

Heritage, Design and Access Statement : 2 Dene Crescent, Whitley Bay. NE26 3AL



1.0 INTRODUCTION:

This Heritage, Design and Access Statement is in support of a Householder Application for Planning and Demolition in a Conservation Area for number 2 Dene Crescent, Whitley Bay. The site is within the Monkseaton Conservation Area.

Planning Permission **22/01999/FULH** was granted on 20th December 2022 for 'Demolition of existing single storey offshoot to rear, demolition of covered yard to side. Alterations to enclosed balcony and porch to front elevation. New single storey extension to side and rear. Conversion of attic space into accommodation including new roof lights and dormer.'

The works are currently on site and the target date for completion is June 2024.

This application is to regularise changes to certain elements of the design which have been altered on site and to include the garden store in the description of the works.

All proposed works are detailed in Appendix 1.

1.1 USE:

The site is in residential use (C3) and this use will remain.

1.2 AMOUNT:

GIA of garden store is 9.5 sq m



*fig 1: site location plan (not to scale)
Site outlined in red*

2.0 MONKSEATON CONSERVATION AREA SUMMARY (FROM TYNE AND WEAR'S HISTORIC ENVIRONMENT RECORDS)

Designated in 2005. The boundary of the Conservation Area is based on the historic Monkseaton village core and streets of housing of special local architectural or historic interest which stretch out north, south and east from the railway station. To the north and east of the village core is late C19 and early to mid C20 terraced and semi-detached housing (e.g. around Windsor Road, Eastfield Avenue and Valley Gardens) and to the south (Abbotsford Place and Norham Road) and mid C20 social housing (e.g. Hillheads).

Monkseaton began as a small rural settlement of farms dating back to the time of Henry I (1100-1135). On 8 December 1551 Edward VI granted Monkseaton to Dudley, Earl of Warwick, later created Duke of Northumberland. On his death the village passed to Thomas, Earl of Northumberland. There was coal mining in Monkseaton from 1570. In 1570 it was granted by Elizabeth I to Sir Henry Percy, in whose family it remained until 1632. In 1640 Monkseaton and Whitley passed to the 10th Duke of Northumberland. Several streets have ducal names - e.g. Duke Street and Alnwick Street.

Between 1801 and 1901 census records show that there were between 400 and 600 people living in Monkseaton. There were seven farms in Monkseaton in the C19 - Bygate Farm, East Farm, Monkseaton Farm, North Farm, North West Farm, South West Farm and Village Farm. By 1850 there were 808 acres of arable land and 243 acres of meadow. There were said to be gates at either end of Front Street until about 1845, enclosing the village of farms and compelling travellers to bypass it on the through route around the southern edge (Bygate Road).

In the C19 Monkseaton Brewery opened on Front Street. There were several inns - the original Black Horse Inn from 1793 stood where the replacement pub is today, the original Ship Inn was built in 1688, the Three Horse Shoes stood on Chapel Lane and the Seven Stars on The Fold.

The Blyth and Tyne Railway reached Monkseaton in the late 1850s but it was the completion of the route from Newcastle in 1882 that increased the population. The station in Monkseaton (Whitley Station until 1882) was built in 1860 and lasted until 1915. The existing station is larger and was designed by William Bell, NER architect. The arrival of electric trains in 1904 caused the demise of Monkseaton as a rural village. In 1879 the Duke of Northumberland provided land for the Northumberland Village Homes.

From 1905 new housing was developed north of the village at North Farm. North-east of the railway line large suburban housing grew around Marine Avenue and long terraces and wide streets of semi-detached houses were built south-east of the station. In 1923 the new Ship Inn was built next to the old one, which was demolished. A new Black Horse Inn was built in the 1930s. St. Peter's Church was built in 1937 and St. Andrew's in 1938.

Souter Park was laid out in the 1920s, named after a local councillor. Bygate Farm and Village Farm were redeveloped by 1916. Inside the original village oval the street pattern remained unchanged but Lyndhurst Road was inserted and The Fold redeveloped. New housing for the commuting middle classes increased in numbers until Monkseaton and Whitley Bay merged. In 1895 Whitley & Monkseaton Urban District Council was established. The two parishes merged in 1912. East Farm was the last working farm in Monkseaton. The land owner, the Duke of Northumberland, sold the farm land to Whitley Bay Council in 1958 for Churchill Playing Fields.

3.0 HERITAGE

The property is located in Monkseaton Conservation Area, within the Suburban Growth Area. The dominant property type within this area is the large scale two storey house with a pitched roof and considerable variety in the detailed form. Their grand scale is very impressive but their size is disguised with a variety of shaped footprints with bays, offshoots, wings and garages plus varied roof forms with gables, hips and dormers to break up their mass.

No. 2 Dene Crescent is an unusual, large scale property on the corner of Holywell Avenue and Dene Crescent. The building has been designed to address both streets with a gable and traditional bay window facing Dene Crescent, similar in scale and character to the other properties on that street. There is another gable to a projecting square bay, set at 45 degrees and facing the corner, with half timbered detailing, probably referencing the half timbered properties to the north on Holywell Avenue.

The area between the two bays is currently infilled with a incongruous, non-original glazed screen enclosing a balcony/conservatory space at first floor level and a porch area on the ground floor level. Old photographs of the house from the 1970s (see below figs. 2 and 3) show that this was once a timber structure with an open balcony at first floor level and glazed porch below.

The formal front garden is enclosed by a low brick wall with a stone capping typical of the adjoining streets. There is a higher brick wall along the property boundary on Holywell Avenue enclosing the less formal garden to the rear. A single storey extension to the south west has been created by enclosing the yard with a glazed roofing system.

The building is constructed from smooth red brick up to first floor level with white painted pebbledash above, and a red brick quoin detail at the corners. The bays are framed in painted stone, which is also used for the lintels and cills of the other windows. The roof has been replaced with terracotta coloured concrete pantiles, and the bay window has a terracotta rosemary clay tiled roof.



fig 2 : 1970s photo of 2 Dene Crescent



fig 3 : 1970s photo of 2 Dene Crescent



fig 4 : Corner of Dene Crescent and Holywell Avenue (photo taken May 2022)



fig 5 : View from Holywell Avenue (photo taken May 2022)

4.1 SITE

Dene Crescent is located in a residential area of central Monkseaton. The site is close to the metro station, and has easy public transport links to the coast and the city. It is a short walk to the local amenities including schools, shops, pubs, restaurants etc. The property is close to recreational facilities including tennis courts and sports facilities, and is within walking distance of the beach at Whitley Bay

4.2 SCALE

The garden store is a small single storey brick building to store bikes & garden equipment.

