

1 Hillcrest, High Shincliffe DH1 2PQ

Heritage Statement

Proposals

The proposed works consist of

- The conversion of the existing garage into a Utility and Porch
- Extending the Kitchen to the front of the property
- The construction of a car port and store

The Nature of the Asset

The application property is a detached two storey non listed house constructed in the 1920s. It is situated within the Shincliffe Village Conservation Area. The property is not considered to be a non-designated heritage Asset and is not adjacent any listed buildings.

The property is situated to the eastern extremity of the Shincliffe Village Conservation Area accessed through the 1970's housing estate.

No 1 Hillcrest benefits from long distance views towards Durham Cathedral from the rear of the house.

County Durham Plan Adopted 2020 states the following:

Policy 44 – Historic Environment

Conservation Areas

f. the demonstration of understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the conservation or enhancement of the asset;

g. the manner in which the proposal responds positively to the findings and recommendations of conservation area character appraisals and management proposals; and

h. respect for, and reinforcement of, the established, positive characteristics of the area in terms of appropriate design (including pattern, layout, density, massing, features, height, form, materials and detailing).

Policy 29 Sustainable Design

Extensions and Alterations

Proposals for alterations and extensions to residential property, and development associated with the incidental enjoyment of a dwelling, should ensure the development is sympathetic to the existing building(s) and the character and appearance of the area in terms of design, scale, layout, roof design and materials.

The Extent of the Asset

The asset is a detached 1920's house within the Shincliffe Conservation Area and occupies a generous site at High Shincliffe

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 429535, 540274



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The Significance of the Asset

