



DESIGN, ACCESS & HERITAGE STATEMENT

5, Wood View, Shincliffe

Ref: 0001

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1.0 INTRODUCTION

1.1 Purpose

This Design & Access Statement is written to support the planning application for alterations to the rear of the house at 5, Wood View, Shincliffe, County Durham which resides within the Shincliffe Conservation Area.

This statement should be read in conjunction with existing drawings 0001.EP.01 - 06 and proposed drawings 0001.PP.01 - 06.

1.2 The Nature of the Proposal

5, Wood View is a mid-terrace 4-bedroom Victorian brick house dating from around 1900 (Figure 1.1). It is located in the village of Shincliffe, Durham within the Shincliffe Conservation Area. The current owners wish to renovate the rear of the house to provide an open-plan kitchen/dining room with sliding doors opening up onto the yard, which will be landscaped. The proposals aim to make the dwelling more suitable for modern family living with greater connectivity between the various spaces (both internal and external) and improved natural light to the rear of the property through the installation of two rooflights. The majority of the proposals are internal alterations, with no proposed extensions.



Figure 1.1: 5, Wood View seen from the rear (east). Property boundary shown in red.

1.3 Planning History

Permission was granted in January 2020 for the pruning of a number of trees in the gardens of 5, Wood View (ref: DM/19/03972/TCA).

2.0 HERITAGE STATEMENT

2.1 The Nature of the Asset

5, Wood View is located within the Shincliffe Conservation Area (Figure 2.1) which was designated in 1976 to preserve its historic character. While there is not a character appraisal of the conservation area available, there is information on the history of the village and surrounding areas on 'Keys to the Past.'¹ This source highlights the historic nature of the village including its importance in relation to river crossings with several bridges on the site since the 12th Century. The village itself has links to both agriculture and industry with colliery houses previously occupying the terrace of Wood View in the 19th Century.

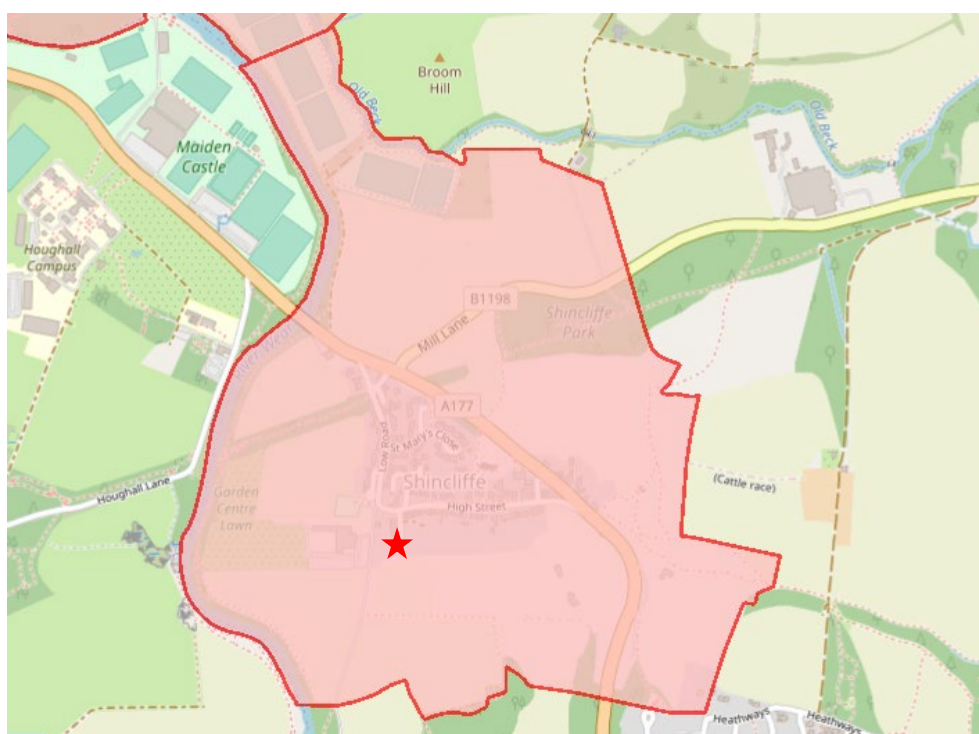


Figure 2.1: Shincliffe Conservation Area outlined in red² with 5, Wood View marked with a star

¹ *Site Details: Local History – Shincliffe (County Durham)*. Keys to the Past. 2021. Durham County Council and Northumberland County Council. Online: <https://keystothepast.info/search-records/results-of-search/results-of-search-2/site-details/?PRN=D6882> [accessed 16/01/23]

² *Conservation Areas*. Durham County Council. Online: <https://maps.durham.gov.uk/OLBasic/Index.aspx?appid=18> [accessed 13/01/23]

Wood View was constructed at the turn of the 20th Century with seven larger, more prestigious houses than had previously occupied the site which all still stand today. The original outbuildings to the rear of the properties have been altered, converted or demolished to varying degrees along the street. Modern garages have also been constructed opposite each house across the access road.

The Victorian terrace is largely of red brick with some stone sections (believed to have been taken from the old colliery houses) and slate roofs. PVC windows have replaced the timber originals in many locations and rooflights have been added in various positions along the street.

