HERITAGE STATEMENT

30 High Bondgate
Bishop Auckland
Co. Durham
DL14 7PJ

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1.0 INTRODUCTION

The following heritage statement has been prepared in support of the householder application submitted by Mr & Mrs Cockerill for the extensions and alterations to 30 High Bondgate, Bishop Auckland.
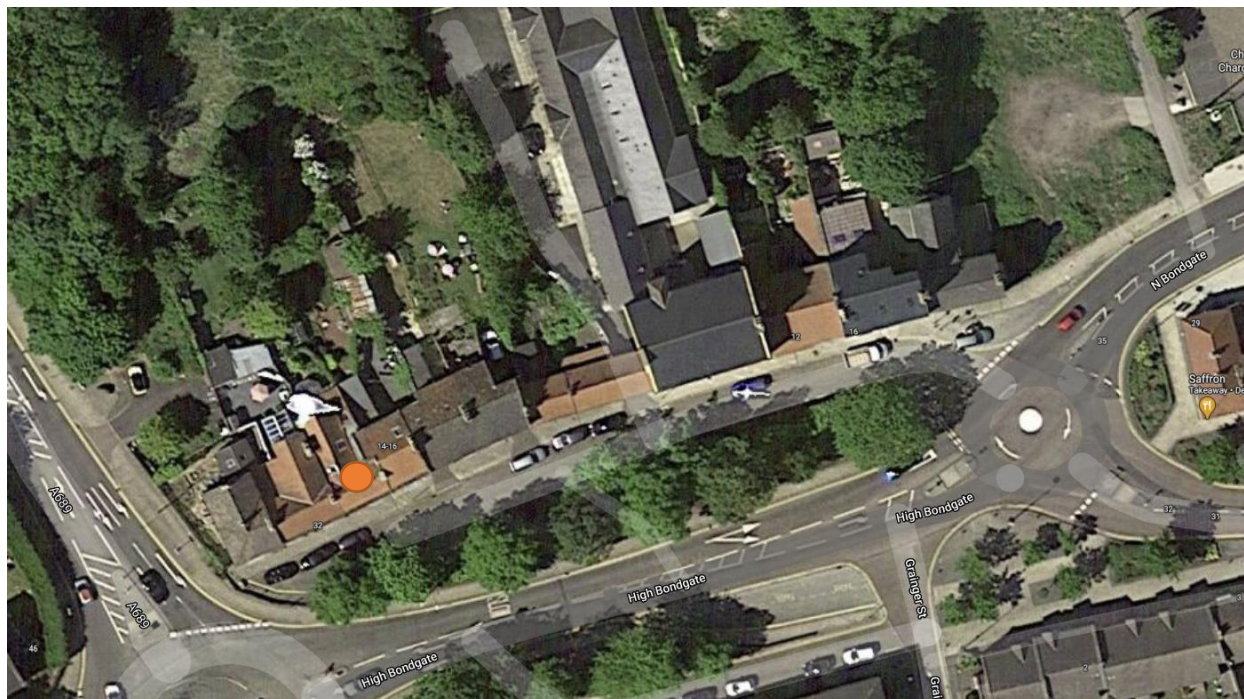

Figure 1 - Aerial Image (Google Maps)

2.0 HERITAGE

2.1 NATURE OF THE ASSET

The application site is located within the Bishop Auckland Conservation Area. A conservation area is a designated heritage asset for the purposes of the NPPF. The NPPF advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, with the significance defined as its value to this and future generations because the heritage interest. When considering the impact of the works on the significance of the asset, NPPF paragraphs 193-194 advise planning authorities to give great weight to the asset's conservation. Even 'less than substantial' harm to its significance must be weighed against the public benefits of the proposed development. The site is located within Character Area One of the Bishop Auckland Character Appraisal 2014; and is a building identified as having a positive impact on the area. The site is also adjacent to the Grade II listed building 28 High Bondgate, Bishop Auckland.

