

HERITAGE STATEMENT : SIR WILLIAM FOX HOTEL

Prepared by BHA

RES736 WILLIAM FOX HOTEL APARTMENT SCHEME

RES736-BHA-DOC-00-XX-A-1902 Rev.P04

Site description

This Heritage Assessment has been prepared by BHA to assess the impact of the minor internal demolition of Sir William Fox Hotel and numerous external amendments proposed upon the significance of identified heritage assets.

The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'

This report will identify the heritage assets that will be affected by the Proposed Development as well as provide an overview of the history and development of the Application Site and the surrounding area. This is followed by an assessment of the significance of the identified heritage assets that may be affected by the Proposed Development.

This assessment is undertaken on the basis of published information, archival research and on-site visual survey.

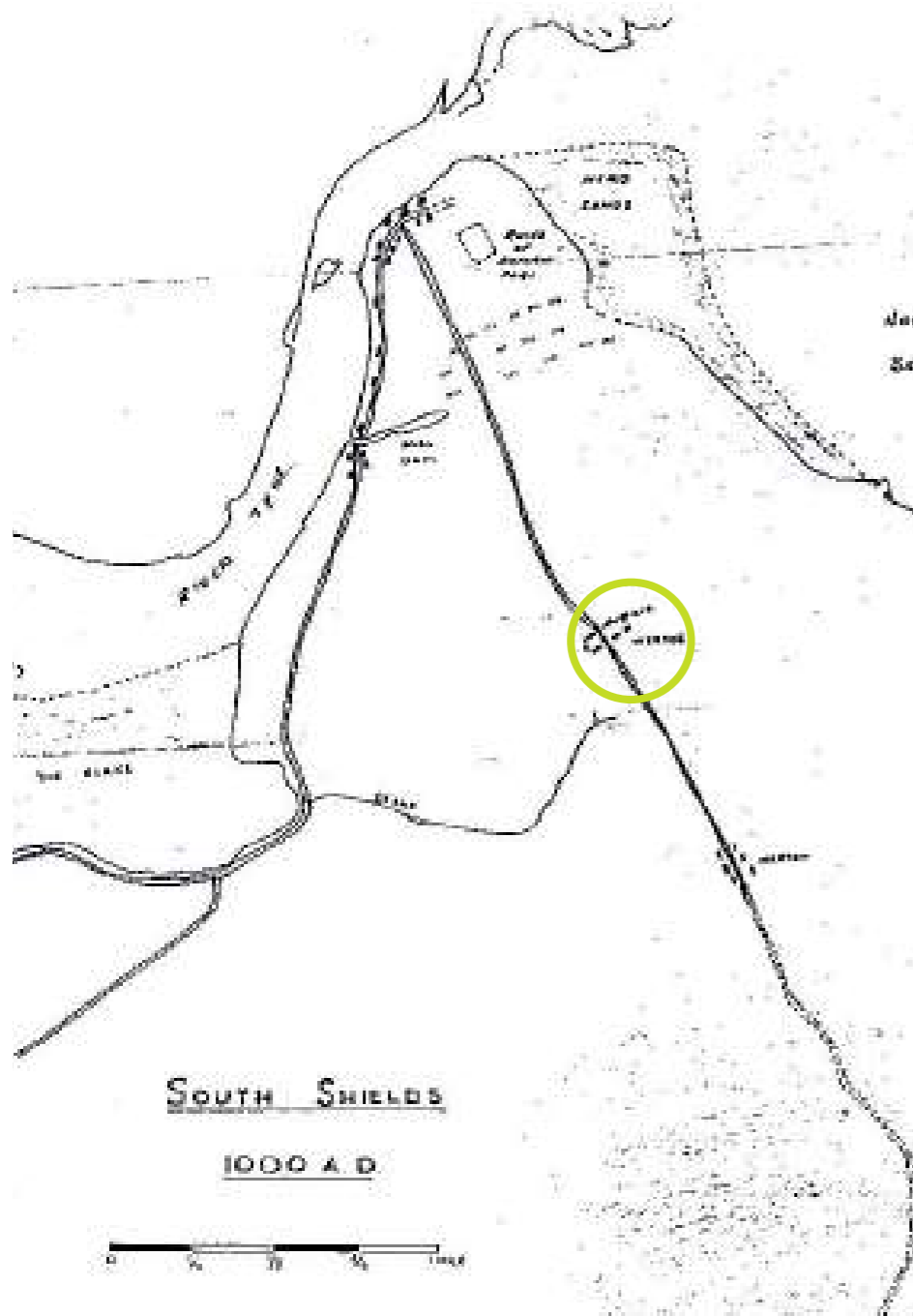
The NPPF defines a heritage asset as:
"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."