4.3 MATERIALS

The store is constructed in red brick to match the existing brickwork. The roof will be a single ply flat roof with an Opti-green nature roof. The doors will be painted timber boarded doors.

4.4 ACCESS

There is an existing WC on the ground floor. The proposals retain an accessible WC on the ground floor level.

Existing arrangements for parking and storage of rubbish and recycling are not affected by the proposals, and will remain as existing.

5.0 DESIGN AND APPEARANCE:

The garden store is a simple building constructed in materials complementary to the host property, with inward opening doors.

The design of the new gable on the south west elevation was altered on site to accommodate structural roof timbers and provide sufficient headroom for the new stair to the attic. This became a dormer window with lead cheeks rather than a gable.

The existing three windows to the South West Elevation on the first floor have been replaced with a new timber sash window to work with the proposed bathroom layout.

The design of the brick parapet to the single storey extension has been altered, and there will be a PPC aluminium box gutter fixed to the top of the wall. This will be no higher than the height of the consented proposal.

It is also proposed to add natural colour vertical timber battens to a section of wall on the North West Elevation. See P12.3.

There are changes to the number and position of rooflights from the planning approval **22/01999/FULH** as follows:

South East Elevation - position of roof light altered.

South West Elevation - new roof light added to right hand side of new gable.

North West Elevation - one of two Velux Cabrio roof lights omitted.

North East Elevation - Position of one roof light altered and one roof light added.

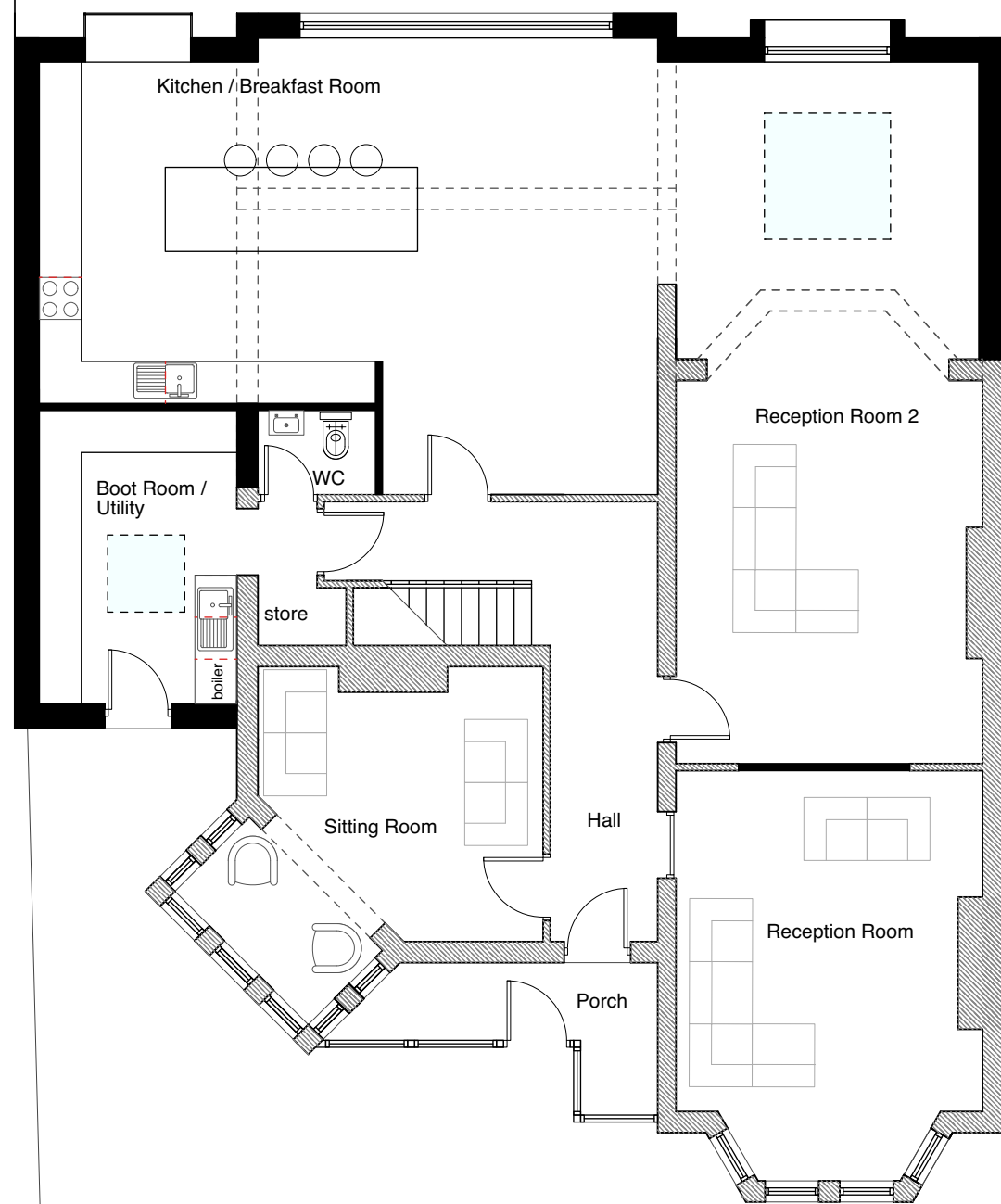
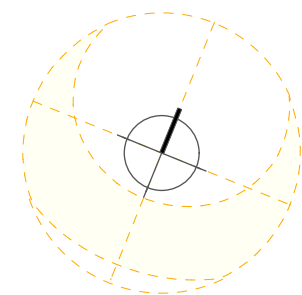
SITE, SCALE, MATERIALS, ACCESS, DESIGN AND APPEARANCE



