

UDD

UNIT DESIGN AND DEVELOPMENTS LTD.

Heritage Statement for Conservatory Replacement

Proposal at :

Cuthbert Garth, Croft View, Cotherstone

DL12 9QE

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Location and Historical Development

Cotherstone lies in Teesdale at the point where the River Balder joins with the River Tees located about 4 miles north west of Barnard Castle and 2 miles east of Romaldkirk. The village is in a quiet rural setting and was designated as a Conservation Area in 1984.

The name of the village is Old English recorded as Cudrestone in the Domesday Book, thought to mean 'Cuthere's farmstead'.

The arrival of the Romans in the first century had little effect on the village with no roads running through the area and the nearest fort being at Greta Bridge.

Little is known about the village in the Anglo Saxon period until the medieval period when a timber castle was built about 1090 to the north east of the village near the junction of the rivers. The castle was later replaced with a stone structure however nothing remains apart from a visible earth mound and a fragment of a wall. The site of the castle has a Heritage Category of Scheduled Monument.

Other important remains include the ruins of Balder Mill and a few typical stone farmhouses from the late 17th and early 18th century.

The railway arrived in 1868 when the village expanded with several rows of terraced houses and larger Victorian and Edwardian houses built by 19th century industrialists.

In the early 20th century the village became well known for cheese making.

The Existing Property

The site for the Proposal is located to the south west side of the village accessed from a country lane, Croft View, which leads to the B6277 road passing through the centre of the village.

The property is sited in a well maintained mature garden setting.

The house is in the form of a double pitch roof bungalow with rooms grouped around a central enclosed open courtyard consisting of one bedroom, living room, kitchen/dining area, study, bathroom, utility room and entrance hall. There is a conservatory attached to the kitchen/dining area separated by glazed doors.

The property is attached to a two storey 19th century stone barn with ground floor garage and two bedrooms above.

The property was constructed in 1985/6 with natural light sandstone external walls and pitched composite concrete tiled roofs. Windows are in white painted timber with light grey painted timber external doors. The site boundaries are well defined and screened with high bushes.

The Proposal

The Application has been placed for Permission to remove the existing conservatory leaving its existing stone perimeter plinth wall.

The existing timber conservatory structure being in the region of 30 years old has reached an 'end of life' situation. The timber frame is very badly rotted, the double glazed units are misted and no longer energy efficient and the polycarbonate roof has degraded allowing serious water penetration.

The Proposal consists of a replacement conservatory placed on the retained existing stone plinth wall and original footprint in a virtual identical design to the original.

Overall plan dimensions to be 5300 mm wide x 3000 mm. depth with the overall height from ground level to the top of the ridge being 3400 mm.

A pair of fully glazed double doors in the south elevation and a single door in the north elevation are to be located in original positions.

Internal access to the conservatory to remain from the kitchen/dining area through the existing single and sliding doors, retaining a thermal break between the existing house and the replacement structure.

All roof glazed roof members, sidewall support frames, doors and opening lights to be of upvc manufacture in colour : White

The double glazing to the roof, all walls, doors and opening lights to be clear glass.

Setting and Heritage Conclusion

The site can not be seen from the B6277 main road passing through the village and there are very limited views of the site from the Croft View access lane as the property is positioned at a good distance back from the lane boundary line. The adjacent property Maycroft to the south east is positioned close to the access lane and set well in front of the proposal.

It is expected that the Proposal would be considered not have any detrimental impact on adjacent surrounding sites or properties.

There are no significant Heritage Assets in close proximity to the Proposal site.