

HERITAGE STATEMENT

**Conversion of the Old Bridge Nursery,
Jubilee Place, Shincliffe Village,
Durham,
DH1 2NJ**



**On Behalf of Mr Gadd
December 2022
Rev A**

CONTENTS

1.0	INTRODUCTION & CONTEXT.....	2
1.1	Introduction	2
1.2	The Site and Surroundings.....	3
2.0	HERITAGE	5
2.1	Nature of the Asset.....	5
2.2	The Extent of the Asset	7
2.3	The Significance of the Asset.....	11
2.4	The Proposed Works.....	11
2.5	The Impact Assessment.....	13
3.0	CONCLUSION.....	15

1.0 INTRODUCTION & CONTEXT

1.1 Introduction

This Heritage statement has been prepared on behalf of the client, who is the owner and occupier of The Old House and the Old Bridge Nursery. The client seeks approval for a change of use of a children's day nursery, known as the Old Bridge Nursery, Jubilee Place, Shincliffe Village, Durham, DH1 2NJ to 2no. dwellings.

Works to the Old Dairy include the blocking of two existing windows to the east elevation, which currently overlook the private amenity space of the Old House. Demolish the recent extension and conservatory and replace with a stone-built orangery. Remove the render to the Old Dairy expose the existing brick behind to its original state and to match the western elevation. Add a window to the west elevation. The works also propose to demolish and rebuild a small section of the eastern boundary wall that separates the nursery and The Old House.

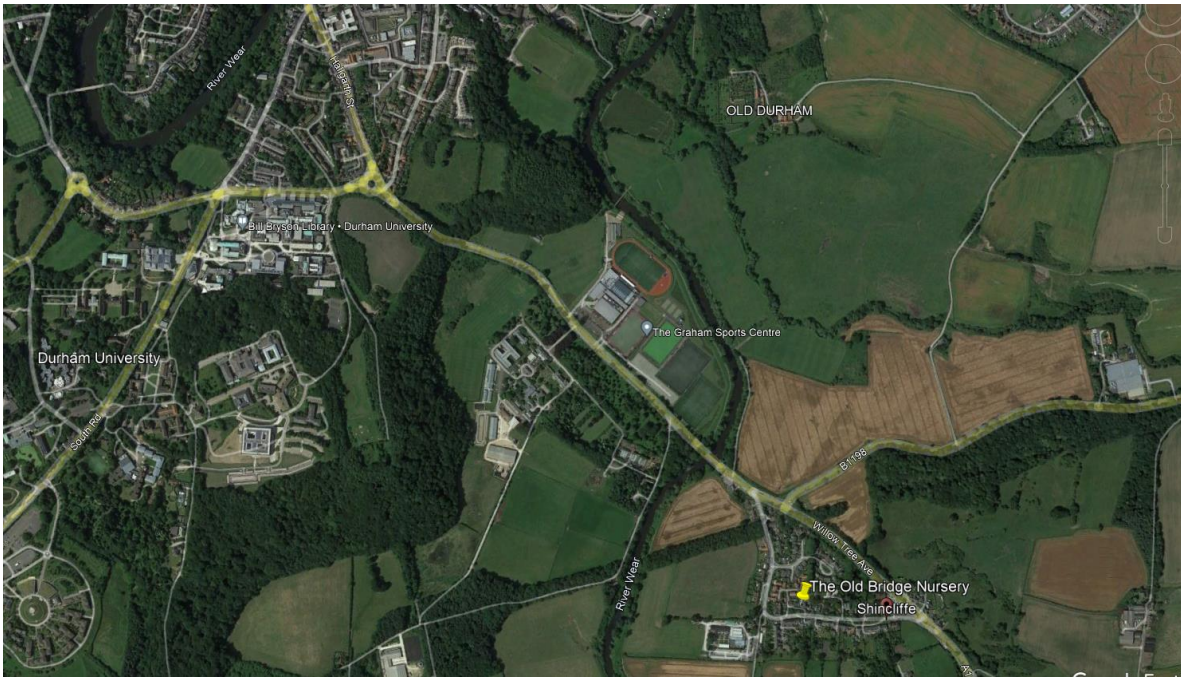
A ground floor will be added to the building fronting Jubilee Place, creating a vennel providing pedestrian access to both buildings. The existing arch will be infilled and returned to its previous arrangement of a window and door.

