Heritage Statement

Barns Close, NE325NY is located in Monkton Village, Jarrow & is part of the Monkton conservation area, which is a collection of farms, houses & associated developments.

My property is number 2 Barns Close which is one of three barns which were converted approximately 27 years ago. Each barn has brick & timber detailing, conservation style roof lights, sliding sash windows & a mix of Welsh slate & pantile roofs.

My planning application is to replace 2 of the existing 27 year old roof lights. The existing roof lights are in black metal with a central glazing bar. They are situated in two of the properties bedrooms that face into the block paved courtyard of the three barn properties & are in the pantile roof section of the property. These bedrooms are occupied by two of my children.

The existing windows cause severe condensation causing damage to the internal plasterwork & dripping onto the bedroom carpets. They also leak in heavy rain. The internal opening mechanism does not allow for sufficient space to escape in the event of a fire & also does not allow for them to be cleaned from the inside. The existing window sizes are:- Bedroom 1 - 45cm wide * 60cm height. Bedroom 2 - 60cm wide * 90cm height.

The planning proposal is to replace these two roof lights with Velux conservation style roof lights. The windows black exterior profiles & glazing bar blend seamlessly into the roof & match the original look of the building. I attach the specification for the Velux conservation roof lights to provide more detail. There are many benefits to using these windows as detailed in the specification, in addition to them being of the same conservation style externally as the existing roof lights. The new roof lights will both be the same size being 55cm wide * 98cm height. This is the best fit for Velux conservation style roof light sizes & allows sufficient space to escape in the event of a fire. Internally they will be centre pivot opening to allow cleaning internally and also allow a space for fire escape.

In terms of any possible impact on the character & heritage of both the property, the Barns estate & the Monkton conservation area, I do not believe there would be any negative impact.

The windows are Velux conservation style roof lights with central glazing bar, are black in colour & are specifically designed for use in conservation areas & are very sympathetic to the existing roof lights.

The existing tiles in the pantile roof will remain in place as agreed with the proposed installers and should appear aesthetically seamless.

The windows look out into the block paved courtyard & do not look directly into any neighbouring properties.

Our neighbours at number 3 Barns Close have recently replaced circa 9 or 10 conservation roof lights with the same Velux conservation roof lights that we are proposing, a number of them in the same pantile roof as our won, and they do not detract from the conservation area whatsoever.

I hope this heritage statement positively supports my planning application PP- 12711502, however if you require any further information, please don’t hesitate to contact me on 07917765965 or via e mail.

Regards, Scott Newby