

Design and Access Statement

in support of application to install sandstone wall, wrought iron railings and gates at

Leazes Cottage,

Leazes Place,

Durham City.



The property is a grade 2 listed building situated at the end of Leazes Place, a Georgian terrace within the conservation area.

The application is to install a low sandstone wall, less than one meter high, as shown in plans with wrought iron railings atop and wrought iron gates.

The wall and railings will provide an enclosed parking space for the property and safety for small children leaving the house or playing within the boundary. Presently there is a danger that they could run out into the path of vehicles entering the adjoining property from Leazes Place.

Mrs Neidoba does own a piece of land on the other side of Leazes Place Road, as has been pointed out by objectors, but children would still be in danger from cars driven by students, who by their very age could not be experienced drivers, whilst leaving the premises and crossing the road to reach this land.

The area has parking places for all the residents but no parking for visitors or workmen, who in general use the only parking available not enclosed, that being in front of Leazes Cottage.

The intention is not to prevent or hinder legitimate users of the car park by the residents but to both safeguard the property, provide enclosed parking and a safe space outside for owners 5 grandchildren to play.

The property is occasionally, when Mrs Neidoba is not in residence, rented as a holiday cottage and the wall railings and gates would again provide the enclosed parking on site for one car as stipulated.

The site of the proposed wall, railings and gates is shared hard standing car parking area that is of limited quality and does not contribute positively to the setting of the surrounding listed buildings.

The proposed wall, pillars and railings have been designed to match existing walls and pillars on the site and the railings and gate to match existing railings on the adjacent Leazes. Place shown in the photograph below. The vertical piers would stand independently from the elevation.

Whilst the design of the pillar standing at the entrance could be more substantial and designed to reflect the surviving historic pillar directly opposite, we understood that this could prove to be an obstacle to vehicles entering the site.

The wall and pillars to be sandstone with capping on pillars as in plan 03 submitted and the railings wrought iron. Applicant is happy to discuss stone shape, cut and laying pattern with conservation officer.



The proposed wall, railings and gate have been designed to preserve and enhance the listed building and the surrounding Conservation Area pictured above. The design of the proposed railings to be similar to the railings on Leazes Place properties in the examples below.



Parking currently is currently in unmarked spaces to the south of the building within the site curtilage as in picture below. This has allowed random parking of vehicles unrelated to the property at times within the boundary of the site blocking access and posing a danger to small children as in photographs below.



[illegible]

The car parking space for Leazes Cottage will be within the gates on the above plan. There is no proposal for parking on any land that is not within the applicant's ownership.

The plan for the development was drawn to be within the land registry boundary.

This proposal will allow Mr Johnson's tenants to park their two cars independently of each other at all times.

02/00383/FPA and 02/00451/LB

We propose to provide adequate amenity and privacy for the property – Leazes Cottage whilst minimising the impact of the proposal upon the nearby residents.”

4/04/01048/LB/EG

"The wall will in fact minimise conflict between the residents of the property, their children and unauthorized motor vehicles."

Planning history:

Application 4/03/00841/FPA refused

Appeal APP/F/03/1133384 dismissed

Applicants took advice and reapplied as below.

4/04/01060/FPA

Planning permission for wall and railings granted with conditions – now lapsed. Approval stated that the "proposal will preserve and enhance the listed building and surrounding conservation area."

Applicants sought advice as below.

PRE21/19/02179 21.8.19

Excerpt below from pre app advice

"The councils Design and Conservation officer has confirmed that there are no objection to this proposal in principle which have been discussed and verbally agreed with the applicant prior to this pre application submission. The property is listed at grade II and is situated at the end of the listed terrace of Leazes Place, a well-preserved Georgian street in Durham City Centre Conservation Area. While the land is technically historic curtilage, it has been changed in modern times to a shared hard standing car parking area that is of limited quality and does not contribute particularly positively to the setting of the asset, the change of use of a small part to garden could therefore be of benefit from an aesthetic setting perspective."

DM/21/014433/FPA and DM/014433/LB

Application withdrawn

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06.12.2021.2021