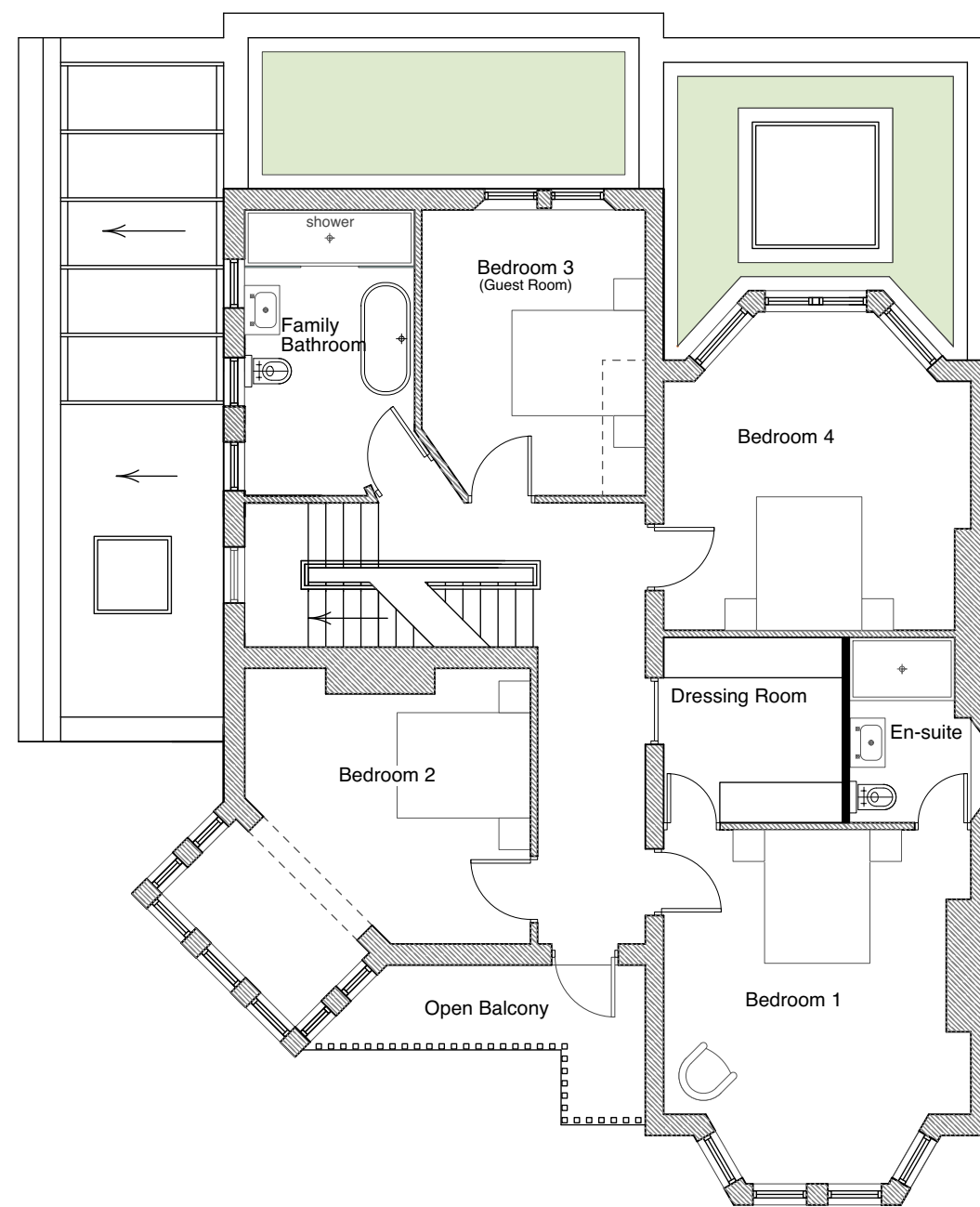
fig 6: Photo taken on 11th March 2024 showing amended gable design, first floor window and new roof light.



fig 7: Photo taken on 11th March 2024 showing garden store and rebuilt garden wall to adjacent property. There will be painted timber inward opening doors fitted to the opening.



