

21/02834/FUL – West End Cottage – Demolish shed and replace with summerhouse
2021



NE42 6EB – planning to demolish this shed and replace with a smaller summerhouse. Images show Virginia Creeper removed – revealing full extent of decay.

View looking North East- doors and shutters do not open (no hinges)- so a 'folly to look like a summerhouse

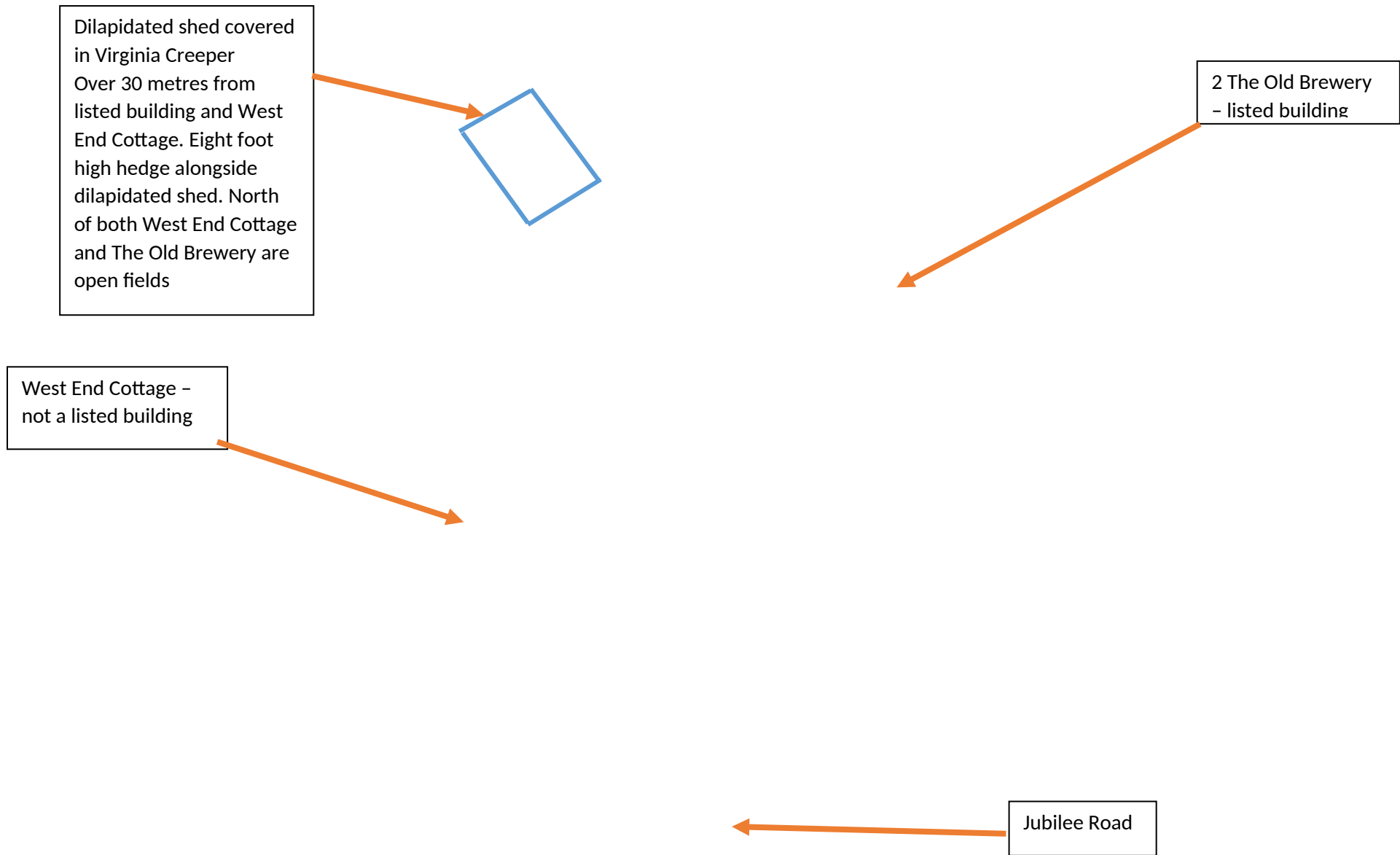
iew looking South East

North side of shed and rear are rotten, especially near the roof and at ground level. New summerhouse will be much smaller and be farther away from the tree.

New sustainably sourced timber summerhouse will be set in from the applicant's boundary by 1.5 metres. The new 'hipped' roof will be lower than the dilapidated shed roof. All proposed dimensions are smaller than dilapidated building.

