

Heritage Statement 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 INTRODUCTION

2.01 Location

Bede House
Monkton Lane
Jarrow
Tyne and Wear
NE325NN

2.02 Introduction

Bede House is one of a handful of significant buildings in the historic context of Monkton Village, as such it is important that its history is preserved and enhanced through any alterations or additions to the building.

The client is aware of the sensitivity required in any adjustments and refurbishments and has chosen to pursue a course that involves the careful preservation of the existing. Further, 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.

3.00 BACKGROUND

3.01 Listing

Bede House is a grade II* listed building dating from the mid eighteenth century. It is constructed of sandstone rubble throughout with brick infill in some locations. The roof is covered with Welsh slate and has watertabling to the gable of the two storey element. The front elevation has two large windows with moulded stone surrounds and stone mullions, whilst the back has a mix of windows of varying heights and sizes, some with stone surrounds. The garden has mature planting to the front of the property with stone flag paths and low stone walls forming the boundaries.

There have been clear alterations to the house over time, including the apparent insertion of a first floor above the single storey volume to the West; Brick infill is evident on the gable of the two storey part of the house, which could reflect roof/chimney alterations or roof repairs; and it is believed that there may have been a window that has since been blocked, located where the proposed glazed door is to be inserted, evident from a timber lintel visible internally.

Listing Text:

*NZ 36 SW JARROW MONKTON LANE (north side)
2/96*

- Bede Cottage and 18.1.49 Bede House (formerly listed under Monkton - Village) and attached outbuilding

*GV II**

House. Early/mid C17. Sandstone rubble; roof of Welsh slate with stone-coped gable parapet. L-shaped with single-storey farm building attached on left. Ground floor as 4- light stone-mullioned window, with label mould, at left; flat Tudor-arched door at right with label mould, alternate blocks to jambs, door of 4 planks. First floor window is 3-light with stone mullions and label mould. Roof has one end brick chimney.

Listing NGR: NZ3212463751

4.00 PROPOSAL

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. The following statements from Anthony Davies associates is included in justification for the need to stabilise this section of wall:

'The section of wall to the left of the proposed door opening (when looking from the garden) is actually an infilled original door/window opening with a timber lintel still in place. It is not well constructed and is in poor condition'

'The section [of wall] to the right of the proposed door opening is badly distorted, with a significant outward bulge. ... the amount of movement that is present represents a risk to its long term stability.'

Following initial discussions with the planning and conservation officers an original proposal to rebuild the sections of damaged wall was deemed unsuitable and could not be supported.

Since then a revised proposal (included within this application) has been prepared by Anthony Davies Associates. This involves the stabilisation of the wall in place without the need to rebuild: all stabilisation works will take place from the inner face of the wall, and the appearance of the wall will not change externally. See Anthony Davies Associates structural drawing 14-1602 100 (A2) 20.08.2015 for further information.

This proposal was discussed with the planning officer and conservation officer on 20.08.15, and was considered an acceptable approach to the listed building.

5.00 IMPACT ASSESSMENT & CONCLUSION

As with the previous application, by far the most important impact of the work to be undertaken at Bede House is that regarding the future of the property: The client's primary purpose for undertaking this work is so that the building can be utilised fully; as a modern family home. By undertaking the work outlined here, not only will currently unused and dilapidated areas of the building come into use, but the building will be stabilised and conserved, meaning it will remain a lot longer into the future.

Any new work will be carried out in a manner that respects the existing and responds to the character of the building in a sensitive manner. This includes the work that has already been approved and the work proposed as part of this application.

A cursory look around the building reveals a history of gradual change and development; there have been clear alterations to the dwelling over time, which presumably have been to accommodate a changing family lifestyle. From this perspective the current proposal can be considered a further step in the building's evolution.

We would conclude that the next step, the work proposed here, will be beneficial to the building, it's future utility ensures it's protection and continual use whilst the detail of the proposal will enhance the character of the building and it's historic setting.

6.00 SITE PHOTOGRAPHS

See Appendix A

7.00 INVOLVED PARTIES

6.01 Client

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6.02 Architect

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