E11.1 Existing Ground Floor Plan



E11.2 Existing First Floor Plan

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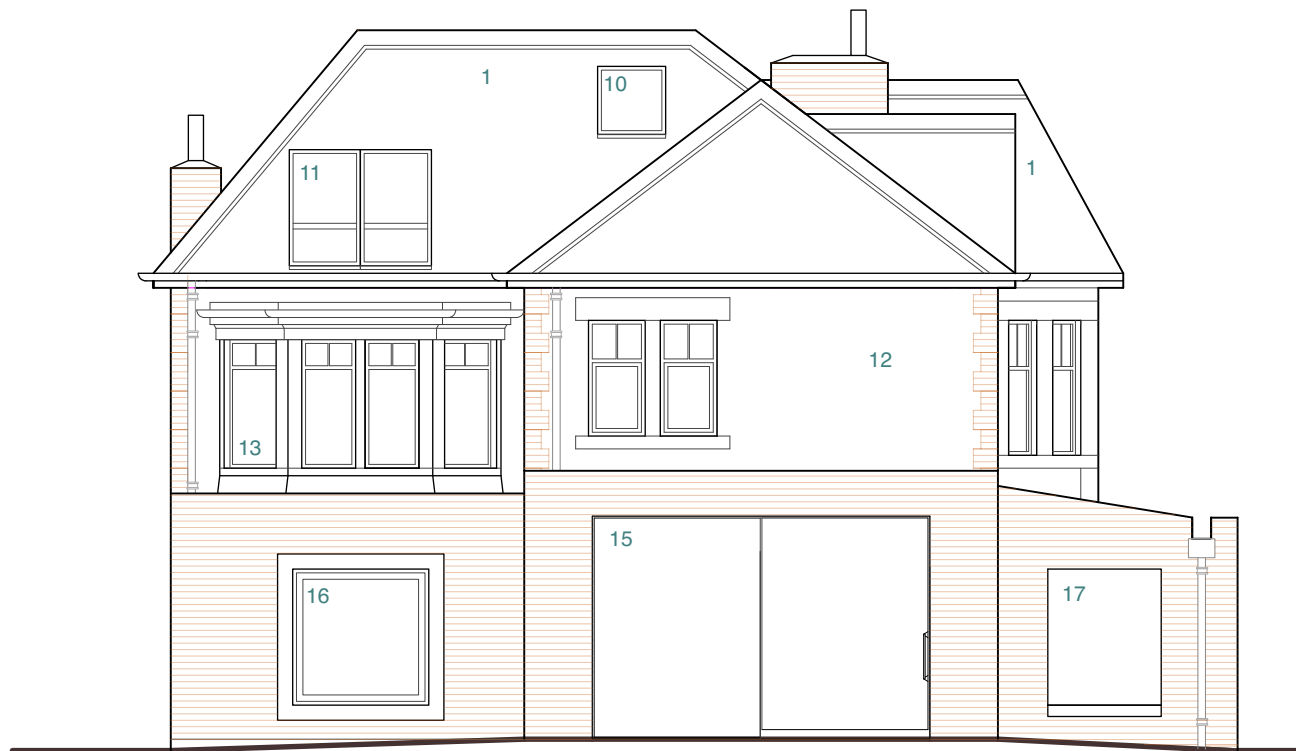
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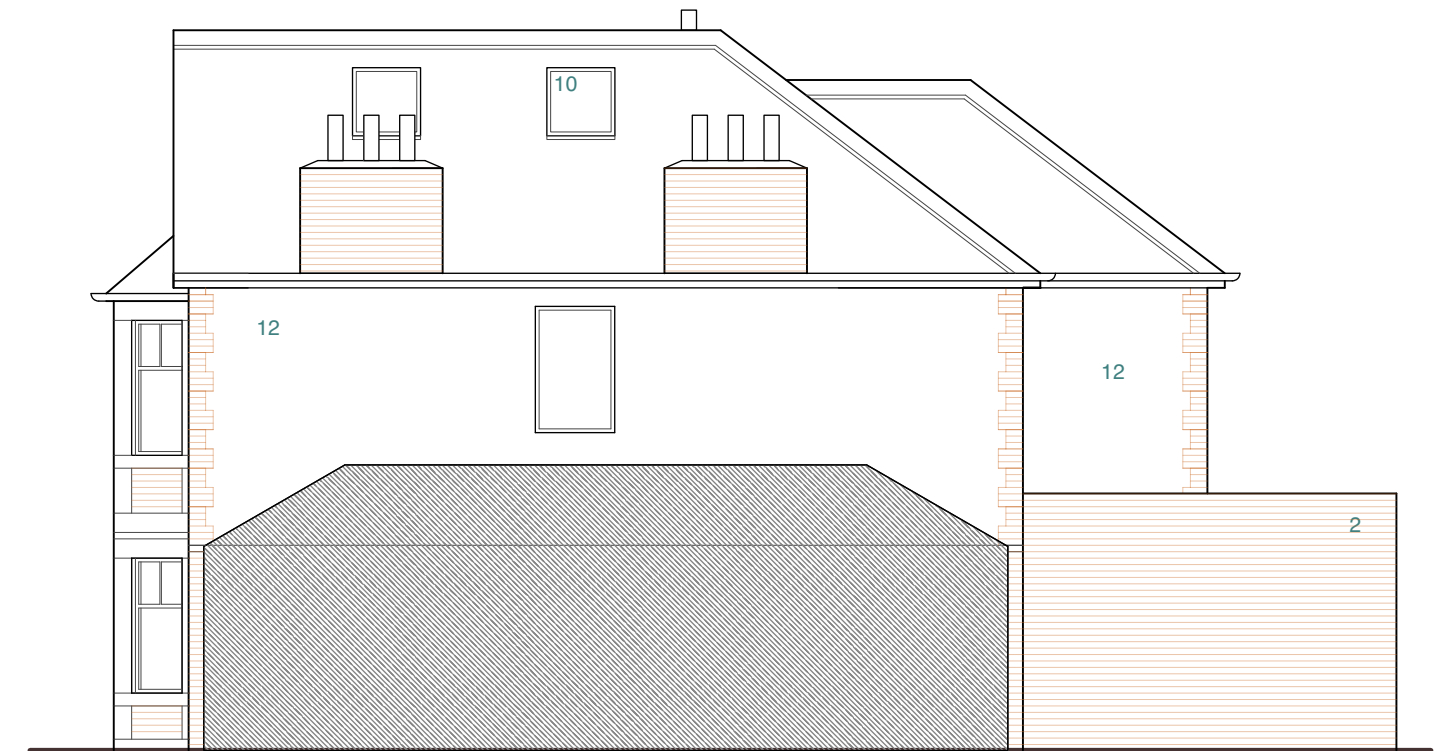
E12.1 Existing South East Elevation



E12.2 Existing South West Elevation



E12.3 Existing North West Elevation



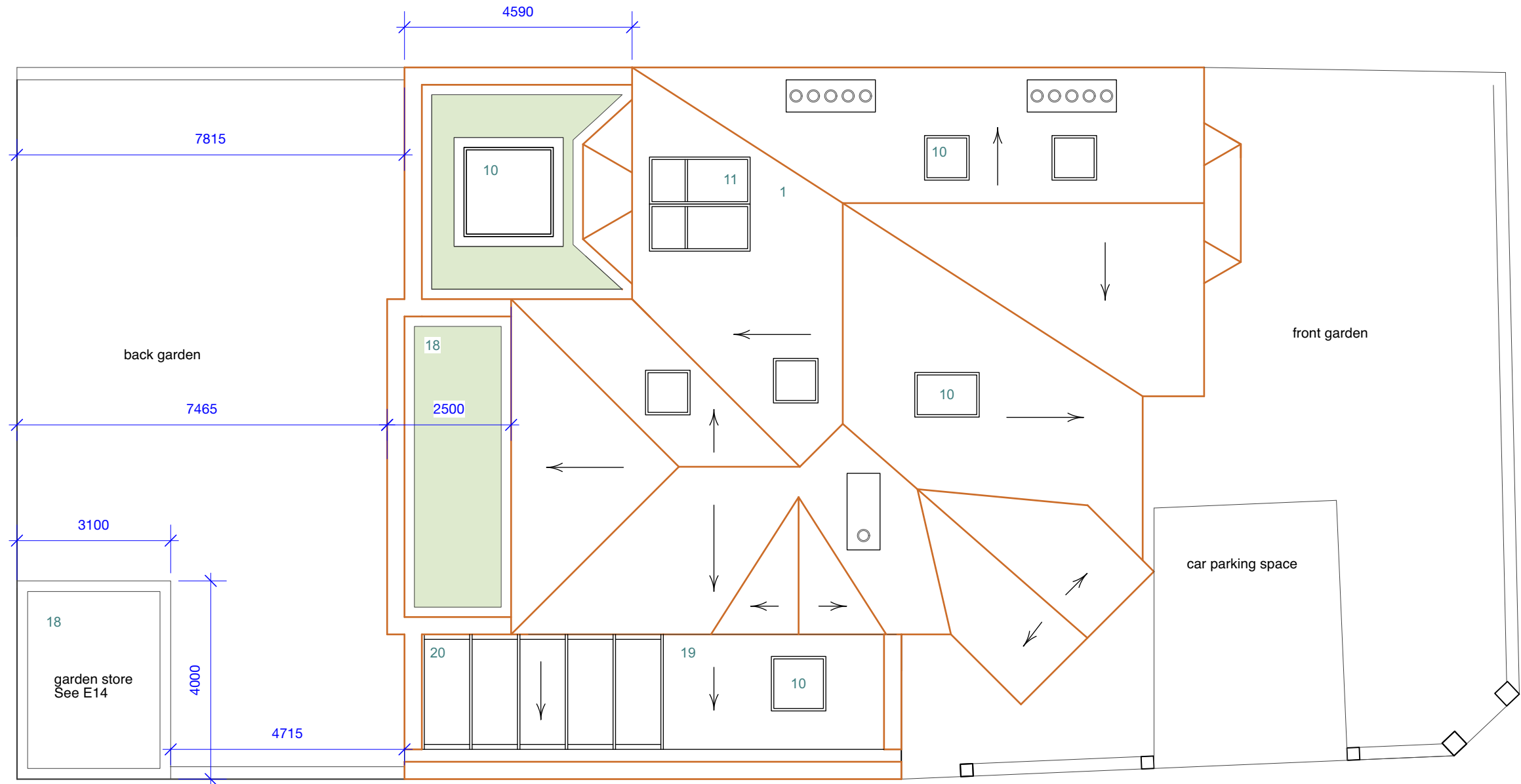
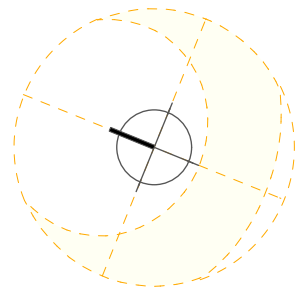
E12.4 Existing North East Elevation