The Sir William Fox Hotel is a Grade II Listed Building.

Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them.

The small amount of alterations proposed within the development ensures that any potential effects of the proposed development will be minimal and its impact on the street frontage of Westoe Village will be non-existent.

Site description



CONJECTURAL MAP, CIRCA 1000



PLAN OF THE TOWNSHIP, SOUTH SHIELDS AND WESTOE, 1768

The Sir William Fox Hotel is part of the Westoe Village Conservation Area, designated in 1971. The area is based on Westoe Village, an ancient street, containing remarkable eighteenth and nineteenth century dwellings. The tree-filled green character of the street suggests rural medieval origins. The Westoe settlement was probably established over a track established by salt traders, an early industry along the Tyne estuary. The line of the track still survives between 8 and 9 Westoe Village. The location of the village was probably influenced by the availability of water, as ponds are shown at either end of the street on 18th and 19th century maps. The settlement was identified as Wivestoua in a 1183 Boldon Book and was described as a farm with demesne, mill, villans and works. The name Westoe is possible derived from two Anglo-Saxon words wives 'women' and stow 'habitation', which would explain the name Wivestoua used in Boldon Book. At the start of the 17th century the Westoe was still a farm, however over the next 100 years, due to increased industrialization of the South Shields, it became a place for the town's wealthy industrialists. It was ideally placed for the townhouses, away from the grime of river banks, but close enough to keep control over the factories and shipyards.

Site description



WESTOE VILLAGE, SOUTH SHIELDS, POSTCARD

During the 19th and 20th century the area underwent many changes. The 19th century saw the introduction of larger, detached houses with extensive grounds. As the 20th century progressed, Tyneside flats and rows of planned houses completely surrounded the Westoe, encapsulating its rural scene with residential suburbia. During the post-war period the Marine and Technical Collage was developed directly adjacent to the village, eventually absorbing Victorian housing to the East. A series of changes such as new pavillion and clubhouse, infill housing and growth of Ingham Infirmary started to degrade detail and character of the area, prompting conservation area designation.

The Sir William Fox Hotel (Westoe Village no. 5) is a Grade II listed building located alongside Westoe Village. It is notable as the birthplace of William Fox, who became New Zealand's Prime Minister four times. The building is part of a Georgian group of dwellings (Westoe Village 5-10) that share typical simple, elegant features such as Tuscan door cases, small semi-circular dormers and original hornless sash windows. The attention to detail is crucial to the Westoe Village as its character and appearance is gained from the architectural features and detailing and the accuracy with which they area used.

