



DESIGN & HERITAGE STATEMENT

for: **Proposed Outbuilding Extension &
General Alterations/Refurbishment**

at: **6 Grange Terrace
Whorlton
Barnard Castle
DL12 8UY**

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Description

6 Grange Terrace is a single storey cottage which sits centrally within a terrace of 6 other properties, all of which are also single storey. The property was constructed in the 1830's. The front has dressed quoins and has two sash windows. The external walls of the cottages are constructed using dressed sandstone and the roof is covered in sandstone flags. There are detached outbuildings to the rear of the property, which are not classed as having special interest.

The property sits within the Whorlton Village conservation area and is grade II listed (REF: Listing NGR: NZ1057615036).

Brief

The brief is as follows:-

- Extension to the existing rear outbuilding to create a further bedroom and en-suite.
- Replacement of all existing doors/windows
- General refurbishment including re-pointing/repair of stonework as required, new floor construction, new roof membrane and new plasterboard internally as required.

Design/Heritage

Outbuilding Extension

The proposed outbuilding extension is to contain a separate bedroom with en-suite. It has been designed with sandstone walls to match the existing property and the roof tiles are to be clay tiles to match/tie into the neighbouring extension.

Windows within the extension have also been designed to match the existing style and scale of those already present on the property. A pitched roof style has been adopted to keep the extension as low as possible to limit the impact on the neighbouring properties. The roof pitch has also been designed to be a continuation of the existing extension at the neighbouring property.

It should be noted that other properties along Grange terrace have made similar alterations to the rear outbuildings (See Fig.08).

The proposed bedroom is for ancillary use to the main property.

Door/Window Replacement

The existing single glazed windows are in a poor state of repair and are not deemed satisfactory for a habitable dwelling. All replacement windows will be constructed traditionally using timber. All new windows will also contain heritage double glazing, which other properties on the terrace have adopted. New external doors will be in a style and materials to match those already present.

General Refurbishment/Alterations

Repairs and refurbishment are necessary to make the property habitable. The existing external walls/chimney stacks are in need of some re-pointing which will be undertaken as part of these works.

Whilst the existing roof slabs are generally sound, the timber battens beneath are decayed and no longer structurally sound and the roofing membrane is not satisfactory for current standards. It is proposed that the battens and felt replaced and the existing roofing slabs are reinstated.

The leadwork around the chimney stacks and the water tables is also in need of repair and will be replaced as part of the works.

The floor of the property does not currently benefit from insulation and is in need of a modern damp proof membrane. It is proposed that the existing concrete floor is dug up, a new damp proof membrane laid along with new insulation (to current standards) and a new screed over.

Designer Notes

The extension to be existing outbuilding has been designed to be sympathetic to the main property. The materials used will match the main house. The roof line has been designed to match the extension at the neighbouring property.

The general refurbishment works are seen as necessary to bring the building up a standard which would be deemed habitable after a long period of neglect.

The front of the property will remain largely unchanged with only replacement windows and any required repairs to the existing stonework proposed. It should also be noted that other properties along the terrace have undergone significant improvement to the front elevations, including repairs to the stonework and new double glazed window units.

Photographs



FIG.01 - Existing Front Elevation



FIG.02 - Existing Rear Elevation



FIG.03 - Existing Rear Elevation



FIG.04 – Neighbouring Extension



FIG.05 - Neighbouring Extension



FIG.06 - Existing Outbuilding



FIG.07 - Existing Outbuilding



FIG.08 - Outbuildings to Other Properties on Grange terrace