- MATERIALS**
- 1. PANTILE ROOF
 - 2. RED BRICK
 - 3. PAINTED PEBBLEDASH
 - 4. WHITE UPVC WINDOWS
 - 5. WHITE PANELLED DOOR
 - 6. TIMBER BOARDED DOOR
 - 7. GLAZED CONSERVATORY TYPE ROOF
 - 8. FLAT TERRACOTTA TILES
 - 9. SOLAR PANELS
 - 10. ROOF LIGHTS
 - 11. CABRIO ROOF LIGHTS
 - 12. RENDER
 - 13. PAINTED TIMBER WINDOWS
 - 14. PPC ALUMINIUM WINDOWS
 - 15. PPC ALUMINIUM SLIDING DOORS
 - 16. PPC ALUMINIUM SLEEVED WINDOW
 - 17. 'FRAMELESS' GLASS BOX BAY WINDOW
 - 18. GREEN ROOF COVERING
 - 19. SINGLE PLY MEMBRANE ROOF
 - 20. GLAZED ROOF SYSTEM
 - 21. TIMBER BALUSTRADE

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E12		Existing Elevations	1: 100@A3	March 2024	101.235 2 Dene Crescent, Whitley Bay. NE26 3AL



E13 Existing Site Plan and Roof Plan

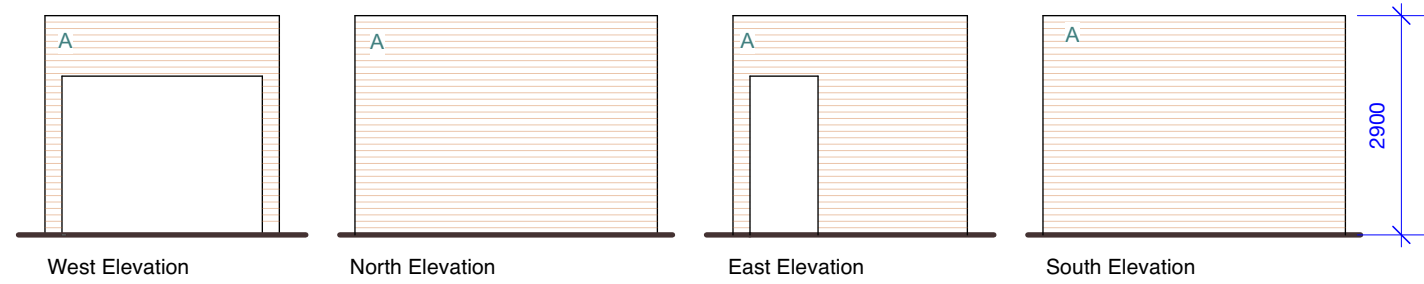
- MATERIALS**
1. PANTILE ROOF
 2. RED BRICK
 3. PAINTED PEBBLEDASH
 4. WHITE UPVC WINDOWS
 5. WHITE PANELLED DOOR
 6. TIMBER BOARDED DOOR
 7. GLAZED CONSERVATORY TYPE ROOF
 8. FLAT TERRACOTTA TILES
 9. SOLAR PANELS
 10. ROOF LIGHTS

11. CABRIO ROOF LIGHTS
12. RENDER
13. PAINTED TIMBER WINDOWS
14. PPC ALUMINIUM WINDOWS
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16. PPC ALUMINIUM SLEEVED WINDOW
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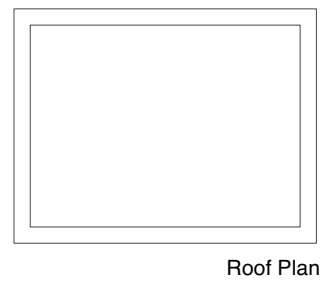
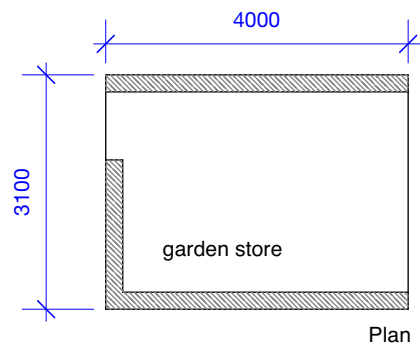
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E13		Existing Site Plan and Roof Plan	1: 100@A3	March 2024	101.235 2 Dene Crescent, Whitley Bay. NE26 3AL