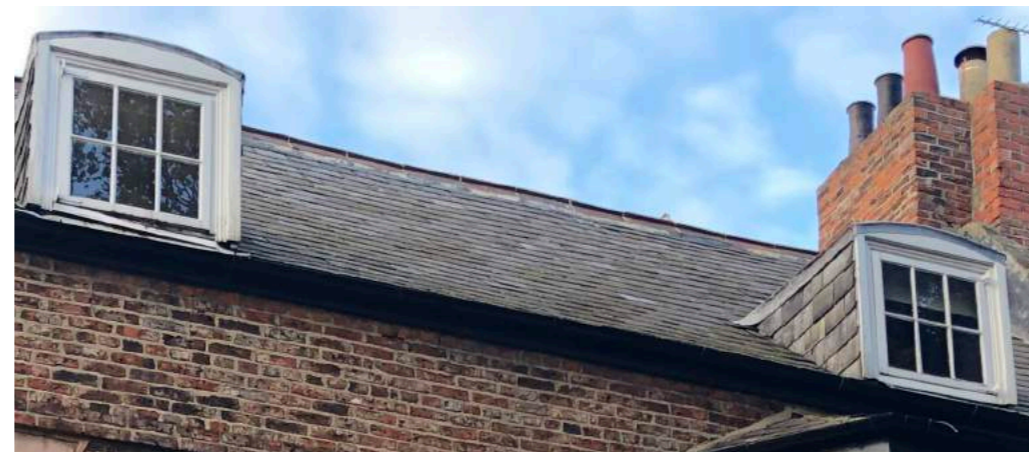
Conservation area appraisal



FRONT ELEVATION OF SIR WILLIAM FOX HOTEL, FACING WESTOE VILLAGE



ORIGINAL SASH WINDOWS



SMALL DORMERS



TUSCAN DOOR CASE AND PORTICO, FANLIGHT AND LANTERN, VIEW FROM WESTOE VILLAGE

DETAILING

The Conservation Area Appraisal highlights the importance of original, period features such as bay and oriel windows, rooftop belvederes, porches, chimneys, dormers, fanlights and door surrounds. It also mentions the importance of windows, and the negative impact of uPVC double-glazed windows onto the appearance of the historic buildings. The future alterations to the buildings in the area should be guided by the specific detailing and architectural elements that create the character of Westoe Village.

MATERIAL

Another important factor influencing the appearance of the area is the material. The use of high-quality natural materials is a key characteristic, with red-brick in various shades being the principal building material. Additionally, local magnesian limestone is used for early boundary walls and few buildings, creating local distinctiveness. The various materials used such as brick, local magnesian limestone or Welsh slate have weathered and matured well to create a rich texture grain defining the appearance of the historic area.

USE

Westoe Village is mainly a private residential area, with historic houses and mature, green setting making it a desirable place to live. Maintaining a Use Class C3 is a key theme set up by the planning control in the area, as the conversions to non-residential uses lead to alterations, lack of repair, loss of features and gardens as well as added clutter.

Sir William Fox Hotel



VIEW ALONGSIDE NORTHERN SIDE OF WESTOE VILLAGE

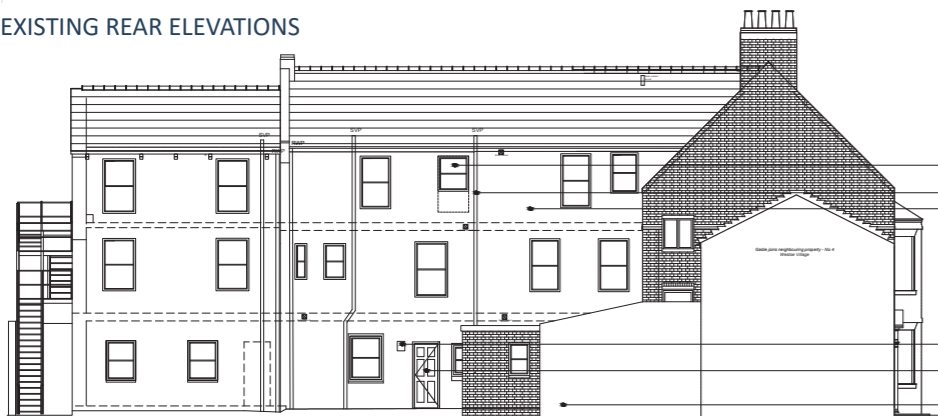
The Westoe Village Character Appraisal mentions the Sir William Fox Hotel, as a Grade II listed building, part of the assortment of 18th and 19th century buildings lining the Westoe Village. The tree-filled medieval street is full of character and charm and the existing historic buildings create a rare and varied townscape of differing styles, sizes and widths, linked by an almost constant building line. The street is lined with a large number of mature trees (mainly sycamore, ash and sorbus) creating a distinctive feature; illustrating the street's great age and providing an ever changing backdrop to the street. The North side of the Westoe Village is effectively one long terrace, with each house designed with its own style and character. The Southern side has mostly large, detached houses in grounds, however it still offers a distinctive townscape face.

The Sir William Hotel is a prominent dwelling in a terrace row lining the Northern side of the Westoe Village. With distinctive Georgian features such as brick double height bay window, smart door with Tuscan surround and delicate windows it adds intricacy to the streetscape. Generally, the mature green areas and the informality of the street provide a unique, picturesque setting, acting as a link to the wide variety of buildings along the street.

