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



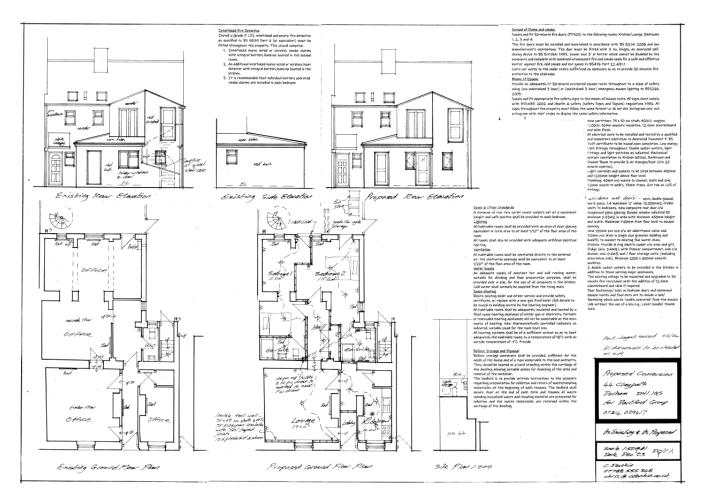


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The Proposed Works

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.



Existing and Proposed Layout drawing (refer actual drawing pdf's for detail resolution drawings)

The Significance of the Asset

The primary significance of the asset is in the building's location, forming part of The Durham City Centre Conservation Area and adjoined to a grade II listed building. In addition the front elevation has retained much of it's character, including highly decorative sliding sash windows.

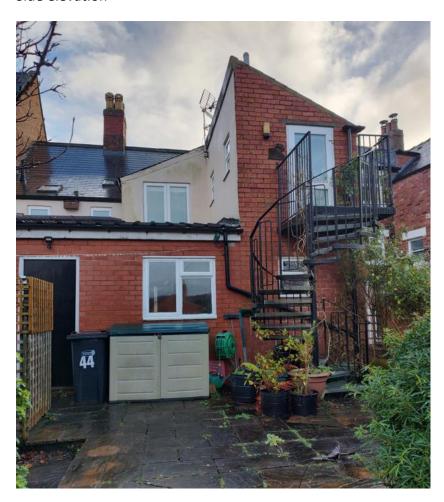
The Impact on the Asset

The proposed works will have no impact on the front elevation street scene as seen by the public.

The new doorway to the rear of the building is in the 'modern' previous extension and will not remove any heritage asset.



Side elevation



Rear Elevation