

### Introduction

This statement has been prepared by JohnsonClark Ltd on behalf of Mr and Mrs Askew in relation to an application for full planning permission and listed building consent for the Refurbishment and alterations to the existing cottage, conversion of the attached byres, single storey extension, creation of a new vehicular access and landscaping works.

### Wood Edge

The subject property comprises of a two storey, two bedroomed cottage with range of attached byres. To the front (south) there is an enclosed courtyard. The topography of the site to the rear is such that the adjoining field directly abuts the rear elevation.



Photo 1 – Cottage South elevation



Photo 2 – Cottage North elevation



Photo 2 – Attached byres South elevation.

The cottage has been previously extended approximately 50-60 years ago with the addition of a flat roofed, extension to an original mono pitched roof offshoot.





Photo 3 – Historic Photo taken 1970s.



Photo 4 Historic Photo taken 1970's prior to the rear extension.

The property and adjoining byres are in very poor condition, with several areas having collapsed including roofs to the byre and cottage rear flat roof.

#### Policy/Legislation

National Planning Policy Framework

National Government policy in relation to planning is contained within the National Planning Policy Framework (NPPF) (2021).

Part 16 of NPPF deals with heritage assets:

Paragraph 194 of NPPF states that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is required to understand the potential impact of the proposal on their significance. As a minimum the relevant Historic Environment Record should have been consulted and the assets assessed using appropriate expertise.

Significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

#### County Durham Local Plan

Policy 44 of the County Durham Local Plan (2020) states that 'Development will be expected to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment and should seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets whilst improving access where appropriate.'

The following sections of the plan, relating to Listed Buildings, and Conservation areas are relevant to the subject property;

F. the demonstration of understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the conservation or enhancement of the asset;

G. the manner in which the proposal responds positively to the findings and recommendations of conservation area character appraisals and management proposals; and

H. respect for, and reinforcement of, the established, positive characteristics of the area in terms of appropriate design (including pattern, layout, density, massing, features, height, form, materials and detailing).

#### Significance of Heritage Asset

The main heritage asset of the property is its external appearance and contribution to the setting within the AONB. The property is secluded and screened by the topography of the site and the surrounding woodland and not clearly visible from the surrounding area. The interior of the cottage has been modernised by previous owners to remove any original features.

To the front, (south) elevation there is a courtyard which appears to have originally been historic cattle yard.

## Historic England Listing

Heritage Category: Listed Building

Grade: II

List Entry Number: 1121619

Date first listed: 26-Nov-1987

List Entry Name: WOOD EDGE HOUSE AND BYRE

Statutory Address 1: WOOD EDGE HOUSE AND BYRE

Location

Statutory Address: WOOD EDGE HOUSE AND BYRE

District: County Durham (Unitary Authority)

Parish: Middleton in Teesdale

National Grid Reference: NY 94290 26757

Details: MIDDLETON IN TEESDALE AUKSIDE NY92NW 14/91 Wood Edge house and byre GV II House and byre. Date 1832 AT (Anthony Todd). Coursed squared sandstone with ashlar dressings; stone-flagged roof, stone ridge. 2-storey, 2-bay house and one-storey, 6-bay byre attached. House has half-glazed door and 2-pane overlight in plain stone surround at right, with dated lintel; flat stone lintels and projecting stone sills to 4-pane sashes at left. Roof has end chimneys. Byre has Dutch doors under flat stone lintels in second and fourth bays, flanked by small square lights under similar lintels. Right hay store with corrugated-iron roof not of interest. Source: Vera Chapman 'The Aukside Estate of Anthony Todd' in Transactions of the Architectural and Archaeological Society of Durham and Northumberland New Series Vol. III, pp 75-86.

Listing NGR: NY9429026757

## Proposed Works and Design Consideration on Heritage Asset.

- **Cottage - Demolition of modern flat roof extension, reinstate rear mono pitched roof, internal refurbishment, and reconfiguration.**

The rear flat roofed extension to the North of the cottage is a modern, unsympathetic addition to the property which detracts from the original heritage asset. The extension is to be removed and the roofline and rear fenestration reinstated to the original, mono-pitch roof, covered with stone slates to match the original.

