

Architectural Designer

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### **HERITAGE STATEMENT**

5, WOOD STREET, SOUTH SHIELDS, TYNE AND WEAR, NE33 4UY.

This statement forms part of a planning & application for a replacement roof, dormer, Velux windows and a reduction in height and rebuild of the chimney. It is not a standalone document it must be read with the plans which constitute the principal information.

#### **1. INTRODUCTION**

1.1. This Heritage Statement has been prepared to support an application for Full Planning Permission for the replacement roof, dormer, Velux windows and reduction and rebuild of the chimney height.

1.2. The proposal has been discussed informally and the conclusion was a retrospective planning application and heritage statement.

## 2. PROPOSAL

2.1. Planning permission is sought for 4 elements: 1) Velux windows 2) replacement roof 3) reduction of chimney 4) dormer window.

2.2. The renovation will not change the footprint of the house but will require works externally within the roofing area.

2.4. The application includes changes including restoration of original elements and consists of: -

### Roofing Area

Replace Velux windows.

Replace dormer and surround.

Replace the slate roof.

Reduce and rebuild the chimney.

### *Pic 1*

5 and 6 wood street under construction with chimneys lowered and rebuilt, Welsh slate and new dormers.



**Pic 2**

Shows the poor state of the dormer, the chimney can also be seen before work starts.



**3. IDENTIFYING THE HERITAGE ASSET**

3.1 The dwelling was built around 1850 and is known to be in a grade 2 listed area to the front.

The property has most of its original features, it is brick built with stone Sills and heads, the windows have been replaced through the term of its existence.

3.2 Internally the 'original part' of the dwelling is with 4 rooms to the ground floor comprising of a sitting room, dining room, kitchen and back room. At First floor there are 2 bedrooms and a further 2 on the second floor.

**Pic 3**

Shows 5 and 6 wood street before construction.



**4. ASSESSMENT OF IMPACT**

4.1 The impact of the Velux windows is sympathetic to the surroundings, and has been replaced like for like, compared to the original state of the windows it has enhanced the look of the building.

4.2 The impact of the replacement roof is sympathetic to its surroundings, but also to the original slate roof which was Welsh slate of the highest quality. This has again been replaced like for like installing Welsh slate as a replacement.

4.3 The impact of the lowering of the chimney is sympathetic to the surroundings, the chimney was rebuilt by the client because of the poor masonry state around the whole of the brickwork and chimney pots. The houses in the street all have chimneys and throughout the years must have been altered and lowered to some degree, there are a lot of chimneys that are also in bad repair.

Therefore, taking into consideration the surrounding heights and bad repair of the streets chimneys the visual effect is both complementary and enhances the property, the contractor has used the original pots and style of the original chimney also keeping the same footprint as the original. (see pic 1)

4.4 The impact of the dormer window is sympathetic to the surroundings it has been replaced with the same style as the original and has improved the very bad appearance of the former dormer, it has been done with much thought to the style and appearance of the former.



**Pic 4**

Shows velux window to the rear before work starts.



**Pic 5**

Shows the chimney after construction using the original pots.





**Pic 6**

Shows the completed job on 5 and 6 wood street.



**5. CONCLUSIONS**

5.1 It is considered that the proposed works are sensibly designed, proportioned and respects the setting, character and appearance of the building.

5.2 Our client's intended restoration of the roofing area is sympathetic and in keeping with the original historic features of the property. It has been carried out with the current visual appearance in mind of the adjacent properties.

5.3 The proposals are considered to positively contribute to the character, appearance and setting of the building and have been discussed with the local Council, unfortunately the full listing of the building was thrown into disarray at some point because of a lack of understanding by the contractor and or other parties.

Gareth Young

BETHELL & CO