

# Design and Heritage Statement

Rear Extension and Enhancement Works at No. 6 West End, Hurworth



Prepared by MBA LLP for and on behalf of Ms Dent

This Design and Heritage Statement has been prepared on behalf of Ms Dent in support of her application for Listed Building consent. The applicant resides at the property and would like to make some alterations and enhancements to the property.

This Design and Access Statement forms part of the Listed Building Application and must be read in conjunction with the associated drawings which make up the principal information.

### Description of development

There are several facets to this application, they are as follows:

1. Construct a modest single storey extension to the rear within the existing courtyard garden.
2. Repointing of brick work with appropriate lime mortar mix
3. Replace Timber sash windows like for like but upgrade single glazed panes with Slimlite (11mm)
4. Replace ill fitting front door with a 4 panel half glazed victorian door.

The enhancement programme will provide the applicants with a more suitable space fit for 21st century living and allow the building to be maintained to a high standard.

### Site description

No. 6 West end is Grade 2 listed and lies in Hurworth conservation area.



The rear of the property is very private, offering the applicants a courtyard garden. The front of the property affords a traditional setting, including a bay window and sash windows. The courtyard garden is accessed via a shared side alley and gate.

Use

This is a long established neighbourhood of older properties, use is predominantly residential and will remain so.

## Amount

The extension footprint will be 11 sqm, the courtyard is 65sqm in total, the extension would represent 17% of the outside area. The extension is single storey and offers a good contrast to the existing brick facade, allowing the rear elevation to still be read properly. The amount of demolition required at the back wall will be 4.3 cubic meters - as indicated with the hatched red areas on the plan.



## Layout

The layout of the extension has been considered carefully to make the most of the sun and to optimise the internal space, whilst not interrupting the courtyard setting. Internal layout has been designed to create a more useable kitchen and dining space. A feature that all modern living hinges around. The proposals seek to enhance the next chapter in the life of this listed building. They certainly are not intended to detract from it.

## Scale and Massing

Single storey and only 11sqm. Flat roof and majority glass offering a contemporary contrast.

## Appearance

The appearance has been carefully considers to not detract from the victorian brickwork and first floor sash windows. The proposal seeks to enhance this, the black nature of the extension allows the existing details to be highlighted further.

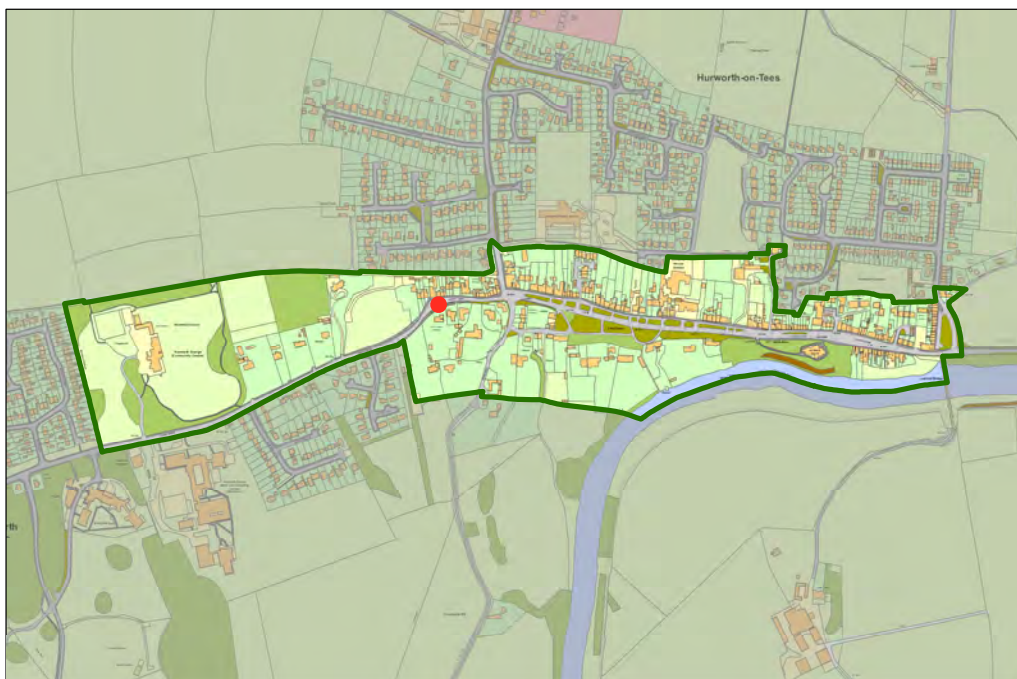


## Access

Access is via the side alley, this will remain unchanged.

## Heritage Impact

The extract below shows the site location in relation to the rest of the conservation area.



**Hurworth Conservation Area**

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Details


HURWORTH WEST END NZ 3010 (North side)

17/106 No. 6 (Little Breckon)

II

House, c.1840. Flemish-bond brick; Welsh slate roof with brick chimney stacks. 2 storeys, 3 bays. Replaced door and patterned fanlight in wood doorcase at left. Large late C19 canted bay window to right. Three 12-pane sashes above in deep reveals with rubbed-brick flat arches and projecting painted stone sills. Low-pitched roof with stone-coped gables. Left end stack with top band; rebuilt right end stack. Nos. 7 and 8 on right return are altered and not of special interest.

Listing NGR: NZ3024810218



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

**Heritage Category:** Listing

**List Entry No :** 1299455

**Grade:** II

**County:**

**District:** Darlington

**Parish:** Hurworth

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.


Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

**List Entry NGR:** NZ 30248 10218

**Map Scale:** 1:2500

**Print Date:** 19 May 2021

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As you can see from the listing description, the works to the rear will have very little effect on the heritage asset, all the emphasis is focused to the front elevation. It is a reasonable conclusion to suggest that the proposed works will seek to enhance and restore No. 6, with a low impact approach, seeking to enhance the features described in the listing through repointing and sash window replacement.