The works will result in the loss of an existing first floor bedroom and bathroom although in doing so, the external appearance of the property will be improved and will significantly enhance the heritage asset.

The internal layout of the cottage will be altered to provide living accommodation in conjunction with the conversion and extension of the byres. The interior of the cottage has been modernised with no historic features remaining, the proposals will therefore have a neutral impact on the heritage asset.

Additional works to refurbish the cottage will include stripping and recovering of the main roof reusing the existing stone slates, replacement of the floors and staircase and replacement of the external windows and doors.

The interior of the property is in such poor condition and as much of the interior is modern, the internal works proposed will have minimal impact on the heritage asset.

The external windows and doors are in very poor condition with the only solution being replacement. This will have a negative impact on the heritage asset, but by using high quality timber replacements to replicate the original, the asset will be enhanced.

- **Conversion of Byres – Conversion to form residential accommodation**

The existing byres will be converted to form residential accommodation. The original layout will be replicated, though the internal walls which are in poor condition will be rebuilt and the layout adapted. The works will include the replacement of the floors, replacement of the roof structure and windows and doors.

Existing window and door openings to the south elevation will be retained and remain unaltered. The existing north hayloft door opening will be altered to provide a ground floor level door opening and an additional door opening will be provided to the North elevation serving the utility room.

The byres are in such poor condition that the heritage asset is at risk, the works will enhance the heritage asset by restoring the external appearance of the byres ensuring the building is retained.

The existing buildings will be fully re-pointed using a traditional lime mortar.

- **Extension and provision of garage**

The property will be extended to the east, with the addition of a single storey extension which will partially incorporate living accommodation and a garage.

Planning permission and listed building consent was previously granted for the addition of an extension and detached garage on the site. AONB planning guidance states a preference for attached garaging as opposed to a freestanding structure. The location of the garage to the North allows for the garage to be attached and not impact on the historic cattle yard to the front South elevation.

The extension is subservient to the original, with the roofline being stepped down from the existing byres and constructed with materials to match the original buildings. The design of the fenestration will be to a design to match the existing byres and retaining the agricultural appearance.

Windows and doors will be of timber construction, with double glazed units except for the glazing to the south and east gable which will be aluminium framed, with double glazed units.

The extensions have been designed to follow guidance to provide to provide an extension which is subservient to the original property and has minimal impact on the heritage asset.

- **New vehicular access and external landscaping works**

Planning permission was previously granted to provide vehicular access to the south of the site across the historic cattle yard, this would have been difficult to navigate and have a negative impact on the original cattle yard.

It is proposed to create a new access to the North of the site, through the existing field wall and to a newly created parking area to the North of the site, with access to the garage.

The works to the rear will involve excavations to lower the ground level to the rear and provide a retaining wall to the north field. Although these works would impact the existing appearance of the site, the changes would only be clearly visible from within the driveway and parking area.

The removal of the ground against the byres will remove problems of penetrating dampness and structural issues arising from the byres acting as retaining structures.

The works enable the extension to the property to be partly below ground which will assist in concealing the extended section of the property and reduce the visual impact on the landscape.

Although there will be some impact on the heritage asset in terms of removal of a section of the west field boundary wall and changes to the topography of the site, these changes will be offset by a positive impact on the heritage asset and the proposed extensions in regards to structural integrity of the existing buildings and visual impact on the AONB.

#### Sustainability/Thermal Efficiency

The works will include upgrading insulation levels throughout the property to comply with current building regulation standards. The layout of the property has been designed to position living accommodation to the South and East elevations to maximise potential for solar gain, an overhang is provided to the South elevation over the large glazing to reduce the risk of overheating. Bathrooms, hallways storage and utility spaces have been purposefully positioned to face North where there will be little direct sunlight.

#### Conclusion

All works to be carried out to this property are to be done so with utmost care and attention. The materials will be of a quality befitting the property and it is felt that the proposal would sensitively improve the property so respectfully ask that the scheme is supported by the Local Authority.