**3 MILL RACE**

**WOLSINGHAM**

**STATEMENT OF SIGNIFICANCE/HERITAGE STATEMENT.**

**TO ACCOMPANY PLANNING APPLICATION CONSENT IN RELATION TO PROPOSED CONSTRUCTION WORKS.**

**STATEMENT OF SIGNIFICANCE/HERITAGE STATEMENT IN RELATION TO PROPOSED WORKS AT 3 MILL RACE, WOLSINGHAM, CO. DURHAM LOCATED IN WOLSINGHAM CONSERVATION AREA.**

**INTRODUCTION**

This Statement is submitted in support of an application for Planning Permission in relation to proposals for building works at the above site.

The statement is submitted in compliance with the requirements of Paragraph 128 of the National Planning Policy Framework which states that

 *‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.*

**APPLICATION SITE**

The site address is 3 Mill Race, Wolsingham, County Durham, which is located in a designated conservation area.

**THE NATURE OF THE ASSET**

The property is a modern stone built detached two-storey dwelling constructed with traditional materials.

**EXTENT OF THE ASSET**

3 Mill Race is located in a small modern housing estate this being a mix of terraced and detached houses, and detached bungalows.

The estate is situated centrally in the village of Wolsingham and is accessed directly from A689 trunk road.

**THE SIGNIFICANCE OF THE ASSET**

The property is a detached dwelling being constructed in random rubble stonework with natural slate covering and UPVC doors and windows, and whilst having been designed to reflect the vernacular style of surrounding buildings and environment it is of minimal historical value.

**THE PROPOSED WORKS**

The proposed works consist of the erection of a self contained store located to the south gable wall of the dwelling.

The proposed store will be single storey and is to be set back from the front wall of the dwelling

The walls to the store are to be formed with natural sandstone random rubble without natural stone lintels over the door and window openings, the roof is to be finished with natural slate, and the door and window are to be UPVC framed, all to match in with the host property.

Refer to drawings 001, and 002.

**IMPACT ON THE ASSET**

As the proposed extension is small in relation to the host dwelling, is not in a prominent location, and is to be constructed with traditional materials it is considered that it will sit comfortably with the existing dwelling and the surrounding environment.

The nearest listed buildings are a number of residential properties situated on the A689 trunk road opposite the entrance into the estate.

Due to the scale and location of the proposed extension, and the location of these listed buildings to the dwelling, the proposal will have no impact on these assets.