

HERITAGE STATEMENT

Proposed Conversion of 2 Dwellings to 1 Dwelling with
associated external works/ alterations and single
storey side extension.

1 The Cottage,
Old Cassop,
Durham
DH6 4QB

Rev A – 09/ 08/ 2022



GLASPER LEE DESIGN

Architecture Planning Development

CONTENTS

1.0 INTRODUCTION..... 2

2.0 HERITAGE 2

 2.1 NATURE OF THE ASSET 2

 2.2 EXTENT OF THE ASSET 2

 2.3 SIGNIFICANCE OF THE ASSET..... 3

 2.4 PROPOSED WORKS 4

 2.5 IMPACT ON THE ASSET 5

1.0 INTRODUCTION

The following heritage statement has been prepared in support of the planning application submitted by Mr Sam Cowburn for the proposed conversion of 2no. dwellings to 1no. dwelling with associated external works/alterations and proposed single storey side extension at 1 & 2 The Cottage, Old Cassop, Durham.

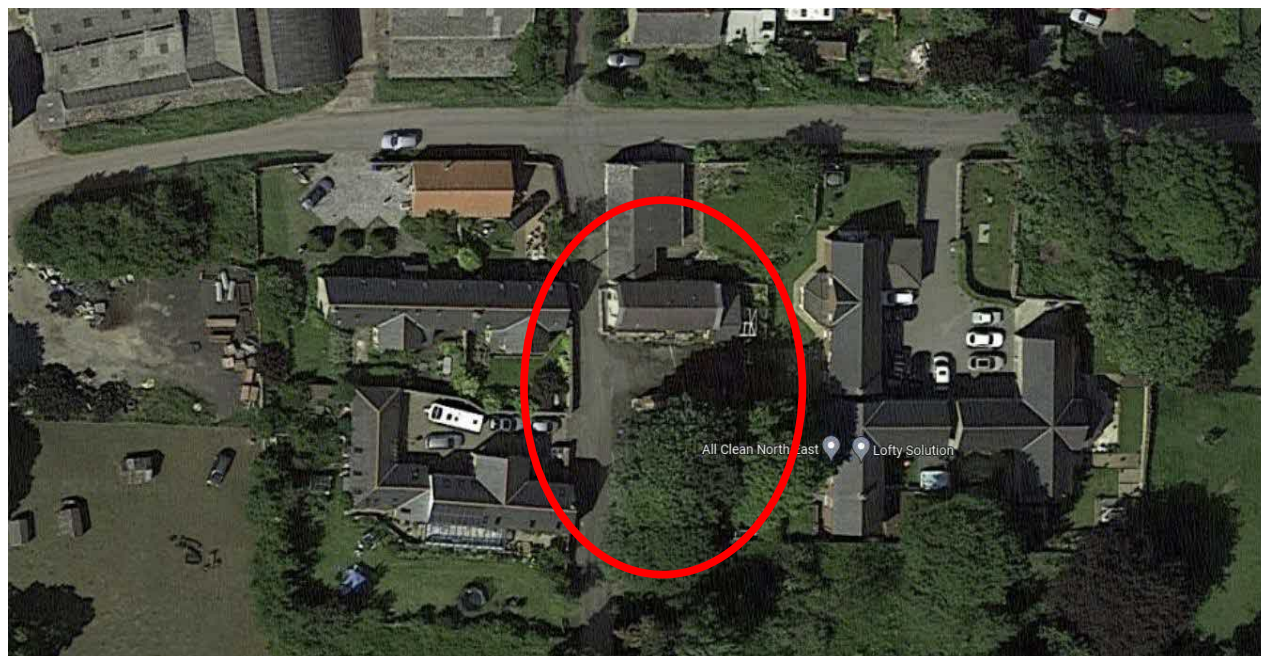


Figure 1 - Aerial Image (Google Maps)

2.0 HERITAGE

2.1 NATURE OF THE ASSET

The application site is located within the Old Cassop Conservation Area. A conservation area is a designated heritage asset for the purposes of the NPPF. The NPPF advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, with the significance defined as its value to this and future generations because of the heritage interest. When considering the impact of the works on the significance of the asset, NPPF paragraphs 193-194 advise planning authorities to give great weight to the asset's conservation. Even 'less than substantial' harm to its significance must be weighed against the public benefits of the proposed development.

2.2 EXTENT OF THE ASSET

The extent of the Old Cassop Conservation Area is shown within figure 2 below for information.

