



CONCEPT
ARCHITECTURE



High Shincliffe

Character Assessment

Land East of Avenue House, Whitwell Acres

24 MARCH 2023

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DOCUMENT REVISIONS

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1.1 INTRODUCTION

1.1.1 PURPOSE OF THE DOCUMENT

The purpose of this document is to assess the character of the built form in respect of the area around a single plot development site, situated on land east of Avenue House, Whitwell Acres, High Shincliffe.

This character assessment will provide a written and visual record that details the specific look and atmosphere of the surrounding community. It conveys the essential physical attributes and qualities that blend to create the individual character and distinctiveness of a particular settlement or area.

1.1.2 SITE LOCATION

High Shincliffe is a village in County Durham, England, located about two miles southeast of Durham City on the A177 road to Stockton-on-Tees. High Shincliffe was formerly known as Shincliffe Colliery, and is still often considered part of Shincliffe.

High Shincliffe is a dormitory suburb of Durham City with a small primary school, a park with a playing field, a public house (The Avenue) and several bus stops. Betty Bee's coffee shop now occupies the site of the former sub Post Office at Bank Top. The nearest shops, Post Office, and lending library are in Bowburn, about a mile to the south.

High Shincliffe is located within a mile of the A1, with its nearest junction at Bowburn, two miles away. The A177 from Durham to Bowburn, via High Shincliffe, partially serves as a cycle route. Several bus routes serve High Shincliffe. The nearest railway station is in Durham, about three miles away, with major stations to the north in Newcastle and to the south in Darlington. High Shincliffe is equidistant to two airports, Newcastle Airport to the north and Teesside Airport to the south.



Site Location and Context.

1.1.3 LOCAL VERNACULAR

During the 1800s, High Shincliffe was referred to as Shincliffe Colliery and was marked as such on the 1856-1865 Ordnance Survey map. Most of the houses in the area were built during this time.

The coal mine was established by William Bell & Co. on September 11th, 1837, and started producing coal in 1840 from a seam of coal called the Hutton seam, which was 6 feet thick and 400 feet below sea level. The mine had changed ownership several times until Joseph Love & Partners took over in the mid-1860s, and the mine was worked in conjunction with Houghall Colliery. Unfortunately, 18 people lost their lives in the mine, including a 9-year-old girl who was accidentally crushed by wagons. The mine closed in either 1875 or 1887, and the population of the area declined significantly as a result.

As of 1894-1899, there were only a few rows of houses remaining, and by the 1960s, there were even fewer. The area was eventually redeveloped by the County Council, and a primary school was built on the site of the former mine. The school's football pitch marks the location of the mine shaft, and the wagon way leading to Shincliffe Station can still be traced. Some houses from the 1800s still exist in Quality Street, Pond Street, and The Avenue. The area was renamed High Shincliffe due to the development and policy changes made by the County Council.

High Shincliffe has evolved from agricultural beginnings, expanding as a mining town, before it's reinvention as a commuter hub for Durham. Most of the village has been built since the 1960's.



Typical 1970's built residential units



Typical detached residential units



Typical residential dwellings, Shincliffe



Existing residential properties Apperley Avenue



Residential Property, Whitwell Acres



Typical Residential Detached Dwelling, Whitwell Acres



Extended Property, Whitwell Acres



Whitwell Acres



Property with Modern Extension, Whitwell Acres



Extended Property, Whitwell Acres



Older terraced units, High Street



Older Terraced Row, Pond Street



Heathways



Older Terraced Row Associated with Shincliffe Colliery, Quality Street



Junction of High Street and Heathways

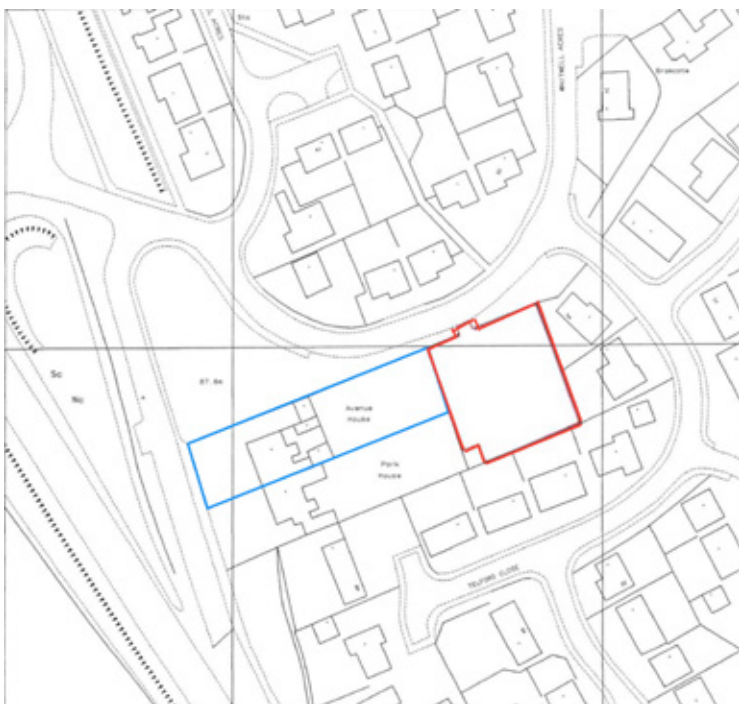


The Avenue Pub

1.1.4 DEVELOPMENT PROPOSAL



Avenue House and Park House, adjacent to the development site.



Development Site Boundary



Development Site Plan



Proposed Plans, Sections and Elevations

It can be seen that the evolution of High Shincliffe from rural settlement to mining village to commuter town has seen built form emerge contemporaneous to its respective era of development.

The built form of High Shincliffe has evolved over time, in response to the changing needs and economic conditions of its inhabitants. High Shincliffe's built form reflects the changing needs and aspirations of its inhabitants over time.

The new development proposed for the site at Whitwell Acres, while designed broadly in a traditional style, with traditional materials will have contemporary touches which will clearly mark it out as being of its time. This is an appropriate approach given the nature of the evolution of High Shincliffe.

The proposed development for the site at Whitwell Acres is taking a considered approach to the built form of High Shincliffe, balancing the traditional character of the village with contemporary design elements.

While the development will be broadly traditional in style, the incorporation of contemporary touches will give it a sense of modernity that reflects the current era. This approach acknowledges the evolution of High Shincliffe as a place that has responded to changing needs over time, and seeks to create a development that is both respectful of the village's heritage and reflective of its present and future.

Overall, the proposed development at Whitwell Acres is an appropriate response to the context and history of High Shincliffe, and has the potential to contribute positively to the village's built environment.

