Heritage Statement

in respect of

6 Rectory Terrace, West Boldon, NE36 0QB

prepared for and on behalf of

Simon Hurrell & Hayley Ventress

Simpson Property Consultants,
208 The Quadrus Centre, Woodstock Way, Boldon Business Park,
NE35 9PF

Tel: 0191 5197369
www.spc-ltd.org

November 2019

Reference: MS/K

Introduction

This Heritage Statement has been prepared by Simpson Property Consultants on behalf of the client The Mr Simon Hurrell.

It supports a Householder Planning Application for demolition/taking down of existing fire damaged roof structure and associated welsh slate coverings and reinstatement of the same in new attic trusses and welsh slate covering (to match original) and upgrading of insulation to comply with modern building regulations all at 6 Rectory Terrace, West Boldon following serious fire damage.

Summary of works include the following:-

- Take down and remove from site all fire damaged existing timber roof structure
- Take down and remove from site all loose cracked and fire damaged to second floor party wall
- Carefully take out and set aside all loose and damaged stonework to the front and rear eaves and re-bed back to original levels
- Design and install new attic trusses to reinstate original roof line
- Supply and fit modern celotex insulation between and below trusses to modern building regulation levels
- Supply and fit new breathable sarking membrane
- Supply and lay new welsh slates to new roof structure including wet laid ridge tile all to reinstate existing roof line back to original levels
- Re-build new dormer structure to the rear elevation roof slope increasing its overall width from 1200mm to 1800mm to increase internal usable floor space
- New dormer to be provided with welsh slate roof roofing and wet raid ridge to match main roof covering, welsh slate dormer cheeks, timber mick sash double glazed windows
- Reinstate fascia's, rainwater gutters to existing eaves treatments

Assessment of Impact

The owner would like to take advantage of what has been a significant and stressing event to make an upgrade to the property which is to construct and install a larger dormer roof structure than was originally at the property.

The original dormer structure was believed by the owner to be too small and unsuitable for modern use. The owner was considering undertaking alteration works to improve the use of the property but following the fire and rebuilding of the main roof he is now taking the opportunity of making a desired alteration.

The current dormer is small and only allows limited natural light into the bedroom and second floor areas. The second floor is an original converted attic space and as such there are large areas of the floor space unusable due to the restricted floor to ceilings heights mainly to the extremities of the room where the roof slope descends.

The installation of the increased dormer structure will allow more natural light and natural ventilation into the space as well as increasing the unusable floor space with the increased floor to ceiling height within the larger dormer areas. This also in part protects the character of the building form any future proposed extensions/alterations as the additional space makes this property a larger family home consisting of 3 double bedrooms omitting the need for further space for a growing family.

The existing dormer was damaged by the fire resulting in its failure and removal. Its pre fire condition was deteriorated as a result of accelerated weathering due to poor construction details, abutments flashings as well as its difficult to access high level location. The fire reinstatement works allows the owner to reconstruct the dormer incorporating modern quality flashings and abutment details and ensuring the future quality of the structure.

The dormer structure will not be visible from any vantage point from the main streetscape. It will only be visible form the rear of the property when within the garden, form the rear neighbouring property and possibly from some vantage points within the adjacent public house car park. Its reconstruction is sympathetic and in keeping with the original dormer structure although we are increasing the width of the structure the actual height and various aspects will remain similar to the original, as shown on the attached proposed and existing plans/elevations and to the untrained eye it is unlikely any noticeable difference will be obvious.

We are proposing to use new materials and construction techniques of a nature that would have been available and were used at the time of the building construction incorporating lead flashings to from valley gutters, lead to form abutment and apron flashings to the various junctions to the main roof slope. The main roof slope is being reinstated back to the original lines and levels and will be recovered with a welsh slate matching the original material.

The roof coverings and quality of the installation will protect and maintain the buildings appearance for the next 100 years.

Photographs