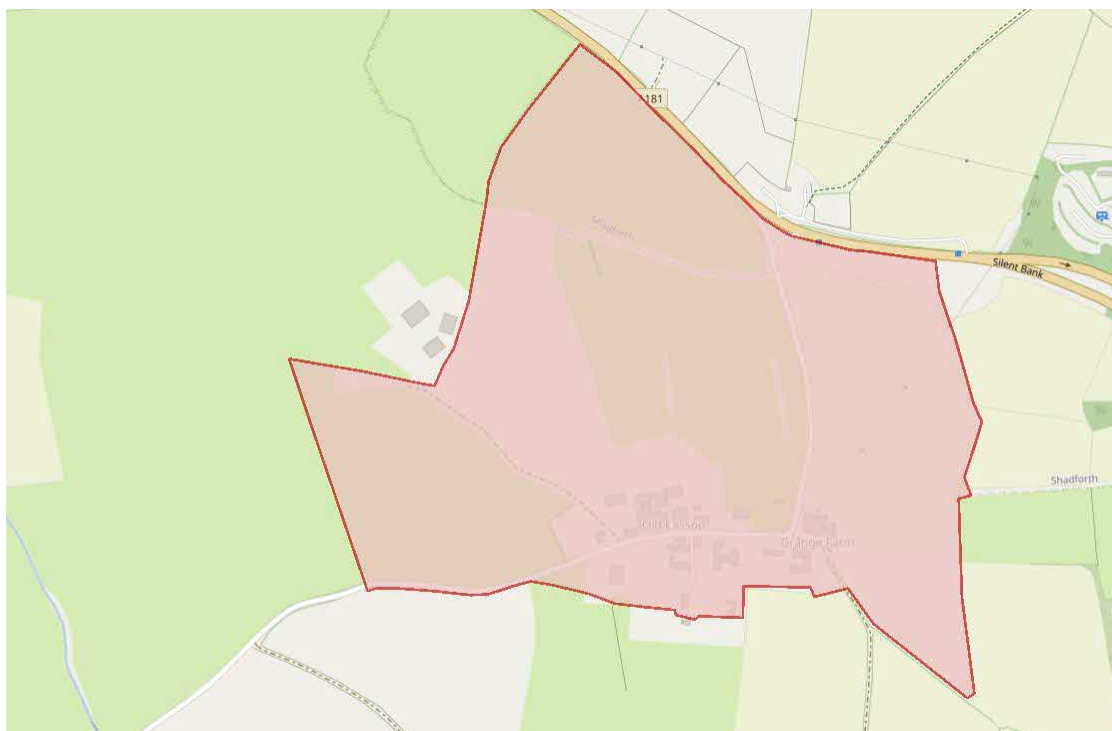


Figure 2 – Old Cassop Conservation Area (durham.gov.uk)

2.3 SIGNIFICANCE OF THE ASSET

The Old Cassop Conservation Area was designated in 1981.

“Old Cassop is a small village that lies five miles south of Durham City and a mile to the northwest of New Cassop. The village is situated on a hill that rises from Cassop Vale at the edge of the East Durham limestone plateau.

The hamlet is a good survival of a traditional rural settlement that remained largely untouched by the mining industry that transformed the surrounding area. Notable for retaining two working farms at its heart, the hamlet comprises a small collection of traditional and modern houses and agricultural buildings intimately grouped together in a strong landscape setting that retains many remnants of its medieval origins”. (<https://www.durham.gov.uk/OldCassopCA>)

1 & 2 The Cottage are historic properties located within the boundary of Old Cassop Conservation Area, located centrally of the village which appear to date back to the Mid/Late 19th century adjacent to the track leading Old Cassop Farm. The dwellings are semi-detached in appearance however are joined to the bungalow to the north (Cassop Farm Bungalow which marks the entrance to Old Cassop Farm). Cassop Farm Bungalow and 1 & 2 The Cottage are former agricultural buildings which were converted approximately in the 1980's to dwellings. The building is of simple rectangular form with a pitched roof. At present the building is rendered with mock brick detailing (formed in render with contrasting texture and colour) and has a slate roof with watertables. There is evidence that facing brickwork is underneath the render. There also exists modern additions to 2 The Cottage with a single storey side extension and a conservatory. Windows are formed of timber casements with deep reveals. The properties include a large tarmac area to the south and a garden area which contains a timber

HERITAGE STATEMENT – 1 & 2 THE COTTAGE, OLD CASSOP

outbuilding building. The garden contains several mature trees to the boundaries. The topography of the site rises to the south. 1 & 2 The Cottage unlike Cassop Farm Bungalow have been heavily domesticated through the conversion works and retains little of its former agricultural character.



Figure 3 – The Cottage

2.4 PROPOSED WORKS

It is proposed to convert the two dwellings into a single dwelling along with external alterations/works and a modest size ground floor single storey extension to the east elevation. Externally works would see the removal of the existing poor condition render and re-render the property which would still improve the appearance and condition of the property. The openings on the property will be retained with exception to two alterations to increase the size of a first floor bedroom window and ground floor window directly below. Stone cills will be added to each window on the property. Rooflights are proposed to be inserted to the north facing roofline to provide natural light to the rear of the building at first floor level. Existing windows will be replaced with quality woodgrain effect sash PVCu alternatives and the doors specified to match. The extended area will incorporate a set of sliding patio doors to open out onto the external space. The modest size extension would increase the width of the current extension and occupy the space which the conservatory sits upon. Internally, a reconfiguration of the layout will provide a modest four-bedroom property which would be an attractive family home.

Within the grounds of the property, a boundary wall is proposed to separate the parking area of the property from the access track. The wall will be built from suitable brickwork with a close match in finish to the host property and will include a vehicle and pedestrian gate. A block paved area will be provided for vehicle parking with the remaining tarmac removed for a patio and grassed area.

2.5 IMPACT ON THE ASSET

Within the Old Cassop Conservation Appraisal it states that; "The Cottage has been heavily altered externally with render, fake-stone quoins, and chimneys. Consequently, the building retains little of its agricultural past and has a domestic character".

The works to remove the render and repoint the existing brickwork has the opportunity to bring back some of the buildings original character subject to the brickwork being suitable to allow it to be repointed.

The side extension to the east would have little impact on the area given the concealed nature of this. It would also follow the form of the existing extension and result in the removal of the existing white UPVC conservatory giving a cleaner and more original appearance than exists at present. The impact of the enlargement of existing windows to the front elevation (south) would be neutral.

The external works (i.e., boundary wall and blend of render to extension and original brickwork to the main building – to the extent viable) would reflect adjacent barn conversions which have a form of enclosure adjacent to the access track and also blend brickwork with render. It is believed this would be a neutral impact.

There would be no impact on the existing trees within the curtilage of the property.

It is believed overall that these works would have, at worst, a neutral impact on the conservation area, and it is firmly believed that the proposed works would not have an adverse impact on the Conservation Area.



Figure 4 - Track heading south



Figure 5 - Track heading north