2.2 EXTENT OF THE ASSET

The extent of the Bishop Auckland Conservation Area is shown within figure 2 below for information. The application site comprises of a two storey, mid terraced dwelling on High Bondgate.
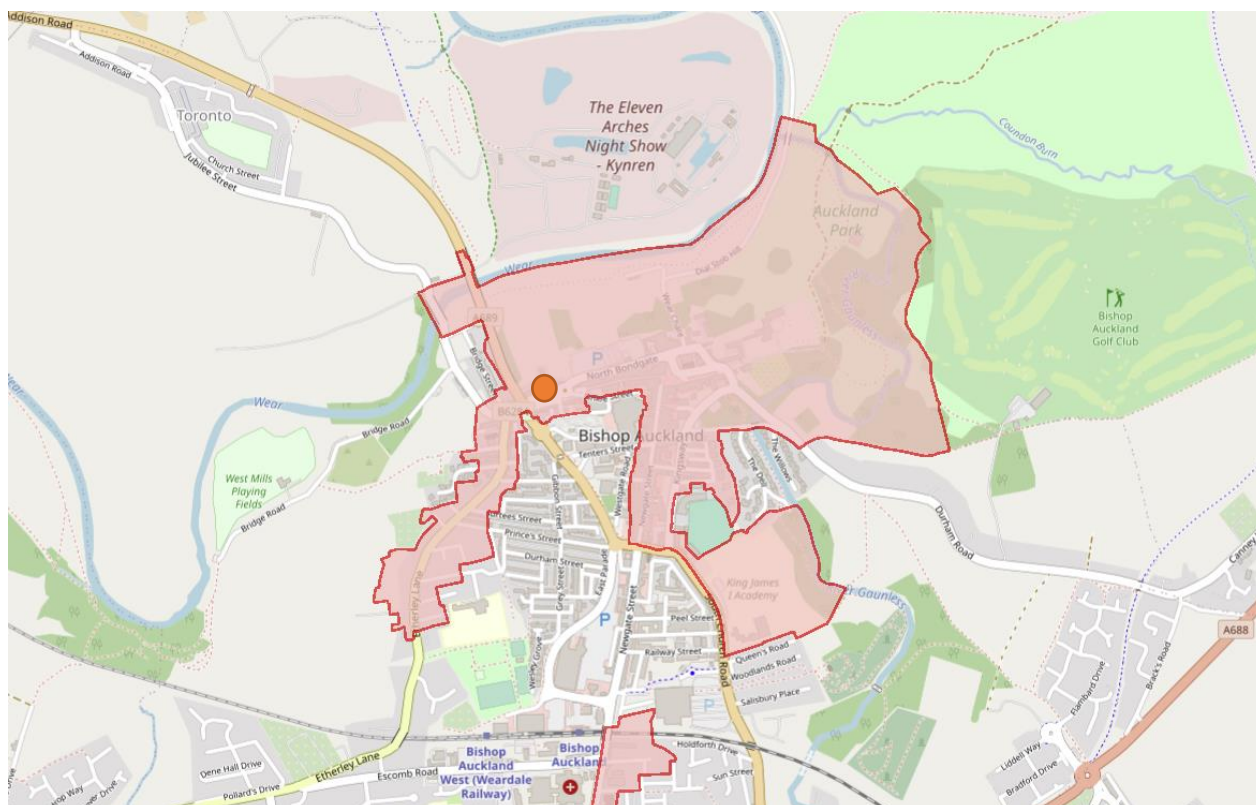
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Figure 2 – Bishop Auckland Conservation Area (durham.gov.uk)

2.3 SIGNIFICANCE OF THE ASSET

"Bishop Auckland stands in an elevated position above the River Wear on a natural ridge. The Conservation Area is centred upon the impressive Grade I listed Auckland Castle and grounds which has been associated with the Bishops of Durham since the 12th century. The town has a strong commercial and retail core and the dominant surrounding development is residential, the majority of which is to the south of the town centre. This runs in a continuous line, eventually linking to the settlements of St Helen's Auckland and West Auckland. The original conservation area was designated in 1969 and was centred on the medieval core of the town at the top of Newgate Street. Two extensions to include the predominantly residential areas along West Road, Etherley Lane and the King James I School area were adopted in 1990. A further extension to include Newgate Street was completed in 1993 and they combine to form the current Bishop Auckland Conservation Area. From its Roman and Medieval origins, the town has become established as the major residential, commercial and employment centre for West Durham.