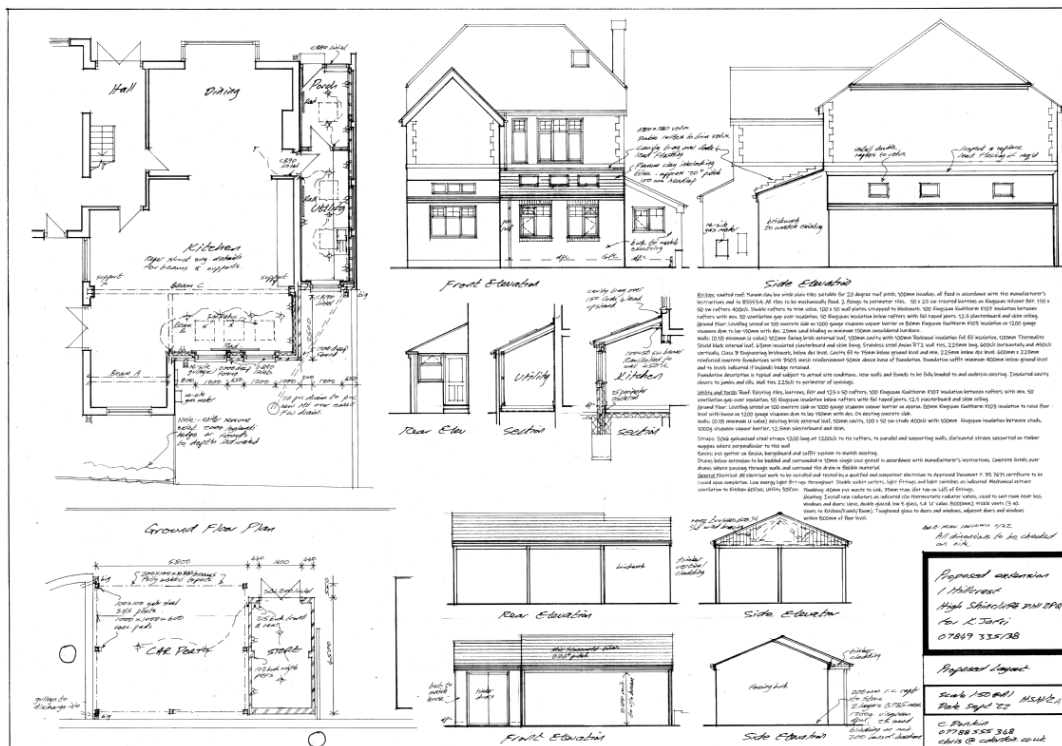
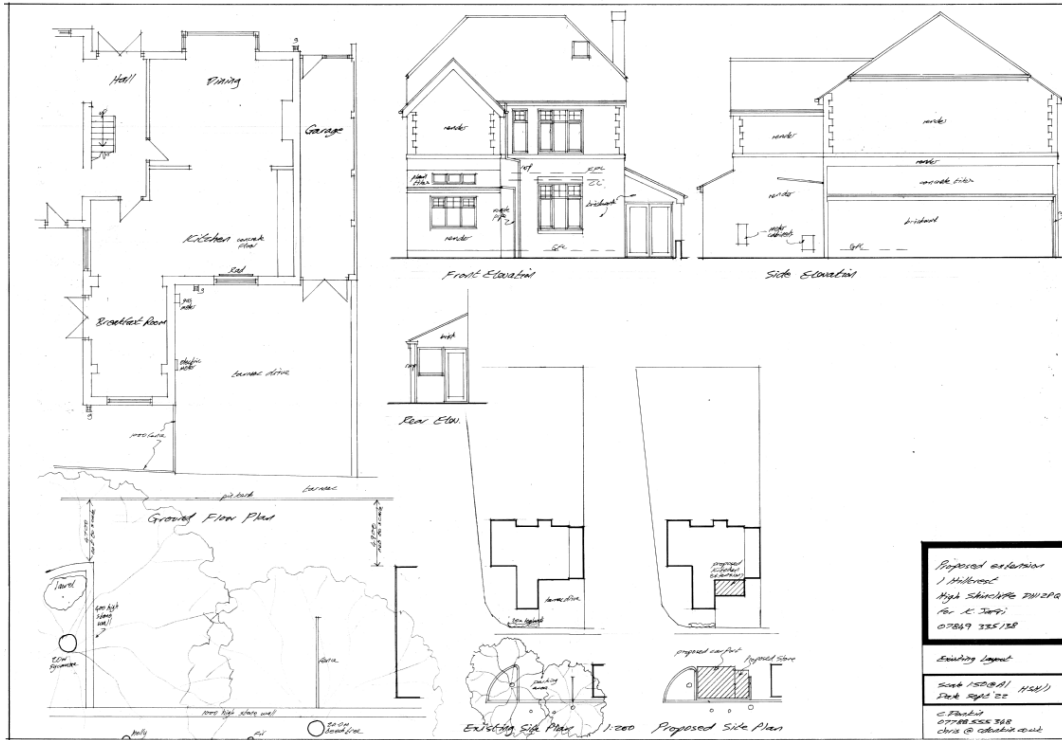
The primary significance of the asset is in the building's location within the Conservation Area.

The house has little architectural interest apart from its views towards Durham Cathedral.

The Proposed Works

The proposals are as follows:

- The conversion of the existing garage into a Utility and Porch
- Extending the Kitchen to the front of the property
- The construction of a car port and store



Policy

The Residential Amenity Standards Supplementary Planning Document states

2.1 When considering the design of house extensions it is important to ensure that the design is not only sympathetic and in keeping with the host property but also the character and appearance of its surrounding streetscape. A basic principle that will be applied to house extensions is that they should be subordinate to the host dwelling.

The proposed extension reflects the design of the original property and street scene generally.

The store and car port is to be constructed on the opposite side of the access road to accord with those that have been constructed by most properties in Hillcrest.

2.2 Roof design is an important feature of any extension and should normally match that of the existing dwelling. Mixing gable and hipped roofs should be avoided as they create unbalanced confused designs, which detract from the appearance of the property and the surrounding area.

The existing house has apex plain tiled pitched roofs. The proposed Kitchen extension will have a simple lean-to roof with plain tiles.

2.3 Additional windows should be of an appropriate size, shape, style and colour that respect the overall design of both the extension and its host dwelling.

The proposed windows are of a modest size and will match those of the existing house.

2.4 It is important that the amenity of adjacent properties are protected in relation to the over dominance, loss of privacy and loss of daylight, of proposed extensions.

The extension will not have any impact on the neighbouring properties.

The Impact on the Asset

The proposed extensions will not have a detrimental impact on the asset.