This statement describes site and its context and outline the proposal that is the subject of this application.

1.2 The Site and Surroundings

Shincliffe is a small village situated just over a mile from Durham City centre and has been designated a conservation area to preserve its historic character. The site is in a residential area bounded by existing dwellings and a small green to the south. The site is immediately west of the Grade II Listed building known as The Old House, sharing a boundary wall. The area of the site equates to approximately 0.22Ha, which is highlighted red on the submitted ordnance survey map, which also highlights in blue the client's full ownership – including The Old House.

There is no dedicated parking and the drop off area is via by an unadopted section of road or off-street parking on Robson Terrace, which is a narrow lane. The number of drop offs generated by the nursesey can be problematic for the residents. The nursery buildings are not listed and neither is the wall between the nursery and The Old House, which a small section is to be removed.



Satellite Image Showing the Wider Context of the Site



Satellite Image Showing Site Location and the Immediate Surroundings

2.0 HERITAGE

2.1 Nature of the Asset

The site is located within the Conservation Area of Shincliffe, that was designated in 1976 and is adjacent to The Old House, which is a Grade II listed building that was first listed on January 1985. It dates from the late C17 – early C18 with C19 alterations.

There are two buildings on the application site and the Old Bridge Nursery resides over both. The first building fronts Jubilee Place and currently serves as an office and storage area to the first floor with an arched access to the ground floor. The second building, known as the Old Dairy, is divided into two areas with a section of this building being used for the children for the privately owned nursery and northern section of this building has been converted into a granny annexe for the client's mother to occupy. This nursery section of this building is accessed via a vennel under the building to the front, whilst the single bed annexe is accessed via the Old House.



Photo of the Southern Elevations of Nursery and the Old House

2.2 The Extent of the Asset

The Old Dairy is a detached building to the north of the Old House, that is part in the ownership of the client being occupied by the client's mother and the other part of this building being used by the nursery. It is identifiable on the 1st edition OS map circa 1856 and is likely to be considered as a non-designated asset despite its current appearance to the south and east elevations.



Photo of Recent Extensions to the South Elevation of the Old Dairy



Photo Showing East Elevations and the Windows that are to be Blocked

The Old House is a stone building with natural stone heads and cills with a natural slate roof finish. There is a small element of the house that also has its original brick exposed. The windows are timber sash painted green. The nursery building fronting Jubilee Place is rendered but does have timber windows painted brown and a slate roof. Currently, there is an arch, however, it is considered that this is not the original arrangement and the client has provided an old image of what *is* thought to be the original arrangement, which consists of a window and door. The Old Dairy is an array of wall finishes, including render to the east and west, full height PVC conservatory to the south and a mixture of stone and brick to the west with a brick gable to the north.



West Elevation of The Old Diary

The street scene of Jubilee Place and High Street is made up of similar type building as described of varying heights and ridges with a mixture of wall finishes that are very traditional in style. However, there is a relatively new brick built residential development to the north and west of the site known as Hall Farm. Images of both can be seen below.



Photo of Wider Street Scene of Jubilee Place



Typical Arrangement on Hall Farm

2.3 The Significance of the Asset

The Old Dairy is not a listed building that is of simple design, which has been bastardised over the years. It now has several wall finishes and relatively recent extensions have been added to the south of the main structure, including a conservatory. It is bounded by properties and is only visible from the cul-de-sac of Hall Farm. In its current form, it is not considered that this building contributes to the historic character of the area, due to its modern extensions and multiple wall finishes. The eastern boundary wall that separates the Old House and the nursery is not listed either, which is a simple brick built wall

The building to the front has an arch that is used to access the Old Dairy and a first-floor structure above. However, it is not believed that this arch is an original feature and is not in-keeping with the character of the street.

2.4 The Proposed Works

It is proposed that both building of the nursery will be converted to create two self-contained dwellings. The section of the Old Dairy being used by the nursery, will be converted to a 2-bedroom dwelling. This will involve removing the recent extension and conservatory which have a concrete corrugated roof and flat roofs respectively. These extensions will be replaced with a one single storey flat roof orangery that will be constructed using dressed stone and will extend to the same building line as exists for the main extension - but not as far as the existing conservatory.