Bishop Auckland has grown in importance first as a market town, and then as a major industrial centre. The linear form of Bishop Auckland has developed from the growth of the town around its original Roman Road alignment along Newgate Street. The oldest part of the town is centred on the Market Place and the northern part of Newgate Street

Bishop Auckland has developed from the Market Place and Auckland Castle south along the central spine of Newgate Street as a continuous built-up area to West Auckland. Numerous changes to the

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road and rail infrastructure during the industrial boom period have dramatically altered some parts of the town. The 'market' or 'retail' core of the town has physically shifted to the south and spread out along Newgate Street, however the historic and visual focus of the town remains at the Market Place.

The core of the medieval settlement stretched from the Town Head at the top of Newton Cap Bank in the west, across to Auckland Castle in the east. It would have comprised High Bondgate, North Bondgate and Fore Bondgate with the Market Place at the west end. The Market Place and Bondgates originally formed a continuous, open village green between the north side of the existing Back Bondgate and the south side of the existing Fore Bondgate.

The first houses seem to have been built along High Bondgate and Fore Bondgate. The long but narrow plots, still partially preserved today, reflect the medieval holdings of the 'bondsmen' (those working on the estate of the Bishop) and other crafts or tradesmen, that are centred on the central spine of the town. The survival of such plot patterns at the eastern end of North Bondgate (near Wear Chare) and at the western end of High Bondgate (Newton Cap Bank/Bridge Street end), combined with early OS Map research, suggest that the northern side of High and North Bondgate once had a similar plot layout that was lost in subsequent developments of the village green and more recently, changes to road layouts.

North Bondgate, High Bondgate and Fore Bondgate reflect the medieval origins of the town centre, despite dramatic alterations in the 1990s when the viaduct was converted to road traffic, the road cut through housing at the west end of High Bondgate and the A689 was altered to accommodate the traffic. Despite this, the Bondgates still retain 18th and 19th century housing and shopfronts that form the historic shopping area of the town.

The area to the north of the town centre forms an important landscape feature and contributes to the setting of the conservation area and Auckland Castle. The area to the north slopes dramatically away from the ridge down to the River Wear, forming a brush-covered area on the slope to grassed areas on the banks of the river which still contain small clusters of housing at the bottom of Wear Chare and along Batts Terrace and Wear Terrace. Dial Stob Hill road follows around the river bank to the northeast across Jock's Bridge and towards Binchester Fort to the north of Bishop Auckland.

(Bishop Auckland Conservation Area Character Appraisal - September 2014)

28 High Bondgate -

"House. Late C18, altered C20. Stucco with painted rendered plinth and ashlar dressings. Pantile roof with stone gable coping and brick chimney stacks. Two storeys, one window. Three stone steps up to four-panel door with plain overlight in doorcase with pilasters and entablature. Full height canted bay window with C20 wooden sashes at right, with projecting painted stone cills, plain pilasters, and fascia and entablature to each, the upper with fascia brackets. Iron brackets to eaves gutter. Roof has gable copings resting on moulded kneelers. Right chimney with round and octagonal yellow pots. Interior

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retains a fine wooden staircase with two turned balusters per tread, ramped and moulded handrail and curved end to turned newel. Upper floor has original shutters, doors and doorcases. Original plan form and roof structure, plus some decorative plasterwork and doorcases on the ground floor".

Historic England - (https://historicengland.org.uk/listing/the-list/list-entry/1242334)

Figure 3 – Rear of 30 High Bondgate (No. 28 to the left)

2.4 PROPOSED WORKS

It is proposed to demolish the existing conservatory to the rear of 30 High Bondgate and replace this with a single storey flat roof extension with a lantern roof. It also proposed to insert a dormer window into the rear roof slope of the property, replacing the existing Velux rooflight.

Figure 4 - Aerial View of Application Site

2.5 IMPACT ON THE ASSET

The works to the rear of the property will not have any impact on the designated conservation area or listed building as they would not be visible from a public perspective. The replacement extension is seen as a more positive addition to the building compared to the existing conservatory. Given the close-knit relationship of buildings to the rear of 30 High Bondgate, vantage points of the works are very limited. It is believed that these works would have a neutral impact on the conservation area, and it is firmly believed that the proposed works would not have an adverse impact on the Conservation Area.

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