



Heritage Statement

DM/23/00544//FPA

To be read in conjunction with 'Drawings and Information' Plan 003/02(02)001

Aycliffe Village comprises a range of detached, semi-detached and terraced properties, constructed in a variety of materials including brick, stone and block/render, with a combination of slate, pantile and concrete tile roofs.

A significant amount of the original 18th century stone properties, along with much of character, have been lost in favour of modern brick and render buildings - dating from 19th century through to early 21st century. The vast majority of older properties have received modern replacement doors and windows, and many have modern extensions and exterior finishes.

Asset Nature

The boundary fence, which is contiguous with what DCC advises is an unadopted highway lies to the West of 11 Monks End, a former mill and builder's yard within the conservati area. Neither the boundary fence, 11 Monks End nor any of the surrounding buildings listed. The boundary fence comprises approximately 8 1960s concrete posts from which suspended 2 metal rails. All but 2 of the concrete posts are broken but still attached to bases by internal metal supporting rods. None of the metal rails remain undamaged and around half are missing completely.

There is a mixed hedge growing behind, in and in front of the fence, made up of largely E Leylandii and Lilac with a small Birch and several unidentifiable dead trees, growing to height of up to 4 metres above the unadopted highway.

The fence separates the unadopted highway from the side garden of 11, Monks End, which is between 2 and 4 metres below the level of the highway and is meant to protect users of the highway from the severe drop.

Asset Extent

It is not considered that the fence is an important historic or visual feature within its surroundings. It is within viewing distance of numbers, 8 and 12 Monks End, both late 19th century block and render buildings, 4 and 6 Monks End, mid to late 20th century brick properties and 9 Monks End, an older stone and render cottage.

Numbers 6,8,9 and 12 Monks End all have block and render, or partial block and render boundary walls.

Asset Significance

Of basic construction and in an extremely poor state of repair, the asset has no known historical, archaeological or architectural importance.

Proposed Works

The application seeks full planning permission and conservation consent for the demolition of the remnants of the fence and the erection of a new block and render wall. The proposed construction is breeze block with a surface render, concrete capping stones and a paint to match and compliment the block/render of the surrounding properties, where the views are.

Asset Impact

The wall will have a positive impact on the conservation area. It will significantly improve the appearance of the surrounding area and be of a similar design, construction, finish and to many of the neighbouring walls and properties. It will also be a vital safety feature, preventing users of the contiguous highway from the severe drop into the side garden at Monks End. The significance of the wall as a safety feature is magnified by the close proximity of the playing fields and children's playground, some 50 metres away. Sited just inside the position of the existing fence, it will also slightly increase the width of the highway. It will be suitable and safe for purpose.

Application for Demolition

The application seeks consent to demolish the existing fence, as it makes a negative contribution to the conservation area, being severely damaged and manifestly unsafe. It has no known architectural interest nor significance.