The existing rough cast render to the east will be removed and the existing brick behind will be exposed and will then be the proposed wall finish. Permission is sought for an additional window to the western elevation of the Old Diary to provide natural light to the habitable space to this area. The two existing windows to the east elevation that overlook the private garden of the Old House, will be removed and blocked. A section of the boundary wall will be removed and repositioned to accommodate the extension. This wall is not considered to be of any architectural interest and is a simple brick-built boundary wall.

The building fronting Jubilee Place, will provide a self-contained studio apartment and will involve the removal of an existing arch to the front elevation and a door and window of similar style to the adjacent properties, which will then create a vannel to the ground floor that will provide pedestrian accesses to both properties. The area to the front elevation will then be made good and rendered. The front property will then benefit from a ground floor structure that will provide a kitchen, dining and a glazed outdoor seating area to the rear. It is considered that this work is necessary to ensure that this building can be self-contained with internal stairs to give a use to the building above that otherwise would be difficult to see an alternative use or suitable layout. This would inevitably lead to a redundant building with no use.

An additional boundary wall will be constructed to separate the proposed unit 1 and 2 and create a garden space for the large space and an outdoor seating and bin area to single bed dwelling to unit 1 on Jubilee Place.

The proposed smaller windows and the proposed doors for both buildings will be of similar material, pattern of the Old House with the exception of the large glazed units to the orangery, which will be UPVC.

The conversion of these units will reduce vehicle activity in the area and reduce parking numbers to High Street. The proposed units will utilise this on-street parking as is the case for most residents

2.5 The Impact Assessment

The proposed extension work to the Old Dairy is not visible from any public viewpoints as it is surrounded by buildings. However, the proposed window to the west elevation can be seen from the cul-de-sac of Hall Farm. The annexe section of this building benefits from two windows, which the additional window required for the proposed work will replicate in style and pattern. An additional high level obscure window is to be added east elevation.

The development of the Old Dairy does not involve the loss of any original features; indeed the building would benefit by the removal of the relatively new extensions and the works are considered to be an improvement to the character of the building and enhance

the character of the area. Disruption to the historic element of this building has been reduced to an absolute minimum

The stone orangery would be similar to the cottage located within the grounds of Poplar Tree Garden Centre just a stones through away from this application site. Detrimental visual impact is therefore not considered to an issue. The character of the existing building and surrounding buildings have been considered and are reflected in the proposal. The small section of wall to be demolished and rebuilt is not of any architectural interest and is a simple brick-built boundary wall, which cannot be seen from any public vantage point.

It is not considered that the arch to the existing building fronting Jubilee Place is original. However, the works to the frontage is necessary to ensure that this building can be self-contained with internal stairs to give the building above a use that would otherwise be difficult to see a layout or use for this building with any other arrangement. The proposed elevation will be in-keeping with the adjacent buildings and the wider street scene and once the elevation has been made good and re-rendered, it is considered that this will be an acceptable and workable solution.

3.0 CONCLUSION

The proposal seeks to convert two buildings to provide two self-contained dwellings comprising of a studio apartment and a two-bedroom dwelling. The work to the Old Dairy is considered to improve the character of the existing building by removing the recent extensions, whilst the proposed work to the property of Jubilee Place would ensure a usage of this building that would otherwise be a difficult building to provide a alternative use for. The proposals would be in-keeping with the character of the surrounding area, whilst allowing access to the otherwise landlocked Old Dairy.

The proposed orangery to the Old Dairy, would create sufficient space to allow the building to be used a self-contained unit with two bedrooms of relative size for modern day living and provide an improvement to the character of the existing building.

The number of car movements will be vastly reduced when considering the proposed change of use from a nursery to two dwellings comprising three number bedrooms between both units. This should alleviate parking issues for the local residents but still allow on-street parking for the proposed occupiers at a reduced number of spaces needed.

It is therefore hoped that for reasons outlined above, that the Council can consider the proposal as being acceptable in its entirety.