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art..architecture..design.....

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Design Access and Heritage Statement: No 16 The Village Brancepeth DH7 8DG

Location and General Description

The principal tree lined street with the terraced cottages to the north east side of the road leading north west from St Brandon's Church and The Castle to Quarry Hill is identified as The Village, and numbered from the castle gates where the first house, the former estate office, was located at number 1, to the former village school, divided into two properties in the nineteen thirties, numbered 18 and 19. Our subject property is number 16, one of the late C19th additions to the C18th tied workers cottages which are bracketed by the above number 1 and Corner House. There is no number 13. The street is listed grade two for its contribution to the overall built form of the village.

The original street line was broken by the road access from Durham to Willington, making a detour left and right to cross the beck via a narrow bridge, until superseded by the current A690 which runs in a straight line creating a crossroads which divides the east and west sections of the village. This road is bordered by mid C19th dormered cottages for a short distance in the Durham direction and by the set-back terrace of Foxes Row, early C20th cottages to the west of the road in the Willington direction.

The principal distinction between the earlier artisans cottages and the late C19th additions is the formalised architectural form of the later buildings, constructed with steep gabled frontages with heavy ornate barge boards and finials, decorated dormers to match, and hood moulded ashlar stone mullioned windows, the frames in cast metal diamond pattern. Number 16 boasts a pair of these gabled features, one to the street and one to the side garden, plus a dormer back and front.

A yard runs from the rear of the house to a stone wall and gate with a C20th stone garage built with access to The Close behind. The stone mullioned windows continue to the rear elevation with a decorated dormer over. Here the roof oversails the back door to the kitchen to provide a modicum of shelter. A doorway in the corner formerly giving direct access to the rear room of the house has been blocked up and there is evidence of a timber porch having been removed at the same time.

Access

A regular bus service runs through the village; the A690 connects with villages to the west and south as well as Durham City where the East Coast Main Line links to London and Edinburgh; Airports are situated 40 minutes drive away at Durham (Teesside) and Newcastle International Airport (Woolsington); Tyne sailings link to the Netherlands and Scandinavia within approximately one hours travel.

Design Proposals

The proposals seek to add an accessible shower room and wc to the ground floor in a location that suits existing drainage and where the street frontage can continue to be undisturbed.

The position offered to best advantage is to the rear of the house, attached in the yard to the dining room and accessed via the re-opened former doorway. The single storey form can then integrate with the projecting rear off-shoot of the neighbouring property which currently presents a triangular brick gable above the dividing stone wall. The natural slated roof of this building at a pitch of 22 degrees suits the proposal ideally by allowing a straight continuation of the roofline. The width of the extension is limited by the proximity of the stone mullioned window to the rear room and the position of the drain run which traverses the back yards of the terrace with connections to each house.

The manhole serving number 16 is currently positioned directly in line with the former access opening, thus limiting the scope of the outward extension. The physical limitations therefore tightly control the dimensions of the new addition. In order to allow the drain run to remain unmoved the manhole is to be re-positioned 'upstream' away from foundations and to provide ease of connection for the shower room/wc without recourse to alter the locations of all but a single rainwater gully.

The original intention was to construct the extension in matching coursed rubble stone but on consideration, the principle of allowing the extension to be subservient and an historically identifiable intervention, the decision was taken to construct the extension in timber with grey painted shiplap larch cladding to present as another element of the yard. Further to the addition of the shower room extension it was decided to extend a continuation of the roof in a curtailed glazed canopy which preserves the natural light to the existing window and provides an open shelter connected to the rear of the house offering rain protection and a place under which to sit within the back yard.

