



DESIGN & ACCESS 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). 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: 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 DESIGN & ACCESS STATEMENT

2.1 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 2 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 2: 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)

2.2 Use

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

2.3 Amount

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

2.4 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.

2.5 Scale

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

2.6 Landscape

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

2.7 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.

2.8 Access

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

3.0 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.