

Design and Access Statement

incorporating Heritage Asset Statement

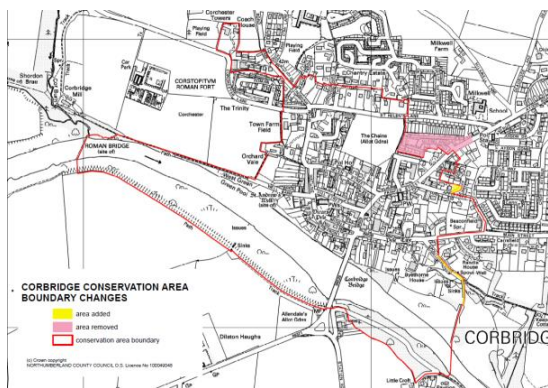
4 St Andrew's Terrace, Corbridge NE45 5AL



1. Introduction

This Design and Access Statement has been prepared by Steena Steward Architect RIBA on behalf of Mr Richard Barker in support of a planning application for a rear dormer window to the attic and replacement roof to the existing ground floor rear extension to 4 At Andrew's Terrace.

This Design and Access Statement also considers the impact the proposed development may have on the significance of Corbridge Conservation Area. The National Planning Policy Framework (NPPF) published on 27 March 2012. Para 128 states that, "Local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting".



Corbridge Conservation Area.



North elevation with existing ground floor extension.

2.0 – Assessment

The significance of nearby Heritage Assets and the wider area of Corbridge conservation area have been evaluated using the principles as set out in Historic England's Conservation Principles, Policies and Guidance.

- Identify which heritage assets and their settings are affected
- Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Explore ways to maximise enhancement and avoid or minimise harm
- Make and document the decision and monitor outcomes

St Andrew's Terrace lies on the western edge of Corbridge Conservation Area. Since early mediaeval times Corbridge has been the natural junction for north/south and east/west routes and remained the bridging point across the Tyne. The main east/west road, the Carlegate, was used until the 18th C and carried traffic between Newcastle and Carlisle. Carlegate left Corbridge via Colwell Chare, now Wellbank. Earlier Ordnance Survey maps show no buildings or dwellings down Wellbank, and the current housing along the northern side of Wellbank is not of historic interest but still impacts upon the visual character of the conservation area.

3.0 – Design and Access

The existing rear extension is in poor condition and the roof will be replaced with a flat roof with sky-lights. A full width dormer to the rear will allow better use of the converted loft space. There will be no change to the front elevation to Wellbank.

4.0 – Conclusion

The proposals do not alter the character of Corbridge conservation area, its setting or the historic built landscape. The features of special interest remain intact as does the enjoyment of the environment for residents and visitors alike. Access remains the same and parking is unaffected.

5.0 - Relevant Planning Policies and Guidance Notes.

The design has been developed through a thorough investigation of the relevant policies:

- Historic England's Conservation Principles, Policies and Guidance
- Corbridge Conservation Area Character Appraisal
- Northumberland Consolidated Planning Policy Framework.
- Northumberland County Council's advice on Development in a conservation area.
- National Planning Policy Framework
- Tynedale DC Saved Policies