

Heritage Statement:



Proposed Pitched Roof Replacement for Flat Roof in Monkseaton Conservation Area

Introduction

This heritage statement accompanies a planning application to replace the existing flat roof on 39 Hollywell Avenue, Whitley Bay with a pitched roof. The property is located within the designated Monkseaton conservation area.

Significance of the Conservation Area

The Monkseaton Conservation Area likely holds significance for a few reasons, likely including its:

- Historical Development: Monkseaton predates the nearby coastal resort of Whitley Bay. Records indicate the land belonged to Tynemouth Priory as early as the 12th century. The area likely functioned as a substantial village in the late 13th century, evidenced by the presence of Monkseaton Manor. This long history contributes to the character of the area.
- Architectural Character: While some development has occurred, Monkseaton has managed to retain much of its village feel. The conservation area designation likely reflects the presence of architectural styles and building materials consistent with a particular historical period.
- Sense of Place: The conservation area likely contributes to a unique sense of place within the broader urban environment. The historic layout of streets, building materials, and potentially green spaces all work together to create a distinct atmosphere

Description of Existing Property

Hollywell Avenue in Whitley Bay is dominated by two main house styles:

- Victorian: Many of the properties are Victorian family homes, likely terraces or semi-detached houses built during the Victorian era (1837-1901). These houses typically feature elements like bay windows, high ceilings, ornate plasterwork, and brick construction.
- Tudor Revival: A surprising number of properties are also described as Tudor Revival. This architectural style (popular from the late 19th to early 20th century) drew inspiration from English Tudor architecture (1485-1603). Hallmarks include half-timbering on the facade, decorative brickwork, and steeper roof pitches with dormer windows.

Justification for Roof Replacement

The roof is a felted flat roof and in need of repair due to leaks and deterioration over a number of years

Proposed Roof Design

The proposed pitched roof design will be sympathetic to the character of the conservation area and will not have a detrimental impact on the streetscape. Here are the key considerations:

- Pitch: The proposed roof pitch will be shallow to not be over dominant but also bring it under an existing window on the side elevation.
- Materials: The roof will be constructed using traditional roofing materials , such as slate. These materials are commonly found within the conservation area and will ensure a cohesive visual appearance.

Impact on Heritage Significance

The proposed pitched roof will not adversely affect the heritage significance of the property or the wider conservation area. In fact, it will:

- Improve the overall condition of the building by replacing a failing roof with a more durable design.
- Enhance the aesthetics of the property by bringing it more into line with the prevailing architectural style of the conservation area.
- Preserve the character of the conservation area by using traditional materials and a design that respects the local vernacular.

Conclusion

The replacement of the flat roof with a pitched roof is essential to ensure the long-term structural integrity and visual appeal of the property. The proposed design has been carefully considered to ensure it complements the character of the conservation area and contributes positively to its heritage value.