

Architectural Designer

**Bethell
& C_o**



“CASA PERRO”

REAR JOHN STREET NORTH

MEADOWFIELD

DURHAM

DH7 8RT

07734088269

www.bethellandco.co.uk

bethellandco@gmail.com

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HERITAGE STATEMENT

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

This statement forms part of a planning & application for a replacement roof, dormers 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 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) replacement roof 2) small reduction of chimney
3) dormer window. 4) replacement of 1 velux 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 dormers and surround.

Replace the slate roof.

Small Reduction to the chimney and rebuild.

Replace 1no velux window to rear.

Pic 1

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



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 2

Shows 5 and 6 wood street before construction.



4. ASSESSMENT OF IMPACT

4.1 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.

4.2 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 it has only been reduced by 1 course of brickwork. 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 new pots but spared no expense on the design, they have matched the style of the original pots and chimney also keeping the same footprint as the original.

4.3 The impact of the dormer windows 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 dormers, it has been done with much thought to the style and appearance of the former.

Pic 3

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

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