

Job Ref: 16/48

14<sup>th</sup> November 2016

## Heritage Statement

Proposed single storey rear extension

**Whitehall, Elsdon,  
Northumberland. NE19 1AA**

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Planning permission is sought for a single storey extension to the rear of Whitehall, Elsdon, Northumberland, NE18 1AA (*the property*).

### Heritage Statement - Northumberland County Council conservation team guidance.

*This heritage statement document has been prepared in conjunction with the Northumberland County Council Conservation Team guidance document dated 30<sup>th</sup> April 2015 and following the setting and guidance laid out.*



Image above –Whitehall as viewed from the highway (image courtesy of Google Maps).

### THE APPLICATION SITE

Site Address: Whitehall, Elsdon, Northumberland, NE19 1AA (*the property*)

Is the development site (please highlight)

~~A listed building~~

~~A building of local interest~~

~~A scheduled monument~~

~~A site of archaeological interest~~

~~Within a designated conservation area~~

~~Within a registered historic park or garden~~

~~Within a registered battlefield~~

~~Adjacent to one of the above~~

## **1) A description of the heritage asset and its setting. The following may be considered:**

- *Which conservation area does the building form part of?*
- *What is the age of the building?*
- *What are the main characteristics in terms of style, building materials and architectural features eg window type?*
- *What is the surrounding development of the area like? Is the building part of a development of the same age and style, perhaps by the same builder?*
- *Describe the street scene: Is it of residential or commercial character? Is there a variety or coherence in building form and types? Is it suburban eg are there front gardens to the buildings?*

Elsdon is a village and civil parish located on the eastern edge of Northumberland National Park, about 10 miles to the southwest of Rothury and about 3 miles to the east of Otterburn. The Elsdon name is derived from the Old English meaning Elli's valley. Formerly the capital of Redesdale, Elsdon contains a fine example of a Motte and Bailey Castle and a near perfect Pele Tower, which is a private residence

Whilst some new building has been allowed, like as many small villages, Elsdon has suffered the loss of its shops and Post Office in recent times. There is still however a public house, the Bird & Bush, and a tea room and cafe situated at the Northern end of the village, which is especially popular with cyclists and other visitors.

The property is set centrally within the village, just off the eastern edge of the village green, and forms part of the semi-detached dwelling. The property is located just south of the public house, centrally off the village green. Like the vast majority of the properties within the village, the building is a stone constructed two storey dwelling with a slate roof and stone water tables to the building gables.

The property is accessed via an unsurfaced track off the village green road

## **2) An assessment of significance. The following may be considered:**

- *How does the building contribute to the historic character of the area?*
- *Is it one of its kind? Is it part of group of buildings of similar style and age? Is it one of a pair of semi-detached, or part of a terrace in which the single house forms a unit within a larger entity?*
- *Are there any distinctive architectural features?*
- *How does the setting contribute to the character and appearance of the asset?*

The property forms a very important part of the village green setting where the majority of the village dwellings face into the central open space. The property, and in turn the adjacent property to this semi-detached building, form an integral part of the development "ring" around the large diamond shaped village green.

The existing property has been constructed stone incorporating dressed stone quoins, head, cills and water table features. Chimney stacks are located at each gable end of the property which is finished in a dressed feature stone detail.

### 3) An explanation of the design concept for the proposed development

- *For small scale alterations: What are the design and proposed materials?*
- *For extensions to buildings or proposals for new development: What is the amount of development, layout, scale, landscaping and appearance (eg building materials and architectural detail)? In all cases the Heritage Statement should inform the design of the development proposal.*

The proposal is to remove a previously constructed white upvc conservatory extension to the rear of the property and replace this with a single storey extension, approximately half the width of the host property, in a more traditional style and design and using traditional materials similar to the host dwelling.



Rear (West) Elevation  
**Existing**



Rear (West) Elevation  
**Proposed**

Image above – existing and proposed rear elevations.

The proposed extension is around 12.0m<sup>2</sup> (approximately 5.50m<sup>2</sup> larger than the existing conservatory extension) and has been designed to fit comfortably to fit with the existing building, while linking to the existing adjacent flat roof extension to the neighbouring property. The applicant's aspiration to have a light airy extension has been achieved sympathetically in a traditional style utilising traditional materials.

### 4) Describing the impact of the proposed development. The following may be considered:

- *Would the proposed development be visible from any public viewpoint?*
- *Would the proposed development involve loss or change to any original features?*
- *For extensions and new build : What would be the impact on the appearance, character and setting of the building?*
- *For small-scale alterations: If not a like-for-like replacement – what would be the visual impact? Would it preserve and enhance the character and appearance of the building and streetscene?*
- *For all developments: What is the harm and has this been justified? Have alternative solutions been considered?*

The existing rear garden area to the garden is well enclosed with the proposed extension not viewed from any public space and no loss of traditional features will occur with this extension. The proposed rear extension would have a positive impact over the existing white upvc conservatory it replaces.



## 5) Photographs

Annotated photographs of the building illustrating it in context, its exterior and interior should be included. For more complex proposals photographs should be cross referenced to plans and drawings. The statement should show clearly that you have considered all the relevant issues and sought to preserve the special appearance and character of the building or area affected. Information on any sources and expertise that has been consulted should also be provided.



Images above – rear elevation of property plus view of adjacent flat roof extension to neighbouring dwelling.



Images above – rear yard area indicating that the proposed extension will not be viewed from and public space.

## Sources of information

- **Conservation Area Appraisals** are available for many of the County's Conservation Areas. They give an understanding of what the area's special interest is and highlight features that positively contribute to the area's character. These can be accessed at the following link:  
<http://www.northumberland.gov.uk/default.aspx?page=638>
- **The National Heritage List for England** is the official database which provides access to up to date information on all nationally designated heritage assets. It can be accessed at  
<https://www.historicengland.org.uk/listing/the-list/>
- **Historic Environment Good Practice Advice. Note 3: The Setting of Heritage Assets** sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It can be accessed at  
<http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

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*Last updated 30 April 2015*

## **USEFUL WEBSITES**

### **The National Heritage List**

[www.english-heritage.org.uk/professional/protection/process/nationalheritagelist-for-england/](http://www.english-heritage.org.uk/professional/protection/process/nationalheritagelist-for-england/)

### **The Heritage Gateway**

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

### **Keys to the Past**

[www.keystothepast.info](http://www.keystothepast.info)