

Combined Design, Access & Heritage Statement

Property: 9g Priors Terrace, Tynemouth, NE30 4BE

Applicant: Mr L Weatheritt

Ownership: The property is owned by the applicant

Introduction

This statement is in support of a householder and conservation area planning submission and should be read in conjunction with the existing and proposed drawings, and planning application.

The Property

The property is a self contained residential apartment located on the first and ground floors and contained within a large late Victorian mid terraced property constructed during the late 1890's which is located within the Tynemouth Conservation Area. The main property has a shared front garden and rear enclosed yard and is a five storey town house with a semi basement and the fifth floor located within the attic storey. The property is typical of Tyneside terraced properties constructed during this period with features such as a double half penny bay window, sash windows, stone detailing in banding, door surrounds and window heads and mullions, a feature panelled main entrance door with stone portico and surrounds and high chimney stacks. The principle elevation is faced with a red coloured facing/common brick. The rear elevation including the offshoot are much less ornate and simpler in detail, built with common bricks red and blue in colour. The attic storey has had dormer windows constructed on both front and rear elevations.

Planning History

Over the years the property has been sub divided into seven self contained flats with the last planning application appertaining to the property being in 2014 which related to a change/replacement of windows.

Planning Policy

The scheme lies within the Tynemouth Conservation Area, Policy 16/2 "Conservation Areas of North Tyneside" states that development that shall not preserve or enhance the character, appearance or setting of the conservation area will not be permitted. In assessing an application regards shall be given to the scale, design, layout and materials and treatment of surrounding space and its relationship to surrounding development. This is reinforced by the Development Control Policy No 8 "Development within Conservation Areas"

The conservation area is described and supported by the Tynemouth Village Conservation Area Character Statement which was adopted in 2003. This is further reinforced by the Tynemouth Village Conservation Area Character appraisal adopted in 2010. This document describes the special character of the conservation area and encourages sympathetic development and renovation of older properties in order to retain the special identity of the conservation area. The statement identifies a series of character sub areas within the overall conservation character. 19th and 18th century terraces are identified as one such sub group. This property forms part of Hotspur Street a along late Victorian terrace. The character is generated by the neatly proportioned principle elevations and the rhythm created by the repetition of door and window openings and key details such as bay windows and chimney stacks

The Proposal

The proposal is to convert and refurbish the existing ground floor integral garage into a bedroom, bathroom and utility.

Design Solution

The design solution is simply to convert the existing ground floor garage into a bedroom, bathroom and utility utilising the existing space. The proposal also enlarges the existing utility separating this from the stair enclosure and providing rear access into the yard area..

Layout

The configuration of the layout is a hallway off which there is a bedroom, bathroom and utility. The existing spiral staircase is removed and replaced with a conventional flight of stairs.

Scale

The proposed conversion and refurbishment work is contained within the existing building envelope.

Appearance

In terms of the external appearance of the existing building the existing garage doors are to be removed and the opening built up with brickwork to match the existing in colour and size externally. On the side elevations fronting onto the yard of number 9 Priors Terrace the existing doors and a window are to be adjusted and one replaced. On the rear elevation two new high level windows to the bedroom are installed and on the other side elevation fronting onto the yard of number 10 Priors Terrace an existing high level window is to be removed and the opening built up with brickwork to match existing with the other existing an high level window replaced and a new high level window installed in the bathroom. All of the windows are to be glazed with obscure glass.

Landscaping

The existing yard is to be landscaped with a selection and mix of pots and planters.

Access

There is no change to the access arrangements to the property as part of this application.

Photographs







