

2 Twinn Cottages
Plawsworth
Chester Le Street
DH2 3LD

HERITAGE STATEMENT



Front elevation Location of proposed extension.

History

As far as can be ascertained the properties were built about 1913/14 on what, at that time was the main A1 road from London to Edinburgh. The pair could have been built to provide housing for mangers at the nearby coal mine. It is not known if any other similar properties were built as there is no evidence of buildings of similar construction within the vicinity; it is possible they were demolished for either road improvements or new builds

CONSTRUCTION.

The building is of traditional construction having a hip ended roof with natural slate finish, the walls are moulded concrete blocks, giving the effect of stonework. Originally the windows would have been painted softwood, but in recent times have been replaced with double glazed White PVCu. Internally the property comprises; at ground floor of a Lounge & Kitchen, at first floor there are two Bedrooms & a Bathroom.

PROJECT

It is intended to construct a two storey pitched roofed extension, on the gable wall, to provide an additional Bedroom and En-suite at first floor with a Family room on the ground floor. The extension is to project 3.5m from the gable and be set back 0.9m from the front elevation, making it subordinate to the property.

MATERIALS

The extension is to be constructed in concrete blockwork, rendered in Ash Grey throughcoat render. The roof is to be in natural slate to match the existing. Double glazed White PVCu windows & doors are to be provided at the front and rear.



Gable elevation Location of proposed two storey extension.

FLOOD RISK

The area around 2 Twinn Cottages, Plawsworth, Chester Le Street, DH2 3LD has a

- very low risk of surface water flooding
- very low risk of flooding from rivers and the sea