Development



EXISTING REAR ELEVATIONS



PROPOSED REAR ELEVATIONS



EXISTING AND PROPOSED FRONT ELEVATIONS



PROPOSED LANDSCAPE PLAN

SOFT LANDSCAPE/PLANTING KEY

| PLANTING SYMBOL | APPEARANCE | TYPE |
|-----------------|------------|--|
| | | SPIRAEACEAE: SPIRAEA XANTHIFLORA HARDY PERENNIAL HT. (SPREAD 0.5-1M (2.5YEARS)) LOAM, PH. ACID, ALKALINE, NEUTRAL. |
| | | JONONACEAE: VIBURNUM TINUS 'EVE PRICE' HARDY EVERGREEN HT. (SPREAD 1.5-2.5M (15-20YEARS)) LOAM, CLAY, SAND, CHALK, PH. ACID, ALKALINE, NEUTRAL. FULL/PARTIAL SUNSHADE |
| | | MAGNOLIACEAE: MAGNOLIA XIPHIOIDES HARDY PERENNIAL HT. (SPREAD 4-8M (25-30YEARS)) LOAM, CLAY, SAND, PH. ACID, NEUTRAL. PRUNING: MID SUMMER. FULL SUN/PARTIAL SHAD; SHELTERED |

HARD LANDSCAPE/MATERIAL KEY

| HATCHING | TYPE |
|----------|--|
| | TARMAC COLOUR 1 - TO BE CONFIRMED |
| | TARMAC COLOUR 2 - TO BE CONFIRMED. DOTTED LINES DEMARK WHITE LINES |

The development focuses on internal refurbishment of Westoe Village no.5 with external appearance changes in the main situated to the rear of the property. Selected works to the frontage onto Westoe Village are proposed within this application including the introduction of a basement window to an existing opening and a wall vent at first floor level. At the rear of the property the render will be taken down in order to expose the original stone and brick facing material on the early and late Georgian dwellings.

The existing openings will be retained and the interior refurbishment will coordinate with the layout of the openings.

The modern lean to extension, acting as a main rear entrance to the hotel will be remodelled and extended to provide a kitchen and bathroom to apartment 2 and a residential entrance from the proposed parking.

The existing parking court will be remodelled to provide soft landscaping as well as dedicated cycle store.

Internally, the layout will follow the existing structure, in order to preserve the historic layout, detailing and features. A small number of new openings will be created to rationalize the circulation areas and access to individual apartments.

Design solution and conclusion

Design solution

The Sir William Fox Hotel is a Grade II listed building, providing significant visual contribution to the architectural and historic interest of the Westoe Village conservation area. It reflects the rich history of the neighbourhood and together with adjacent dwellings create distinctive architectural feature of the area. The principle building facade represents the elegance of late Georgian architecture, with characteristic features such as Tuscan door case and hornless sash windows.

The building is located in an important area of the conservation zone, therefore its visual appearance has a significant impact onto the character of the Westoe. The adoption of a one-over-one sash window style to the rear elevations will provide visual continuity to the appearance of the building with a style that is in keeping with the buildings appearance and surrounding context. Externally, the proposal aims to retain the key existing features of the dwelling such as the building fabric and window casements to the Westoe Village frontage elevation. The main internal refurbishment will aim to preserve as many original features as possible as well as retain the original layout reflecting the history of the structure.

The redevelopment of the Sir William Fox Hotel will create a new residential conversion, with an attractive mixture of apartments. It will allow for a careful and purposeful renovation of the dwelling, that will bring back the elegance of the original design.

Conclusion

The scheme provides a suitable solution to meet the applicants brief without impacting on the composition and features that contribute to the conservation area character. The building is located in a mixed-use area, with a number of residential properties as well as pubs, residential care homes and a number of small shops and offices. The refurbishments aims to create an new, attractive residential property in the neighbourhood, addressing the local housing requirements for 1 and 2-bedroom apartments.

By removing non original features such as render covering the rear part of the building, the scheme will help to reintroduce the original visual appearance of the dwelling. Additionally, refurbishment of the external rear courtyard will soften the appearance of the building, by introduction of soft landscaping.

The proposed scheme will oversee a refurbishment and renovation of a Grade II listed building, that will tie it back to its rich history, by cherishing the original architectural features.