

44 Claypath, Durham City DH1 1QS

Design and Heritage Statement



Proposals

The proposed works consist of converting the existing ground floor vacant office into a 2 bed house for student accommodation.

The upper floor consists of self contained residential accommodation, having been converted from office under planning approval ref 4/03/1010, and does not form part of this application.

The Nature of the Asset

The application property is situated on the north side of Claypath, a broad street climbing steeply from the Market Place in the City Centre. Claypath consist of 2 and 3 storey houses dating from the late 18th century to the early 20th century.

The property lies within the Durham City Centre Conservation Area.

The building is un-listed, however forms part of a terrace with a number of listed properties including the adjacent 45 Claypath, a Gothic styled Grade II listed property.

44 Claypath retains much of it's character to the front elevation, with sliding sash ornate windows and 2 panel door with fanlight and moulded surround.

To the rear there is a 'modern' brick built extension at ground floor level and a smaller brick built first floor extension. A steel spiral staircase provides access to the first floor.

There is a well maintained large rear garden.

The Extent of the Asset

The asset is a terraced house sited within the Durham City Centre Conservation Area and adjoining a grade II listed property.

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 427667, 542729



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The Proposed Works

The proposed works consist of the following:

- Converting the existing ground floor from office into a 2 bed house for student accommodation
- An existing window is to be enlarged to the rear of the property to incorporate a doorway
- A secondary double glazing system will be installed between the internal jambs of the front elevation windows.
- Timber stud partitions will form the new internal layout.
- No internal walls will be demolished.



Side elevation



Rear Elevation