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21/02834/FUL West End Cottage - Aerial photo of dilapidated shed made to look like summerhouse 2021 - 2 pages



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General area view of west end of Ovington for context for previous image



West End Cottage

The Old Brewery

Jubilee Road

21/02834/FUL - HERITAGE STATEMENT

West End Cottage - proposed new summerhouse to replace larger dilapidated shed that was made to look like a summerhouse.

This Heritage Statement is required because the proposed timber summerhouse will be in Ovington Conservation area. In addition, there is a listed building in the land next to West End Cottage.

DILAPIDATED SHED FOR DEMOLITION

An existing decaying timber shed (made to look like a summerhouse) had the following dimensions:

- WALLS - 21 feet x 8.5 feet = area 178.5 sq feet (16.58m²) Height 9.6feet = 2.9 meters - constructed of timber on top of corrugated iron, with old window frames to provide internal support and timber planks at rear
- ROOF - 21ft pent roof length constructed of a combination of wood and onduline corrugated felt sheets on top of corrugated iron

The shed could not be seen from the road. The shed could not be seen from The Old Brewery as an eight foot high hedge had grown up behind the shed before The Old Brewery was converted to a private dwelling. When this shed was constructed there was a field behind. The owner of 2 The Old Brewery bought part of the field next to the house to convert to a garden --- c20 years ago (date not known). Demolition is needed due to rot and woodworm in the north and west facing walls, floor, and roof. Pre- application planning provided approval for demolition.(REF 21/00436/PREAPP).

The dilapidated shed had no conservation value. The applicant had approached Beamish Museum to see if any aspect of the shed merited their interest for demonstrating life in the c1940's / 1950's--- they said it had no heritage value.

PROPOSED SUMMERHOUSE

This will be constructed from sustainably sourced timber. Latest dimensions from manufacturer received August 2021 reveal:

- WALLS - 10feet x 8 feet = area 80feet² (7.432m²) Wall height 6feet 8 inches (2.1 meters)
- ROOF - Maximum height 9 feet (2.8m) across maximum of 3feet ridge of hipped roof - majority of roof below 2.5 meters. The entire hipped roof will be below the pent roofline of the dilapidated shed it replaces.

A new fence has been constructed 0.5 meters from the applicants boundary with 2 The Old Brewery. This is because the old hedge growing behind the dilapidated shed has bare stems lower down with the potential for the neighbour to see the new summerhouse. Thus a boundary timber fence has been erected. Moving the fence within the boundary by 0.5 meters enabled new fence posts to be driven into the soil without damaging the hedge roots. A new path has been laid next to the fence within the applicant's new fence boundary.

POTENTIAL TO MATERIALLY EFFECT APPEARANCE OF CONSERVATION AREA

The summerhouse will be erected 1.5 meters away from the applicants' boundary. Thus the neighbours' privacy and views from their heritage property will not be impaired.

The proposed summerhouse will not be seen from the road and will not impinge on the heritage aspect of 2 The Old Brewery.

The applicant is replacing a dilapidated timber building with a smaller timber building. The new building will be over 9 square meters smaller with the majority of the new roof significantly lower than the dilapidated structure. In addition, the ground around the summerhouse will be landscaped using native species such as Lonicera (Honeysuckle), Buxus Sempiviron (Common Box), Taxus Baccata (Yew) and Cornus (Dogwood). The proposed summerhouse will be in keeping with the surroundings of Ovington village.

DESIGN AND ACCESS STATEMENT

A design and access statement is needed because the proposed building is in a conservation area

The design principles of the summerhouse are:

- Construction of natural products to compliment other nearby outbuildings
- Rectangular shape in keeping with the main house and other outbuildings
- Symmetry from the east facing access.
- Size appropriate for domestic use
- Ridged rather than pent roof to compliment main property and outbuildings

Access to the summerhouse will be for domestic use only. Existing road, Jubilee Road, will be sufficient for any domestic use envisaged.

For construction, the existing domestic driveway will be sufficient.

Consultation with the owners of 1 and 2 The Old Brewery has been undertaken. For the new fence, agreement on height, construction and finishing colour was agreed. The owner of 2 The Old Brewery came onto the applicants land and was shown the marked out floor area of where the proposed summerhouse would be. The owner of 2 The Old Brewery agreed that the proposed building would be much better than the old large dilapidated shed and provide potentially more light (especially in the winter when leaves are off the old hedge).

Images of the dilapidated shed and an aerial view of the site are shown on :

- 21/02834/FUL - Heritage Statement 2 - photos
- 21/02834/FUL - Heritage Statement 3 - aerial view

Mrs A Hudson

31 August 2021