



Ramshaw Architecture

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## Heritage Statement

Ivy Cottage  
Hunstanworth  
Consett  
Co Durham  
DH8 9UF



Designation – Grade II Listed  
North Pennines Area of Outstanding Natural Beauty  
Conservation Area  
June 2021

### **Nature of the Asset**

There are 93 conservation areas within towns and villages in County Durham. These are areas of special architectural or historic interest, the character and appearance of which should be preserved or enhanced. Hunstanworth was designated a conservation area in 1993.

The proposal sits within the North Pennines Area of Outstanding Natural Beauty. The property is a Grade II listed building List entry number 1279149. The property was first listed 29<sup>th</sup> June 1971 and includes, West End, Pine Cottage, Ivy Cottage with area wall and gates.

### **Extent of the Asset**

The property lies to the west of Hunstanworth and is the end terrace of three Grade II listed buildings. The proposal is to construct a detached garage to the north of the property and erect a timber summerhouse in the land adjacent to the dwelling.

### **Significance of the Asset**

The property is a Grade II listed building set within the conservation area of Hunstanworth. The property dates back to 1863.

### **The Proposed Works**

The proposal is to construct a double detached garage behind the existing detached timber garage. The garage will be constructed of timber boarding with a felt roof.

The doors will be timber ledged and boarded doors.

The garage will be 10m wide and 7m deep. The double doors will be located to the west of the elevation as the existing oil tank will remain to the east. The double doors will be 5m wide to allow for two vehicles to manoeuvre into the garage. There will also be off road parking for 2 vehicles in front of the double doors. The existing access will be retained to and from the highway and no public rights of way will be distinguished or altered.

The summer house will be a Wessex Summerhouse flatpack and will be assembled on site. There will be a hardcore base to support the structure but it will not require any foundations.

### **The Impact on the Asset**

It is not deemed that the garage or summerhouse would have a negative impact on the asset. The garage although within the curtilage of a listed building is set back from the property and the summerhouse would be a temporary structure. It will be constructed of timber to merge into its surroundings.