MATERIALS
 A. RED BRICK (TME)
 C. SINGLE PLY ROOF

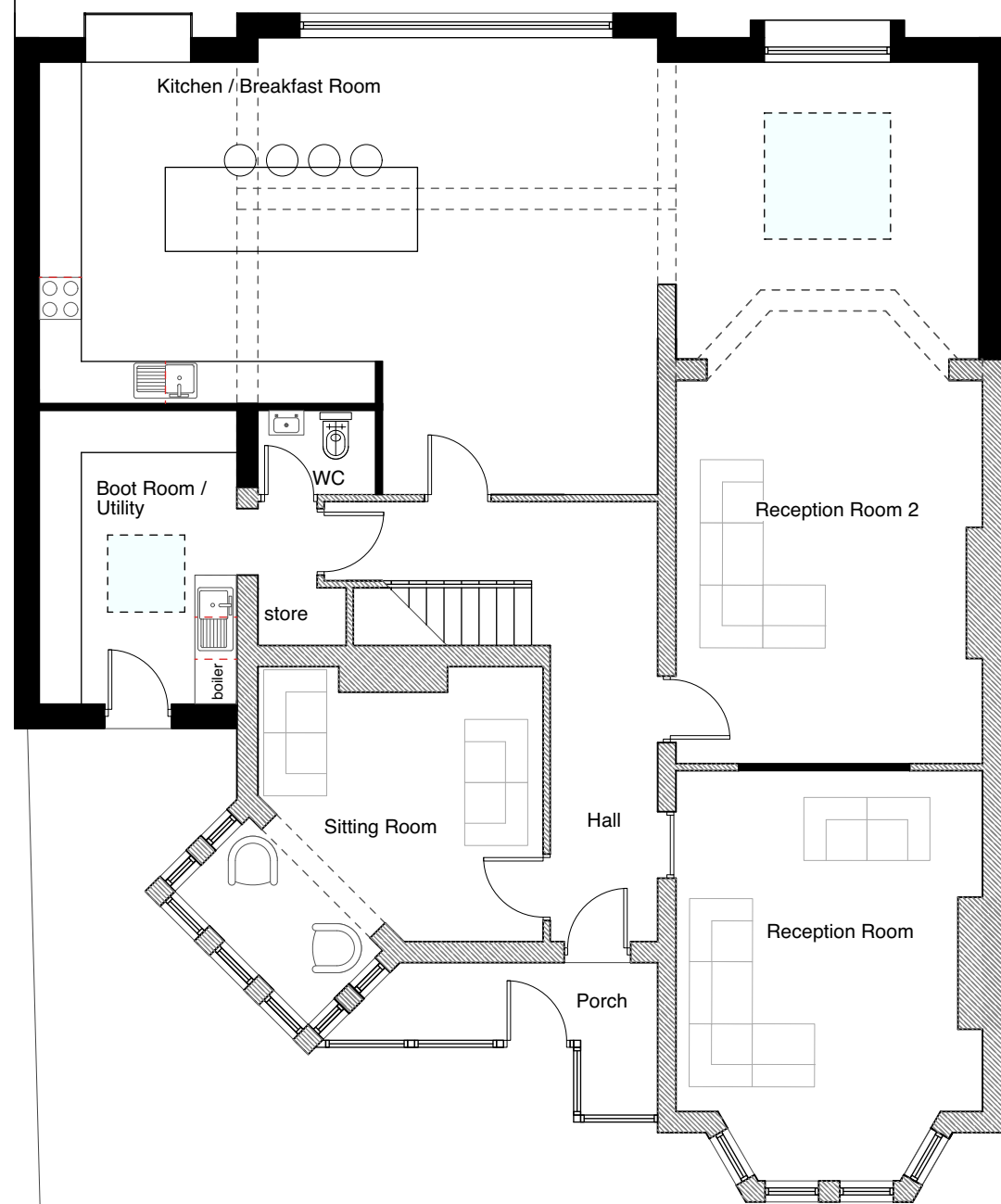
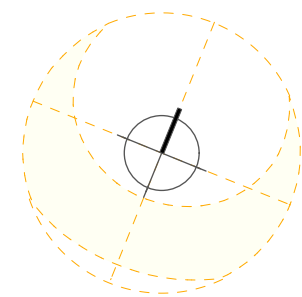


E14 Existing Garden Store

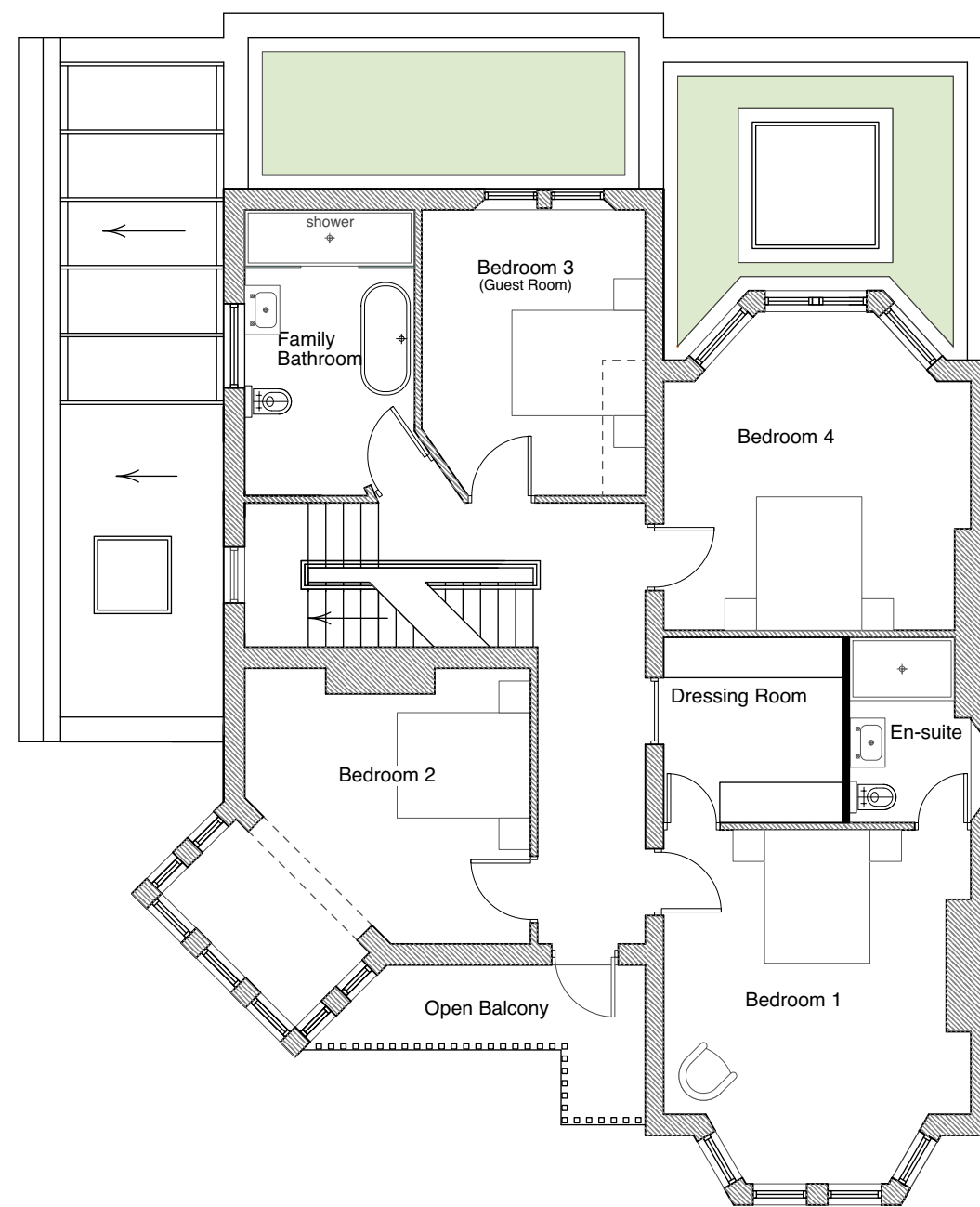
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P11.1 Proposed Ground Floor Plan