2.2 The Extent of the Asset

5, Wood View is in the middle of the terrace with a south-facing rear offshoot. The single-storey attached outbuilding was converted in the middle of the 20th Century to form part of the internal living space. It currently acts as a dining room.

2.3 The Significance of the Asset

5, Wood View was constructed around 1900 and has been little-altered in this time. The repetitive nature of the terrace, particularly to the front elevations has largely remained intact, although more significant alterations have been made at No.7. The street therefore contributes towards the historic character of Shincliffe Village.

The single-storey rear converted outbuilding has retained some of its hatched openings onto the lane with 2no. windows being installed. Other openings on this wall have been blocked up. The opening onto the rear yard was converted into a window in the 1970s and is not in keeping with the original opening or the rest of the house in its form. However, it is not visible from the lane. 1no. rooflight was installed in the outbuilding roof to light the space. These existing alterations have little impact on the lane or surrounding area.

2.4 The Proposed Works

The proposed works include alterations to this rear converted outbuilding backing onto the lane. One of the windows onto the lane will be blocked up with a timber hatch, as can be seen at No.1 on the street and is likely to be how it would have presented originally. The other opening will have a timber-frame double-glazed window installed. It is proposed the non-original opening onto the yard will be replaced black powder-coated aluminium frame sliding doors. Landscaping to the yard is proposed to include limestone paving and a planted border. 2no. rooflights are proposed in the slate roof in place of the existing single rooflight to better light the space. There are no proposed extensions or visible alterations to the main part of the house.

2.5 The Impact on the Asset

No extensions are proposed so there will be no impact on the scale of the building and will not change any of the views of or from the street. The proposed materials will match the existing except for the aluminium frame sliding doors which will not be visible from the lane and are unobtrusive in nature limiting the impact on the conservation area. The introduction of an additional rooflight to the rear outbuilding also has limited visibility from the rear lane and will be flush-fitted with the roof with an anthracite finish to blend with the slate roof. Elements from history such as timber-boarded hatch doors to outbuildings will be used to blend the works seamlessly with the street scene. The general improvement of the property will therefore have a positive overall impact on the conservation area.

3.0 DESIGN & ACCESS STATEMENT

3.1 Design Approach

The approach to the design in this application has been driven by a desire to retain the traditional appearance of the existing dwelling while improving the layout of the house, daylight and access to the yard. This will make it more suitable for modern family living. This is achieved by using the form and materials of the original house as a starting point. The only non-traditional elements proposed are the installation of 2no. rooflights to the single-storey rear part of the house and aluminium frame sliding doors to access the yard in place of an existing window. Figure 3.1 shows the window to be converted into sliding doors and the roof which will have 2no. rooflights in place of the existing single rooflight. No extensions are proposed.



Figure 3.1: Single-storey rear of the house with existing window (to be converted into sliding doors accessing the yard) and 1no. rooflight (to be replaced with 2no. rooflights)

3.2 Use

The current site is in domestic use which will remain under the proposals.

3.3 Amount

No extensions are proposed. The existing house footprint and volume will not change. The house will remain a 4-bedroom dwelling.

3.4 Layout

The overall layout of the house is retained except for the kitchen and dining rooms which will be opened up into a single kitchen-dining room. Additional access to the yard will be provided through the installation of sliding doors in the location of the existing dining room window.

3.5 Scale

The proposals retain the scale of the existing dwelling. No extensions are proposed.

3.6 Landscape

The concrete yard will be replaced with stone paving and planting to provide an improved appearance, better drainage and increased biodiversity.

3.7 Appearance

The existing dwelling is a two-storey red brick mid-terrace house with a rear two-storey projection with attached single-storey outbuilding, historically converted into living accommodation. There is some stone walling to the rear gables. The brick is painted off-white to first floor level to the rear. There are pitched slate roofs with 2no. rooflights and white-painted timber windows, including sliding sashes to the main house.

The proposals aim to improve the appearance of the dwelling by removing the redundant soil pipe, replacing the concrete yard with natural materials, and renewing the painted finish to the brick. Elsewhere, materials will be retained as existing.

The new externally-visible elements aim to complement the existing building. These include:

- Piecing in damaged brick with sound second-hand brick to match the existing;
- Re-painting the brick at first floor level at the rear;
- Replacing existing PVC rainwater goods with new black PVC;
- Installing 2no. Velux rooflights with a dark grey aluminium finish in the single-storey slate roof;
- Installing black aluminium-frame slimline sliding double-glazed doors to the enlarged opening;
- Installing a new painted timber rear door with double-glazed lights;
- Installing a new painted timber-framed double-glazed fixed light to the rear opening;
- Installing a false painted timber door to the blocked-up rear opening;
- Replacing the existing single-glazed timber sliding sashes with double-glazed timber sliding sashes in the existing box frames; and
- Laying stone to the yard complete with a planted border.

All of these proposals aim to improve the appearance and usability of the dwelling through the use of natural matching materials, or alternatives in complementary colours and finishes. These proposals will have limited visibility from the street and will therefore have a minimal impact on the Conservation Area, and in some instances will provide enhancement.

3.8 Access

The site is currently accessed from Wood View. This access remains unchanged.

4.0 SUMMARY

The proposed alterations at 5, Wood View will provide modern-day family living arrangements. The proposals are in keeping with the existing dwelling and the surrounding conservation area in terms of retaining the existing form and the use of the proposed materials.