

# **HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED EXTENSION AT SKERNINGHAM MANOR COTTAGE**

## **INTRODUCTION: DESIGN & ACCESS CONSIDERATIONS**

The structure and content of this statement has been formed based upon Circular 01/2006 'Guidance on Changes to the Development Control System' and the CABE document 'Design & Access Statements: How to Write, Read & Use them.'

The design solution should be analysed in terms of Use & Amount, Layout, Scale, Landscaping, Appearance and Accessibility. The proposed development will now therefore be assessed on this basis. This assessment should be read in conjunction with drawing nos. 20959 – 01-06.

This heritage statement has been prepared in support of a Listed planning application to build a bedroom and external store extension to Skerningham Manor Cottage.

## **HISTORY & HERITAGE**

Skerningham Manor Cottage forms part of a group of a buildings to the north of Darlington together with Skerningham Manor, The Covert, Lane Head Barn and an additional house. The area is accessed via a private road which leads from Barmpton Lane, Skerningham Manor Cottage shares a vehicular access with Skerningham manor.

First listed in 1988, Skerningham Manor was built in the late 18th Century and was the home of noted Cattle Breeder Charles Colling. In conjunction with his brother, Robert Colling, Charles Colling was one of the first breeders of Short Horn (or Durham) cattle.

Manor Farmhouse Listing: Late C18 with early C19 alterations. Narrow brick in English bond, roughcast returns and rear; pantiled roof; old brick chimney stacks. 2 storeys, 4 bays. Partly-glazed 4-panel door and overlight with radial glazing in bay to left of centre; doorway behind late C20 glazed porch. Replaced 16-pane sashes with projecting stone sills and rubbed-brick flat arches. Steeply-pitched roof has stone-coped gables and shaped kneelers. End and ridge stacks with top bands. Altered fenestration and round-arched stair window with margined glazing on rear. Farmbuilding (The Cottage) on right return is not of special interest.

The Cottage Listing: Combined cottage and stable with added wash-house and privy. Late C18 and early C19. Painted brick with some rubble walling in stable section. Pantiled roofs; old brick chimney stacks. Single-storey linear range. Cottage at left: four 12-pane horizontal-sliding sashes; partly-glazed door to right. Stable at right (now storage) has ventilation holes in a chequerboard pattern and a replaced boarded door. Stepped eaves. Continuous steeply-pitched roof with left end and ridge stacks. Wash-house, on left return of cottage, has Dutch door, steeply-pitched roof and ridge stack. Privy, on left return of wash-house, has a boarded door and lean-to roof. Ruinous 2-bay cart shed on centre rear is not of special interest.



Skerningham Manor

## **DESIGN PROPOSALS**

The proposed modifications to Skerningham Manor Cottage are to build a bedroom, bathroom and external store. The materials will exactly match existing and it has been sympathetically designed to take into account local Listed buildings.

## **SCALE**

The scale of the proposed extension is in keeping with adjacent and nearby properties within the locale and similar to approved nearby extensions. The additional area is to provide additional accommodation for a young family and uses a redundant gravelled area, which won't reduce the capacity for cars to park.

## **VISUAL IMPACT ASSESSMENT**

The proposed extension has been sympathetically designed so match the host building's aesthetic. The materials and design details match the existing dwelling, though the use of a pitched roof, continuing from the existing mono-pitched roof visually lessens the scale of the proposal. As the proposal is positioned to the east of the dividing wall, this ensures a negligible impact on the listed asset. There is no untoward visual impact on this rural scene, thereby the proposal will not adversely affect the character of the nearby Listed building. The proposal will have no impact upon neighbours.

## **LANDSCAPING**

The garden is established and the area planned for the extension is a gravel area with limited amenity value.

## **ACCESS**

Vehicular & pedestrian access will remain unchanged.



South view of the Cottage with Skerningham Manor to the left.



View of the existing south elevation.

## **SUSTAINABILITY**

The overall design concept aims to improve and extend the existing building to meet the spatial requirements of the owners.

In addition, the owners wish to use up-to-date insulation levels, thereby reducing the energy usage. Low energy lighting will be used throughout and all appliances will be Grade A.

## **SUMMARY**

The proposed alterations and extension have no significant impact on the nearby people and locale and does not materially detract from the Listed asset, its character, nor that of its setting. The proposed design is the most sustainable approach for the applicants to create the spatial accommodation they require for the future, whilst still retaining the character of the existing dwelling and area.

The design complies with local and national policies and is a sympathetic response to its context, locale and host property. We contend that the proposed extension will enhance the character of the dwelling and make a positive contribution to the locale.

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