

Design and Access Statement for Proposals at

Bede House, Monkton Lane
Jarrow

On behalf of Mr & Mrs Thurston.

21 August 2015



AINSWORTH SPARK ASSOCIATES

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1.00 PREFACE

This document is to be read in conjunction with Ainsworth Spark Associates drawings:

4110(4)01 Location Plan 02.06.15

4110(4)02 Existing Plan Section AA 02.06.15.

4110(4)03 Existing Elevations 02.06.15

4110(4)10 Proposed Site Plan 14.07.15

4110(4)11C Proposed Plan Section AA 11.08.15

4110(4)12C Proposed Elevations 11.08.15

and Anthony Davies Associates structural drawings:

14-1602 100 (A2) 20.08.2015

2.00 SITE ANALYSIS

2.01 Location

Bede House
Monkton Lane
Jarrow
Tyne and Wear
NE325NN

2.02 Introduction

The original approved applications (ST121114LBC & ST001715HFUL) involve alterations to conserve and make habitable an existing undeveloped space within the Grade II* listed dwelling. The intention is to form a new kitchen/dining and store room within this area.

This application is for the stabilisation and conservation of a part of the South wall that is currently unstable. This is necessary to allow the space to become habitable, and to ensure that the existing building is structurally sound.

See ASA Heritage Statement 21.08.15 and Anthony Davies Associates structural drawing 14-1602 100 (A2) 20.08.2015 for further information regarding the proposal.

2.03 The Site

The building is located within Monkton Village, Jarrow, a largely residential area, close to the conurbation of Newcastle and Gateshead.

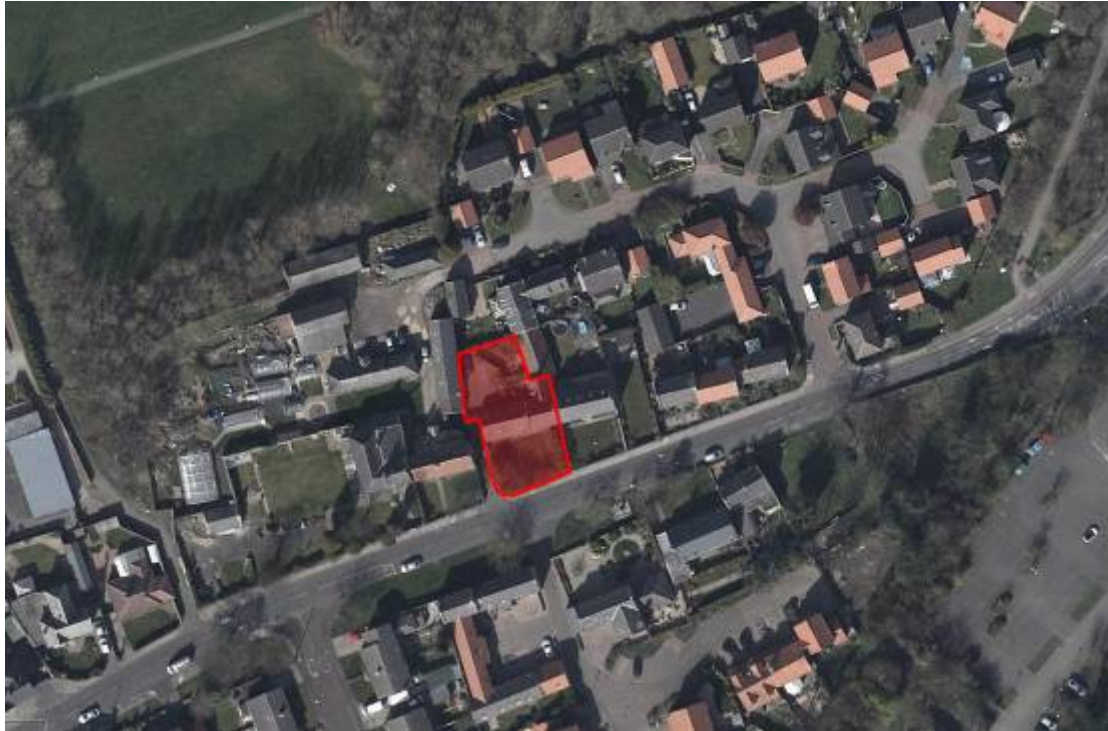
The site is owned by Mr & Mrs Thurston and covers approximately 552m².

The existing site is bounded to the South by Monkton Lane, a local distributor road, to the North and East by adjacent properties and to the West by a small lane, which provides access to an adjacent property and the rear of Bede House.

The boundaries of the site are formed of low stone walls and some fencing. There is existing vegetation, including small trees and hedges, at the front of the site, which shields views of the building from the road.

Parking is provided to the rear of the property and is accessed from the shared lane.

See site location map below.



Site location map, Google.com.



2.04 The Immediate Surroundings

The site is located within the Monkton Conservation Area, which contains various listed and historic buildings and forms the historic core of Monkton Village. Monkton Lane acts as the historic main street through the village, with most of the listed buildings addressing this thoroughfare.

The area is characterised by a mix of styles, materials and historic features, creating a rich, stimulating environment of predominantly residential buildings.

The building is directly adjacent and joined to Monkton Farmhouse to the East (Grade II* listed), a mid-eighteenth century house of ashlar stone and Welsh slate roof. To the West over the access lane sits another listed building: Grange Farm-house (Grade II listed), a white rendered house with pantile roof.

The majority of other buildings surrounding Bede House are of a residential nature, from various periods, including a further Grade II listed house close by: The Grange.

The village itself is flanked to the East and West by late twentieth century residential developments

See existing building photographs below.



Existing photographs of the dwelling.

3.00 USE

3.01 Planning use class:

The site currently falls under planning use class: C3 Dwelling Houses.

The planning use of the site will not change following under this proposal.

4.00 APPEARANCE

It is intended that any alterations and additions to the dwelling are of a high quality and in keeping with the historic nature of the building and its context.

All stabilisation works to the south wall will take place from the inner face of the wall, and the appearance of the wall will not change externally.

See ASA Heritage Statement 21.08.15 and Anthony Davies Associates structural drawing 14-1602 100 (A2) 20.08.2015 for further information regarding the proposal.

5.00 ACCESS

Level access will be provided throughout, as per the proposal within the original approved applications (ST121114LBC & ST001715HFUL).

6.00 INVOLVED PARTIES

6.01 Client

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6.02 Architect

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