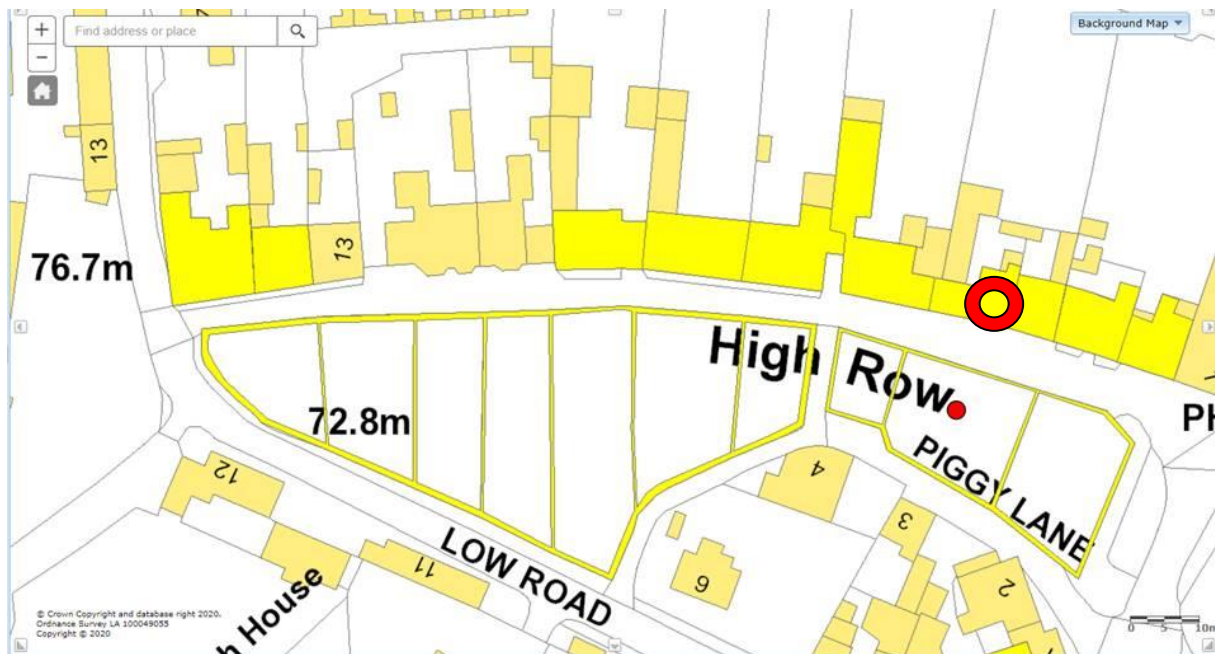


# Design and Access Statement

for the  
5 High Row  
Gainford DL2 3DN



*Image identifies 5 High Row, Gainford*

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View of No.5 House High Row September by permission of Addisons Estate Agents Barnard Castle 2019

# 1. Document Overview and Background

## 1.1. Introduction

### The Application

This application is in part retrospective for external works to 5 High Row, Gainford, Darlington, County Durham, DL2 3DN.

The following statement has been prepared by Harris Irwin Associates on behalf of their client to support an application for:

- The repair of the Chimney stack and replacement of the missing and damaged chimney pots.
- The removal of render and re-pointing of the original dressed stone to the front of the cottage.
- The removal and replacement of the modern softwood windows.
- The removal of the modern front door frame and soft wood and particle-board front door.
- The provision of cast-iron railings to the front of the property.

## 1.2. Site Location

Gainford is a village on the north bank of the River Tees in County Durham. It lies approximately 11km west of Darlington and 14.5km east of Barnard Castle on rising ground on the north bank of the River Tees.



*Location of Gainford, County Durham*

## Site Context

The site is situated on High Row, Gainford, it is part of a terraced row of houses dating back to the Georgian period which have been altered over the years. The building is now a Grade II Listed building, more detail on the history of the site is within the Heritage Statement.



*Site Plan highlighting the boundaries of 5 High Row, Gainford*

## Associated Documents and Drawings

This document is to be read in conjunction with the following –

- 2915-Heritage Statement
- 2915-HIA-00-00-DR-A-0101-Existing Site Location Plan and Site Plan with Roof Plan
- 2915-HIA-00-00-DR-A-0102-Proposed Site Plan with Roof Plan
- 2915-HIA-01-00-DR-A-0201-Existing Ground Floor Plan
- 2915-HIA-01-00-DR-A-0202-Proposed Ground Floor Plan
- 2915-HIA-01-XX-DR-A-0901-Existing Elevations
- 2915-HIA-01-XX-DR-A-0902-Proposed Elevations

## Existing Photographs



*View of 5 High Row frontage from High Row, Gainford*



*Example of windows to the rear of the property*

## 2. Design and Access

### 2.1. Design

#### Proposed Works

The works proposed are as follows:

- Repair work to the chimney stack including removal of render and rebuilding in red brickwork to match existing. Renewal of missing and damaged chimney pots.
- Removal of the render from the front of the property and the re-pointing of the original dressed stone on the front of the cottage where necessary.
- Removal of the modern softwood windows and replacement with new hand-built timber sliding sash windows in a pattern to match those removed.
- Removal of modern front door frame and soft wood front door and replacement with new hardwood panelled door and frame complete with fanlight – all in a pattern to match the existing.
- The provision of cast iron railings to the front of the property - painted gloss black.

