**48 /50 EAST END,**

**WOLSINGHAM, COUNTY DURHAM, DL13 3JX**

**STATEMENT OF SIGNIFICANCE/HERITAGE STATEMENT.**

**TO ACCOMPANY PLANNING APPLICATION IN RELATION TO PROPOSED CONSTRUCTION WORKS.**

**STATEMENT OF SIGNIFICANCE/HERITAGE STATEMENT IN RELATION TO PROPOSED WORKS AT 48/50 EAST END, WOLSINHAM, COUNTY DURHAM, DL13 3JX, LOCATED IN WOLSINGHAM CONSERVATION AREA.**

**INTRODUCTION**

This Statement is submitted in support of an application for Planning Permission in relation to proposals for building works at the above site.

The statement is submitted in compliance with the requirements of Paragraph 128 of the National Planning Policy Framework which states that

 *‘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’.*

**APPLICATION SITE**

The addresses of the properties are 48/50 East End, Wolsingham, County Durham, DL13 3JX.

The properties do not have listed building status; however they are situated in the Wolsingham Conservation Area.

**THE NATURE OF THE ASSET**

The properties are residential two storey dwellings in a complex of three residential units located within a historical building in the centre of Wolsingham,

The date of construction is unknown but is thought to be 19C. The original structure appears to be represented on the first edition Ordnance Survey map coverage for the Wolsingham area (c.1856-65), with its function designated as a school. It would appear that this structure does not cover the full footprint of the present building, in that the north wing (No48 East End) is not shown.

The first representation of the north wing addition to the original structure is shown on the Ordnance Survey map covering the 1919-26 periods, again the building’s use being identified as a school.

The buildings use was subsequently changed from a school to a Parish Hall community building, the date of which is unknown.

After the building fell into disuse it was converted into three residential units in 2004, No’s 46, 48, & 50 East End, with this project relating to No’s 48 & No 50.

The properties are of traditional construction, all external walls are formed with coursed sandstone incorporating feature window openings formed with dressed bevelled sandstone heads, cills, and jambs, with peaked roofs above. The majority of window openings to No 48 have bevelled sandstone mullions and transoms, and the majority of window openings to No 50 have bevelled sandstone mullions.

All gable walls are finished with an up-stand parapet at roof junctions, capped with dressed sandstone watertables.

The roofs are finished with natural slate covering with lead lined valleys at intersection points to adjacent roofs.

Windows to the all elevations to both properties are of traditional timber casement construction.

All doors are of timber construction with the style varying between solid framed batten construction and glazed French door style.

Since the original conversion works numerous extensions have been carried out to No 50 East End namely: -

Single storey Garden Room extension to the East elevation in 2008.

Single storey porch addition to the South elevation in 2008.

Single storey interlinking porch addition to the North elevation in 2012.

All the above previous extensions have been designed to be in scale and sympathetic to the host building.

The interlinking porch addition to the North Elevation in 2012 was provided to facilitate converting No48 & No50 into a single residential unit. As can be seen from the floor plans No50 is located at right angles to No48 and the porch was located to sit in the internal corner of the junction of the two properties. The porch covered an access door into No 50 and a window opening into No 48. As part of the works the window opening was converted to a door opening allow access to each wing through the porch.

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**EXTENT OF THE ASSET**

No 48 & 50 East End form part of a complex of three residential units situated within a single historical structure located within the Wolsingham Conservation Area.

The property fronts directly onto to the A693 highway, occupying a prominent position within the street scene.

There are numerous listed buildings located in the nearby market place, the nearest being approximately 200m to the west, all having a Grade II listing.

**THE SIGNIFICANCE OF THE ASSET**

The property does not have listed building status; however it does possess historical and aesthetic values due to its traditional construction and distinct architectural features which are visible from the public highway due to the prominent nature of the site.

The setting of the dwelling contributes to its significance, due to its prominence within the street scene and being closely located to the cluster of Grade ll listed buildings in the Market Place.

**THE PROPOSED WORKS**

The proposed works are limited in scope comprising the re-opening of the former doorway within the interlinking porch area into No 48 East End.

The door opening into No 48 East End has only recently been block up, as the porch is in ownership of No 50 East End.

The reinstatement of the door opening is to provide an emergency escape route from a ground floor bedroom to No 48 East End.

**IMPACT ON THE ASSET**

It is considered that the proposed works will have no adverse impact on the Historical and Communal values of the asset.

Overall, it is considered that the proposed works will have a positive impact on the significance of the asset. They will complement existing features, be in keeping with the overall vernacular architecture of the surrounding buildings, and will improve the authenticity of the property.

**SOURCES OF INFORMATION**

1) Keys to the Past website

2) National Planning Policy Framework (NPPF)

3) NPPF Planning Practice Guidance

4) Historic OS Maps

5) The Weardale Museum

Doorway A