

DESIGN, ACCESS & HERITAGE STATEMENT

Proposal: Single storey extension and removal of chimney stack
Site: 47 Front Street, Staindrop, DL2 3NB
Applicant: Mr. & Mrs. C Telford
Council: Durham County Council
Our Ref: 543-DAS
Date: September 2021

1.00 Introduction

1.00 This statement has been prepared to accompany an application for planning approval at 47 Front Street, Staindrop, which is a grade II listed building.

2.00 Context

2.01 47 Front Street is situated on the A688, the main road through Staindrop, towards the eastern end of the village, close by Staindrop Church.

2.02 The property is listed Grade II. It was added to the listings in September 1966. It conjoined with no 49 Front Street, also listed.

2.03 The site also falls within the Staindrop Conservation Area.

3.00 Assessment of the Heritage Asset

3.01 47 Front Street is a two storey family house conjoined with the adjacent house at 49 Front Street. It was probably constructed during the early 1800s. It is faced with chisel-dressed and margined sandstone with tooled ashlar dressings and quoins. The roofs to the front and rear elevation is covered with Lakeland slate laid in diminishing courses. Stone gable copings bound the ends of the roofs.

3.02 The front elevation comprises three wide bays with a central pair of doors with three paned overlights within a plain stone surround. There are similar stone surrounds to the tripartite left hand sash and the three first floor sash windows. All these windows have fine glazing bars and projecting stone cills. A bay window forms part of the ground floor of 49 Front Street.

- 3.03 The front elevation has a stone kneeler to 47 Front Street. The main end chimneys are of banded ashlar.
- 3.04 The rear of the property has a more recent lower extension probably from the early 1900s with a T-fall roof internally. The addition has been rendered with flaking paintwork. The addition does not extend the full width of the property and the adjacent roof at 45 Front Street discharges into a flat gutter between the properties.
- 3.04 The roof to the rear addition has a shallower pitch than the original main roof and is also covered with Westmorland slate laid in diminishing courses. Stone tabling defines the sides of the roof.
- 3.05 The tall chimney stack to the rear addition is of brick construction.
- 3.06 The rear addition has modern timber casement windows and a pair of timber French doors in poor condition opening out onto a paved terrace.

4.00 Assessment of the Property

4.01 47 Front Street is a three bedroomed family property. A corridor runs past the sitting room to the stairway at the rear of the house. The kitchen opens off this hallway. Upstairs there is a small bathroom and an ensuite shower room.

4.02 The present kitchen is located on the ground floor to the rear of the property with French doors opening into the garden. It has units along its eastern side and a range cooker on the west set into the chimney breast.



Front elevation to 47 Front Street



Rear garden elevation



Side entrance at rear



Garden view towards 45 Front Street



North west corner showing damp area from poor roof drainage



Brick chimney stack to be removed with valley gutter

5.00 Proposed works

- 5.01 The proposal involves a single storey extension to the existing property on the north side which will extend into the garden.
- 5.02 The extension will have doors opening out into the garden to allow for a dining and seating area off the present kitchen. The roof will have a pair of rooflights to allow natural light into the kitchen.
- 5.03 The proposal also involves the removal of the large redundant chimney breast in the kitchen. This will allow for kitchen units to be set beside the cooker for a more practical internal arrangement.
- 5.04 Upstairs the removal of the chimney breast will improve the layout of the bathroom which is compromised by the flue rising up through the room.
- 5.05 The roof will be made good where it is proposed to remove the brick chimney stack.
- 5.06 A small utility room will be created off the stair hall to improve the practical arrangements for a family residence. The existing soil stack will be routed through the new flat roof connecting to the existing drainage system.

6.00 Design

Materials

- 6.01 The new walls will be insulated cavity construction faced with random rubble walling to match the existing materials adjacent.
- 6.02 The windows and doors will be white timber to match existing materials. The rooflights will be double glazed with a black external finish.
- 6.03 The roof will be covered with blue slate with a low pitch of 20° to avoid interference with existing first floor windows. The valley gutter will be finished with black fibreglass with lead flashings. Guttering will be cast iron to match the existing.

Scale and Mass

- 6.04 The scale of the extension will be in keeping with the scale and mass of adjacent buildings.

Form and Layout

- 6.05 The extension will provide an additional accommodation for a family property with the extension allowing the kitchen to be used as a family room with seating and space for dining.

Setting

- 6.06 The extension will not affect the overall setting of the house being small scale and set within the garden. Only the occupants of the neighbouring property at number 49 will be able to see the extension. It will not affect the character or front appearance of the listed building.

7.00 Planning Policy

- 7.01 Policy BENV1 within the Teesdale Local Plan states that:

“Alterations, extensions and changes of use to a listed building will only be permitted if the proposals are in keeping with the character and appearance of the building, or where it can be clearly proven that other uses which may bring about less damage to the building are not viable.”

- 7.02 It is contended that the proposed extension will not affect the character of the listed building, nor materially affect the appearance of the building when viewed from the main road. The brick chimney stack at the rear is in a poor state of repair and out of character with the original stone structure. It will give an opportunity to improve the roof and roof drainage arrangements at the rear of the property which presently leads to water ingress within the house.

- 7.03 The scale of the proposed extension is in keeping with the scale of the adjacent building at 45 Front Street.

- 7.04 A decision may be taken on further investigation to remove the existing render to the rear of the house and return this elevation to its original stone appearance.

- 7.05 Policy BENV3 within the Teesdale Local Plan states that:

“Development which would adversely affect the character of a listed building or its setting will not be permitted.”

- 7.06 The proposed extension would not affect the character or setting of the listed building.

7.07 Policy BENV4 within the Teesdale Local Plan states that:

“Development within and/or adjoining conservation areas will only be permitted provided that:

- a) the proposed location, design layout, materials and scale respects the quality and character of the area;
- b) materials for buildings and hard landscaping must be appropriate to and sympathetic with the characteristics of the area;
- c) the proposal does not generate excessive traffic, parking, noise or other environmental problems which would be detrimental to the character and appearance of the conservation area;
- d) the proposal does not destroy trees, hedgerows, landscape features, views and undeveloped areas which contribute to the character or the appearance to the area and its settings;
- e) any services which lead to the new development should wherever possible be located under ground;
- f) proposals should meet the requirements of other relevant policies of the local plan.

Proposals which would adversely affect the setting of a conservation area or the views into or out of the area will not be permitted.”

7.08 It is contended that the location and scale of the proposed development will not adversely affect the existing conservation area. The materials to be used will largely match existing materials. There will be no effect on existing natural features such as trees or hedgerows.

7.09 The National Planning Policy Framework (NPPF) as revised in July 2021 notes in paragraph 194:

“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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

7.10 The NPPF also notes under paragraph 197:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

7.11 It is contended that the proposals meet the criteria set out under paragraphs 202 and 203 of the NPPF which notes that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. “

8.00 Summary

8.01 Taking this Statement into account, it is contended that the proposal meets the necessary application validation and planning policy requirements.

8.02 Consequently, we ask that permission for a listed building consent and planning approval be granted, subject to the usual conditions.

Sources

Teesdale Local Plan – Adopted June 2002
NPPF – July 2021