

Design, Access and Heritage Statement

20 High Back Close, Jarrow

It is proposed to demolish an existing conservatory that has outlived its lifespan and requires regular maintenance to prevent water ingress and replace this conservatory with an extension of the same dimensions, squaring off an existing splayed corner.

The proposal to use sandstone for the extension is well justified as it complements with the natural character of the Monkton area. The existing garden walls are constructed from random sandstone and the existing house bricks are of the same colour justifying the choice of sandstone for the extension ensuring a visual connection between the new and existing elements, allowing the proposed extension to blend seamlessly without appearing out of place. The roof tile will also match as close as possible to the profile and colour of the existing roof tile used for both the main dwelling and the garage.

It is proposed to replace the existing drive hardstanding with a paving block of a light colour to match the appearance of the house. It is also proposed to extend the hardstanding along the side garden to create larger off-street parking due to the space limitations of the existing street. Cars are often parked on the grass verges, and the size of the existing double drive does not allow for 2 cars to comfortably park side by side and open the doors. The extended hardstanding will provide additional parking and safe access from the existing drive to the front entrance of the house without having to walk around the highway.

It is proposed to construct a boundary corner stone wall to the side of the existing drive, matching the construction and appearance of the existing stone wall on the opposite side of the drive, to the rear of 21 Monkton Lane (Tragar House). This will result in the existing hedge, H1, being pruned back and reduced in length to create the opening for the extension of the drive.

There is a hedge, H3, adjacent to the proposed extension but this is not in a healthy condition, and a conifer hedge exists, T1, to the rear garden but this is planted in a raised section of garden and will not be affected by the proposed extension.

Heritage statement

Monkton Conservation Area is a historic area in Monkton Village, South Tyneside, designated in 1975 to preserve its collection of 17th to 20th-century farms and houses along Monkton Lane. The area is characterised by its well-preserved rural origins despite being surrounded by later development.

The residential area of High Back Close was built on former farmland of the surrounding historic farm buildings which are now grade 2/2* listed buildings and form an integral part of the heritage of Monkton Village.

The proposed extension does not impact or jeopardise the heritage of the area or the surrounding listed buildings. The proposed extension will have minimum impact on the neighbouring properties and visualisation of Monkton Village as the extension will not be visible from the highway due to the proximity and orientation within the plot.

As described in the design and access statement, and highlighted using photos on the proposed plans, the proposed masonry of the extension is in keeping with the surrounding buildings/structures, in particular Monkton Farm House, the closest listed building to 20 High Back Close and the roof tiles will match as close as possible the existing roof tiles of the property.