

## Property and Site Description

22 Low Green, Gainford is a detached, two storey dormer bugalow, built approximately 50-60 years ago.



Photo 1 – Front Elevation



Photo 2 – Rear Elevation

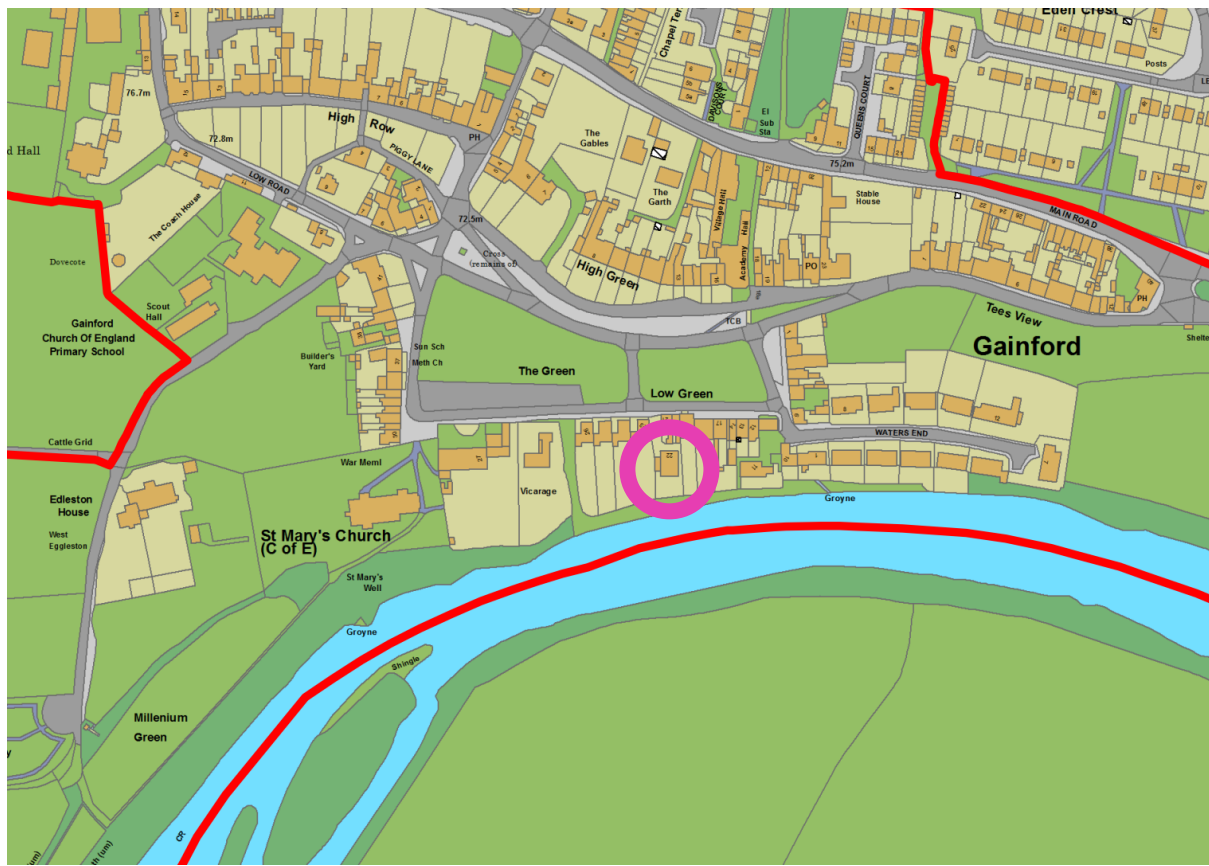
## Site

The application site is in the village of Gainford, within the boundaries of the Gainford Conservation Area.

Gainford is an attractive village on the banks of the River Tees, at the heart of which is a large medieval green. Once known as the 'Queen of Durham villages' the 18th and 19th century architecture surrounding the green is of a style and quality usually associated with much larger towns.

## Gainford Conservation Area

The property as shown below on the Gainford Conservation Area Map, highlighted with a magenta coloured circle.



## Planning Policy Context

Paragraph 194 of the National Planning Policy Framework states;

*'In determining 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 sufficient 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 heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'*

The subject property is a 1960s/70s detached dormer bungalow. The property is located behind a row of terraced properties which face onto the village green.

The property itself has no heritage significance and its appearance makes little contribution to the overall conservation area. The property is constructed with modern materials, using stone, brick, render, concrete tiles and PVCU windows.

The main heritage asset of the property is its location within the conservation and its impact on views from the village green and from the river to the rear.

## **Local Listings**

Statutory Address: 27 AND 28, LOW GREEN

District: County Durham (Unitary Authority)

Parish: Gainford

National Grid Reference: NZ 17011 16707

Details NZ 1616 - 1716 GAINFORD LOW GREEN (South side)

9/115 Nos. 27 and 28 14.9.66 (formerly listed as The Vicarage) II

Former vicarage now 2 dwellings. Early C18 with alterations and additions in 1864. Coursed sandstone rubble, dressed sandstone right return and rear; main block has Welsh slate roof, wing attached to left has sandstone flag roof; brick and stone stacks.

3-storey, 5-bay main block, the right bay, return and rear rebuilt in 1864. Roughly-dressed quoins to left, tooled and margined quoins to right. Central renewed 6-panel door in chamfered rusticated surround; flanking 4-pane sashes have raised surrounds and projecting sills. Identical sashes to first floor and small 4-pane sashes to second floor in similar surrounds. Low-pitched roof has coped gables with shaped kneelers; two stepped and corniced stone gable stacks and similar ridge stack. 2-storey, 3-bay wing attached to left has C20 addition masking ground floor; first floor has 4-pane sashes in raised surrounds. Low-pitched roof, hipped to left, has brick ridge stack. Right return has similar fenestration and door lintel dated 1864. 2-storey, 3-bay rear has central French window and flanking tripartite windows; central pair of 16-pane sashes flanked by single 16-pane sashes to first floor.

Listing NGR: NZ1701216709

## **Proposed Works**

### **Rear Gable Extension**

To the rear elevation the existing roof arrangement will be replaced with a gable extension. The works are intended to provide a larger, more useable internal space and allow for a large area of glazing, with a Juliet balcony to take advantage of the views to the rear.

The gable will remove an existing flat roofed dormer and not be higher than the existing ridge level, nor extend the footprint of the property.

The number of bedrooms will not be increased and therefore have no impact on existing parking arrangements.

### **Alterations to Garage**

The existing attached flat roofed garage will be altered to form a mono pitched roof, which will improve the external appearance of the property, whilst providing a more functional internal space.

### **Garden Room Extension**

To the rear a small garden room extension is proposed, the proposed garden room has a relatively small footprint and is of a modest design to suit the alterations to the garage and the proposed rear gable.

### **Design Considerations and Impact of Heritage Asset**

The proposed works will not increase the overall footprint of the property significantly, affect the existing ridge height nor have a major impact on the visual appearance of the property from the village green.

The most significant alterations will be to be the rear elevation, which is not clearly visible except for in the rear garden of the subject property and from the river to the rear.

The topography of the site means that direct views of the property from the rear will be restricted.

The works will therefore have a neutral impact on the surrounding conservation area and neighbouring properties.

### **Conclusion**

All works to be carried out are to be done so with utmost care and attention. The materials specified are of high quality and it is felt that the proposal would not adversely impact on the conservation area and respectfully ask that the scheme is supported by the Local Authority.