P11.2 Proposed First Floor Plan

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P11		Proposed Plans	1: 100@A3	March 2024	101.235 2 Dene Crescent, Whitley Bay. NE26 3AL



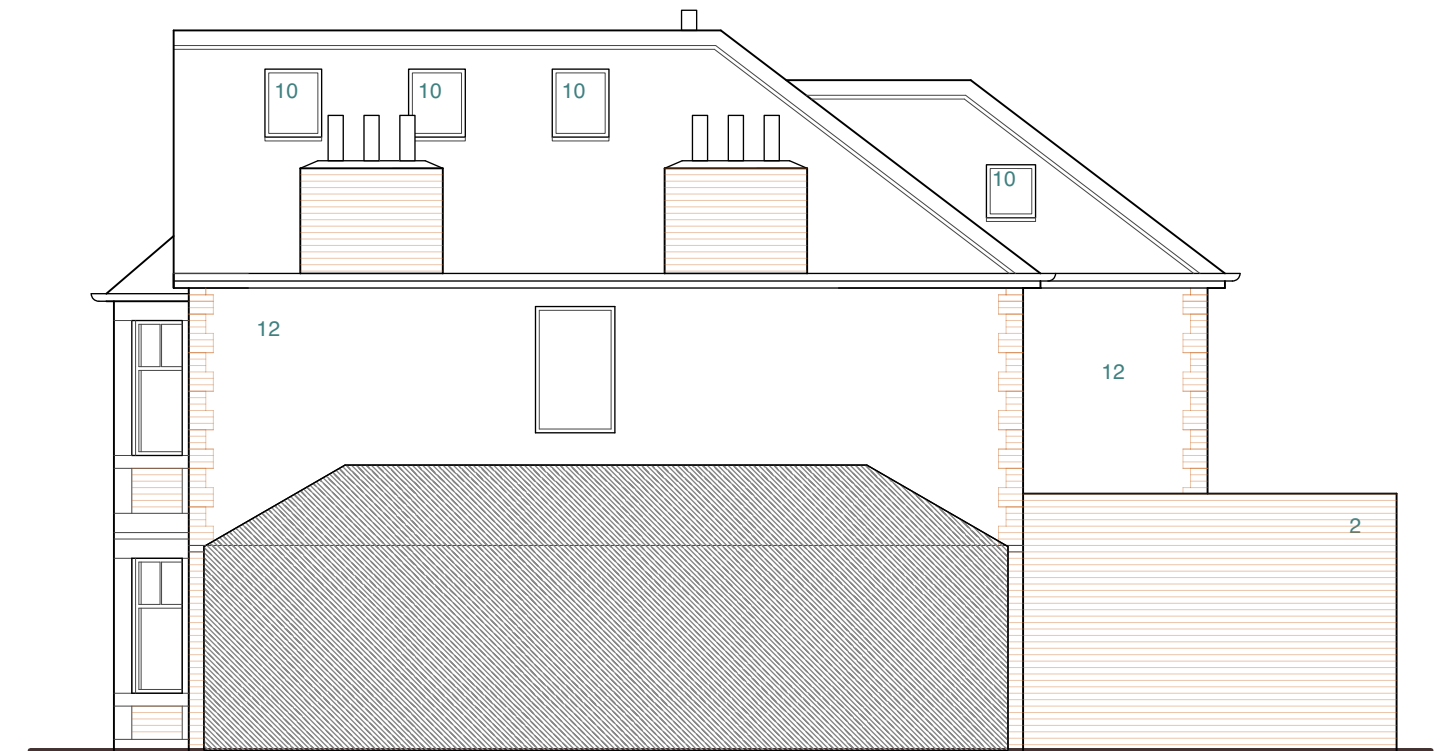
P12.1 Proposed South East Elevation



P12.2 Proposed South West Elevation



P12.3 Proposed North West Elevation



P12.4 Proposed North East Elevation

MATERIALS

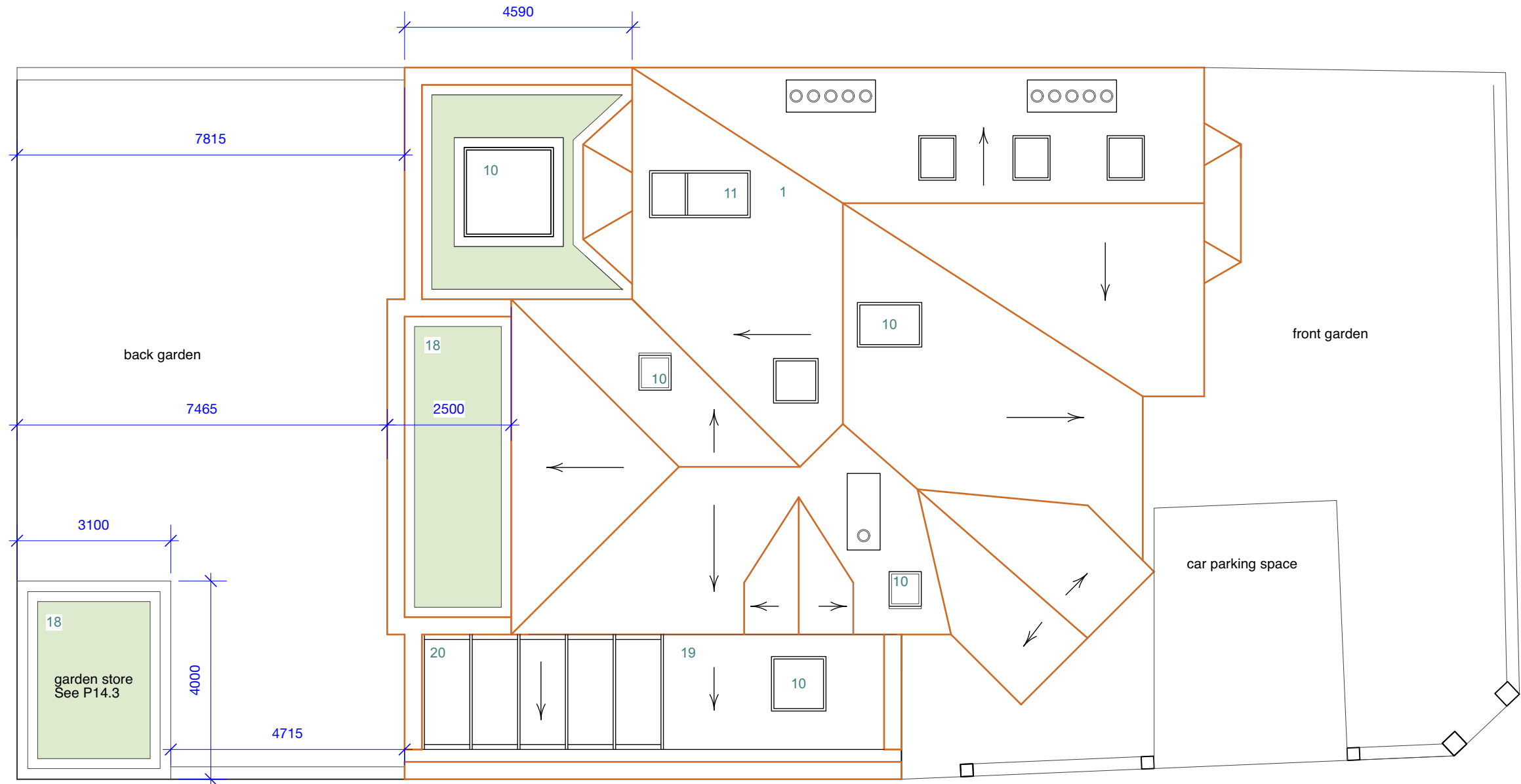
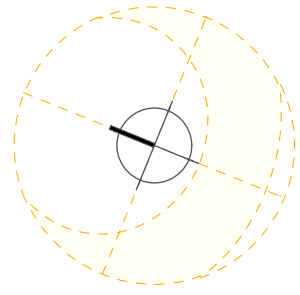
- 1. PANTILE ROOF
- 2. RED BRICK
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- 5. WHITE PANELLED DOOR
- 6. TIMBER BOARDED DOOR
- 7. GLAZED CONSERVATORY TYPE ROOF
- 8. FLAT TERRACOTTA TILES
- 9. SOLAR PANELS
- 10. ROOF LIGHTS

- 11. CABRIO ROOF LIGHTS
- 12. RENDER
