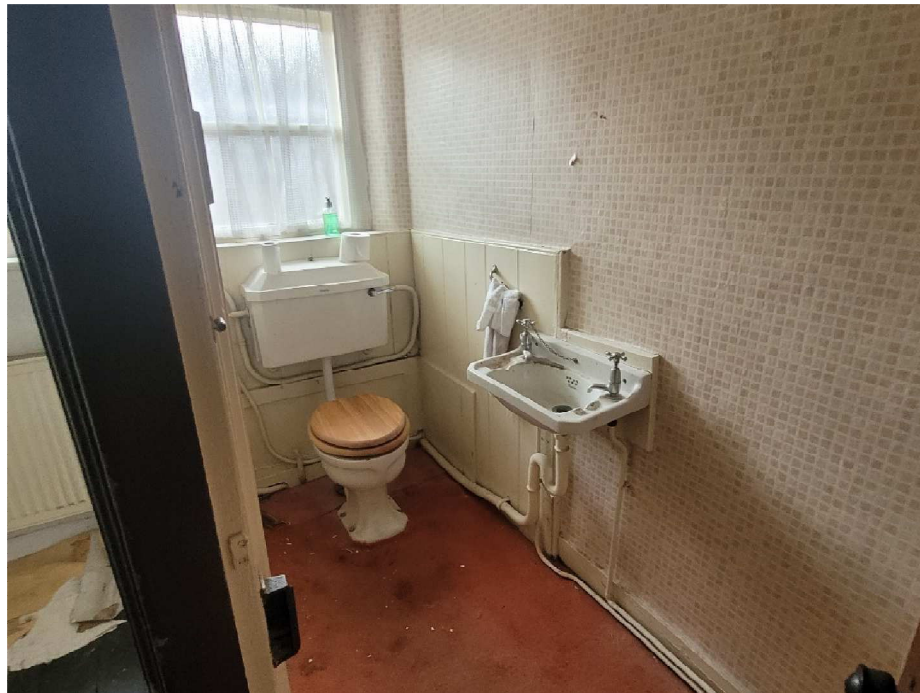
Pannelling to stairs retained and laundry space formed under stairs



Wall between kitchen and pantry to be removed



Existing Kitchen



Existing WC



Existing living room. Flue lined and living flame gas fire to be fitted.



Existing dining room. Flue lined and living flame gas fire to be fitted.



Existing reception room. Flue lined and living flame gas fire to be fitted.



Bedroom 4. Expose fireplace, fit new surround, line and fit living flame gas fire.



Bedroom 1. Alter partitions to form shower room. Reinststate coving. Line flue and fit living flame gas fire



Bedroom 3. Line flue and fit living flame gas fire



Bedroom 2. Remove section of wall and form shower room. Line flue and fit living flame gas fire



First floor lower rear addition. Remove wall and form master ensuite and dressing room.



First floor landing. Enlarge existing trap hatch.