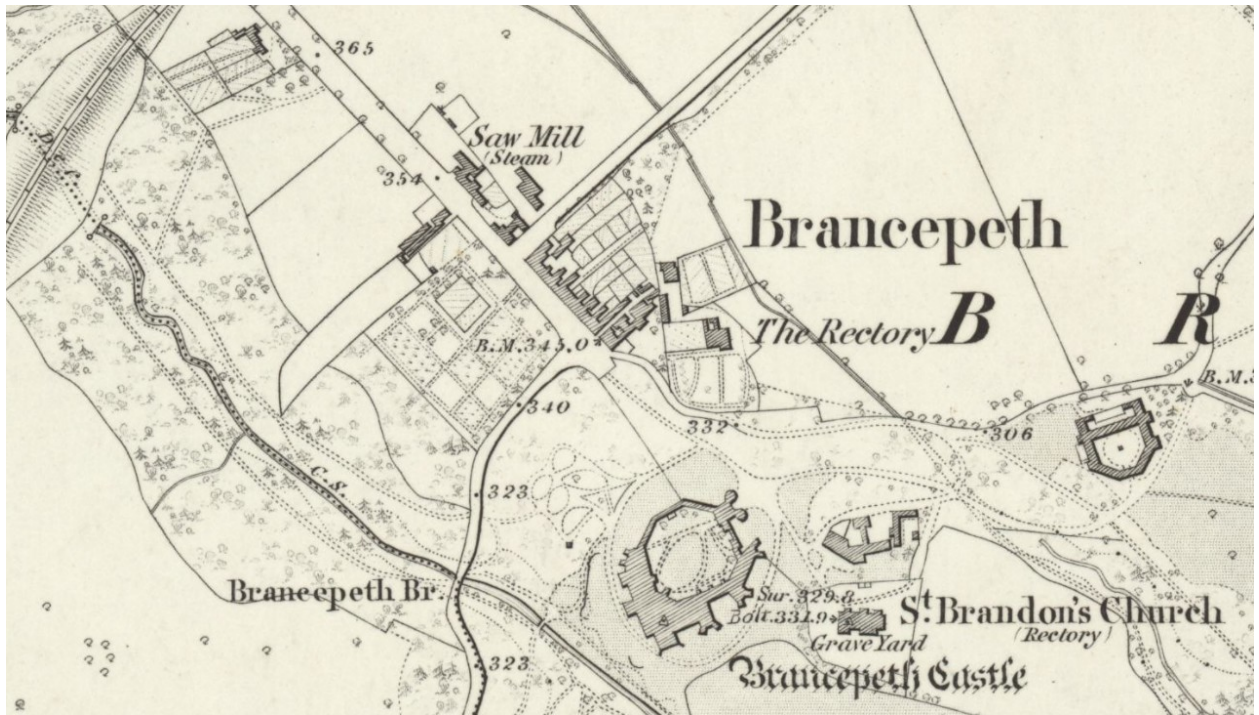
Conclusion

The modest design acts to enhance the function of the house whilst respecting all of its valued architectural characteristics and fits comfortably within the constraints set by both plan and service arrangements. No impact is suffered by the listed asset, rather the proposals help to improve and sustain the property into the future.

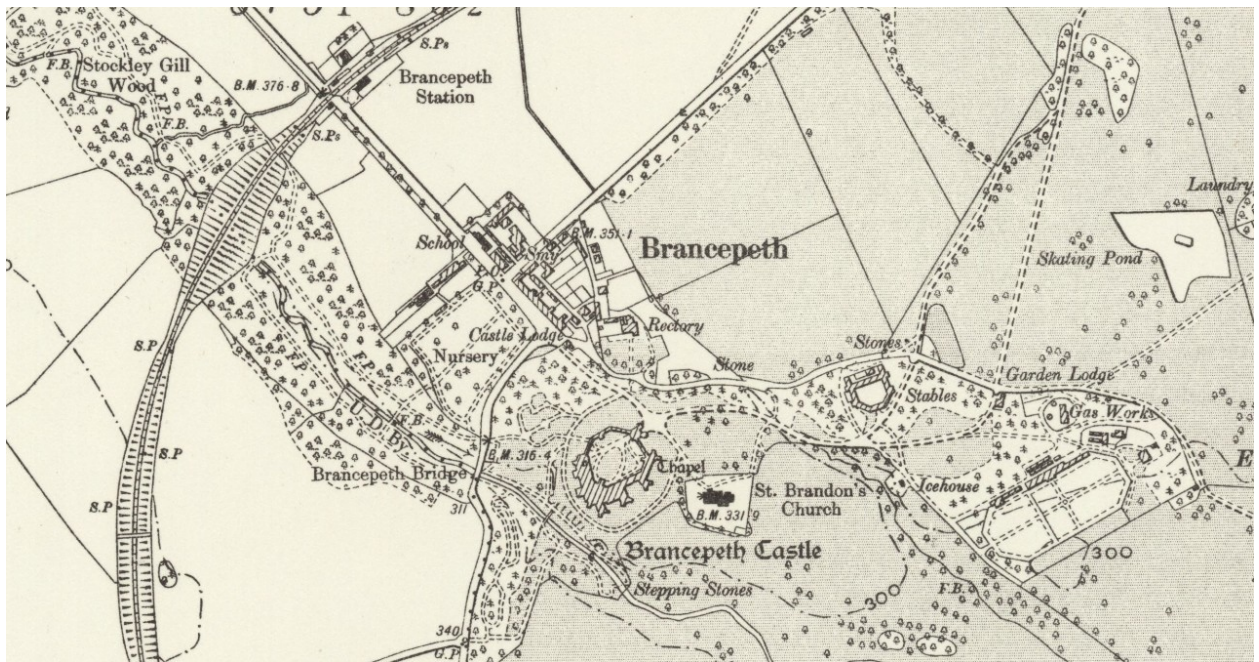
Appendices:

1/ OS Historical Maps

2/ Photographs: rear views + street view



1857



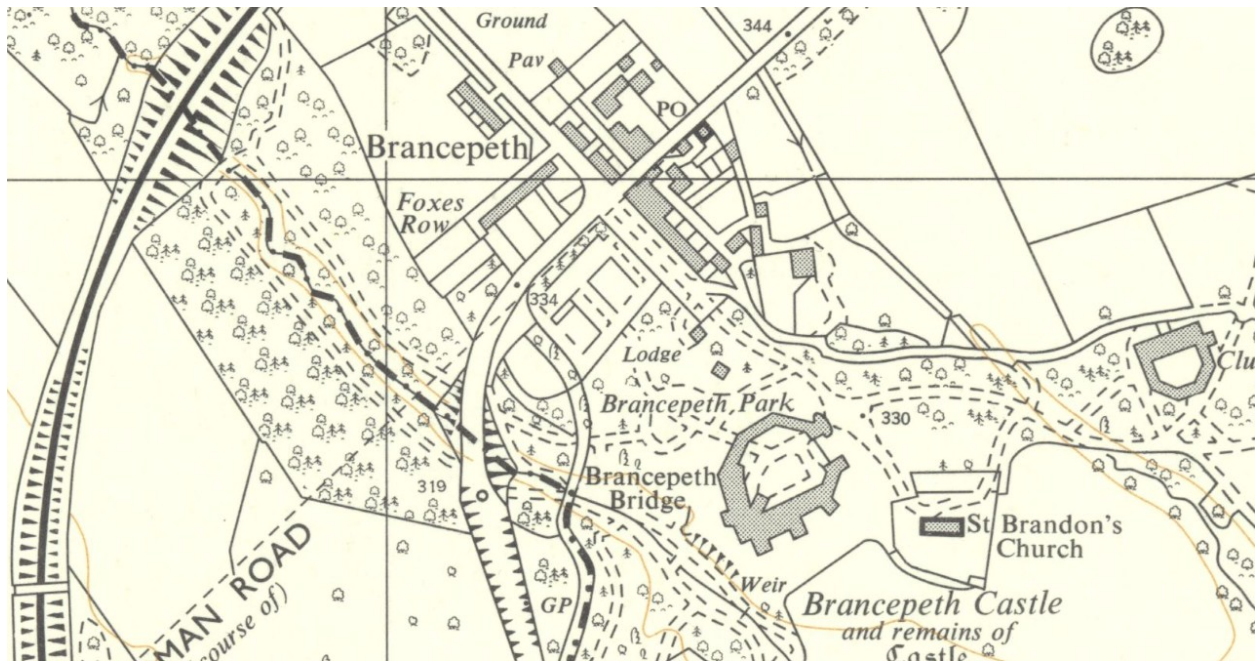
1895



1915



1939



1964