- 13. PAINTED TIMBER WINDOWS
- 14. PPC ALUMINIUM WINDOWS
- 15. PPC ALUMINIUM SLIDING DOORS
- 16. PPC ALUMINIUM SLEEVED WINDOW
- 17. 'FRAMELESS' GLASS BOX BAY WINDOW
- 18. GREEN ROOF COVERING
- 19. SINGLE PLY MEMBRANE ROOF
- 20. GLAZED ROOF SYSTEM
- 21. TIMBER BALUSTRADE
- 22. VERTICAL TIMBER BATTENS

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P13 Existing Site Plan and Roof Plan

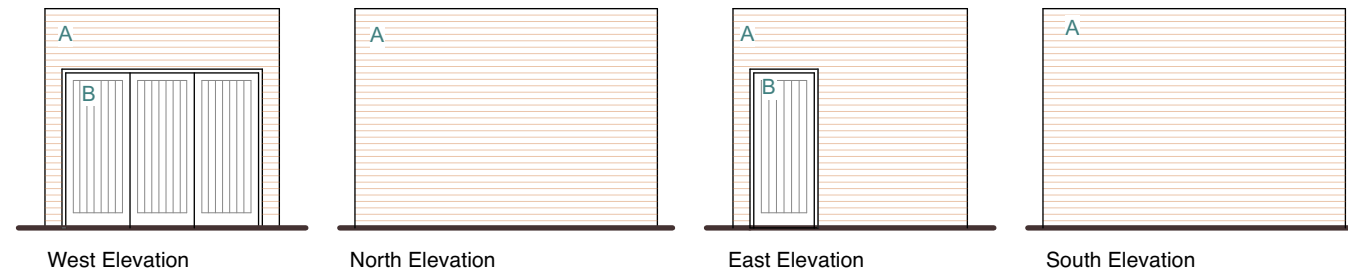
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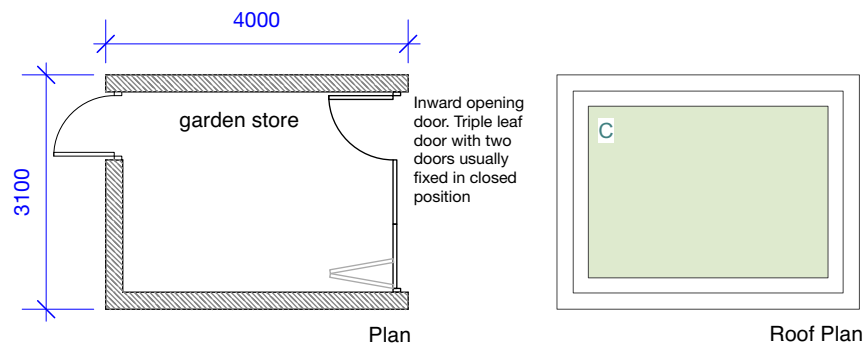
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MATERIALS
 A. RED BRICK (TME)
 B. PAINTED TIMBER DOORS
 C. SINGLE PLY ROOF WITH GREEN ROOF COVERING



P14 Proposed Garden Store

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