

HERITAGE STATEMENT

SCHOOL HOUSE, TOWNFIELD, COUNTY DURHAM, DH8 9UR

This Heritage Statement has been written to accompany a full planning application at the above property. The Heritage Statement will assess the significance of the designated heritage asset, and the significance of the surrounding historic environment, and then assess whether there is harm to the designated and non-designated heritage assets and their settings in relation to the minor alterations that are proposed in this application.



THE PROPERTY AND SURROUNDINGS

The property known as School House is located in the small hamlet of Townfield. The site is considered to form part of a former school with the host building being the former headmaster's house. The building forming this application was the former school toilets having served the children's school to the north of the application site. The building is sited within a reasonable scaled site area, fronting an enclosed yard area with vehicle access from the highway to the west of the application site.

THE SITING OF THE ASSET



ASSETS LOCALLY



The hamlet of Townfield enjoys a good number of listed buildings per-capita of properties. There are a further eight listed properties/structures within Townfield itself.

These are as follows:

- 1229599 – Outbuilding north of Townfield House
- 1229600 – The Old School
- 1229601 – Townfield Cottages
- 1229874 – Walls enclosing garden and yard of Townfield House
- 1229910 – Giants stride, west of the old school in former school yard
- 1279001 – Townfield House
- 1279002 – Walls around former school yard and letter box
- 1279003 – Walls in front of Townfield Cottages

THE BUILDING

From official Listing:

Former headmaster's house, now a private house. Circa 1863 by S.S. Teulon for Rev. Daniel Capper. Snecked sandstone of various colours with ashlar dressings, plinth and quoins; roof of dark blue slates with some green slates. L-plan with stair turret in inner return angle and low pent extension at right. 2 storeys, 3 bays. Wide left bay under front gable has later wooden porch at right; 2-light casements in chamfered alternate-block surrounds, the upper under relieving arch; 6-pane windows in round stair turret with high conical roof, and similar window in pent right extension, have similar surrounds. Steeply-pitched roof has tall rear chimney. Canted hipped bay window on right return gable under small 2-light casement.

Listing Reference Number: 1229923

Grade II

Prior planning applications each being permitted (but not all implemented) are as follows:

- 3/2003/0017 – erection of a timber framed conservatory with dwarf wall
- 3/2003/0020 – erection of a timber framed conservatory with dwarf wall
- 3/2003/0192 – internal alterations

The building applied to this application is an outbuilding to the above noted listing and is therefore listed by implication of being set within the curtilage of the listed building.

Having served as toilets to the former school, whilst the structure remains in good order, there are no remaining fixtures or fittings relating to its former use. The roof has been recovered in the past as a modern (bituminous) roofing felt has been installed below the slates. The walls remain as natural stone, however (where visible) the floor is a mixture of broken concrete.

THE PROPOSAL

The application looks to safeguard the building by conversion. The building is currently used for domestic storage ancillary to the main dwelling. The dwelling is of a size that no longer permits all the family when returning for family gatherings and events. It is intended therefore to convert the building as outlined within this application as a small self-contained unit of accommodation for use of

those visiting. It is NOT intended to sell the building off separately and will continue to be used ancillary or in connection with the host building.

The conversion of the building will be limited to internal works and a small infill extension that remains subservient to the main part of the building. All works will be undertaken with the utmost respect, using good quality locally sourced materials for the infill extension, using natural stone with lime mortar to reflect the main structure.

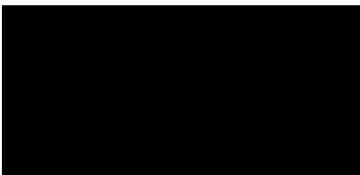
A dark grey single-ply flat roof covering will be applied to the extension to provide the appearance of leadwork, however, providing the longevity and protection to the roof from damage from the nearby trees.

IN CONCLUSION

Using the Historic England guide, it is considered that proposed works to the outbuilding is of low-level significance. The material palette is to return to more traditional and natural provision, reflecting those materials already widely used throughout the application site and other properties locally within the conservation area.

It is considered that the proposed scope of works at the former school toilets is of low significance, however the applicants are looking to restore the character of the building to the benefit of local setting, in particular the Listed building to the south of the application site. The removal of the uPVC elements of the building and provision of stone and timber is considered a welcome exchange.

Therefore, in conclusion it is felt that the proposals do not harm but improve the setting of the nearby listed buildings and the character of the wider area of Townfield.



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Photographs are provided on following pages:

PHOTOGRAPHS



Looking South



West elevation the north projection



South elevation



South elevation



East gable



East gable



East gable



Looking west toward north offshoot



Southwest corner of building where infill structure intended to be formed



West elevation



Coal store



Coal store



East side of outbuilding (internal wall to right side of photo to be partially removed)



General internal photograph



Items stored in roof
Note modern felt covering below slates