In the following pages we have tried to set out the following :-

- More detail on the proposed works and their context.
- Photographs of the context, and in support of the works undertaken.
- Reports on the quality and condition of the existing windows and doors, supported by the findings of a local joiner.
- Drawings and proposals from the joiner for the proposed new windows and doors.

This document should be read in conjunction with the Heritage Statement which accompanies this application.

## Front Door – DG1 on the Proposed Elevation

The front entrance door and frame is not original and is of poor quality. The existing frame is simply chamfered where a cock mould would have been normal and the fanlight above is without any form of mould being left square. We would expect to see a ½" or ⅝" cock bead mould on the frame with the transom recessed and moulded.

The door itself is without moulding with the panels being rebated with a bevel mould internally. Traditionally the panels would be grooved into the door with these being either raised panels with a mould to the door or a bolection mould on the outside with a panel mould internally. The door knocker is plastic.



*Existing photographs of door*



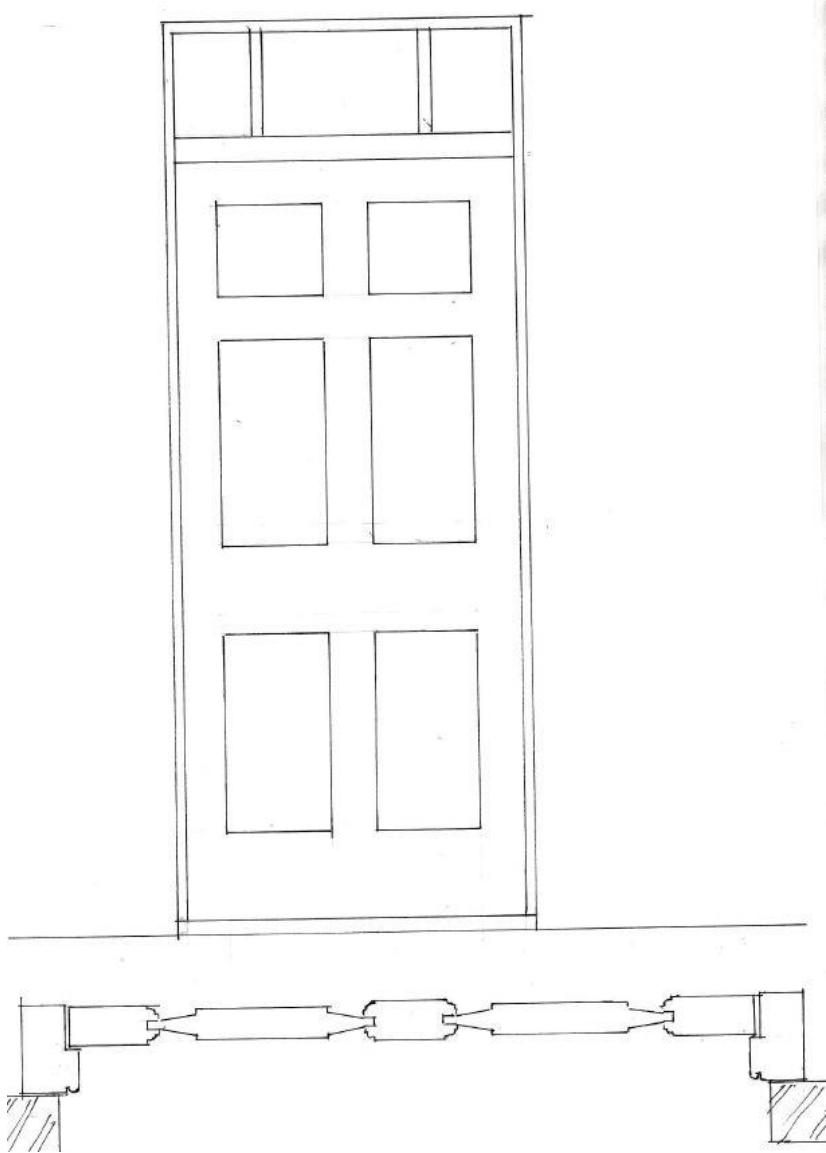
*Existing photograph of fanlight*



We proposed to replace the door with a new softwood 6 panel door in a pattern to match the existing with a hardwood cill complete with a 3 panel fanlight with larger middle section – all to match the existing.

We would propose to provide a bead to the door frame and to recess this behind the stonework. The transom would be provided with beads to the top and bottom edges and the fanlight glazed using toughened heritage double glazed units. The door is to be painted and is to be of a style and pattern to match the existing and reflect the period and character of the building.

The drawing below from the joiner gives an indication of the proposed design.



*Joiner's sketch of proposed door design*

## Windows – WG1, WG2, WF1, WF2 & WF3 on the Proposed Elevation

The existing windows to the property probably date to somewhere around the 1990's given their nylon pulley wheels and plywood backs (which would traditionally have been thin timber). The windows themselves are installed flush with the front of the stonework which can be seen in the photographs below, this is not how these windows would traditionally be fitted and is bad practice as it does not allow any opportunity to point up around the window.



*Photographs of existing windows*

## Window – WG2 on the Proposed Elevation

This window is a modern mass produced softwood casement window which is top hung, outward opening with half-lap horns and mortar keys grooved into the edges as can be seen in the photos below.

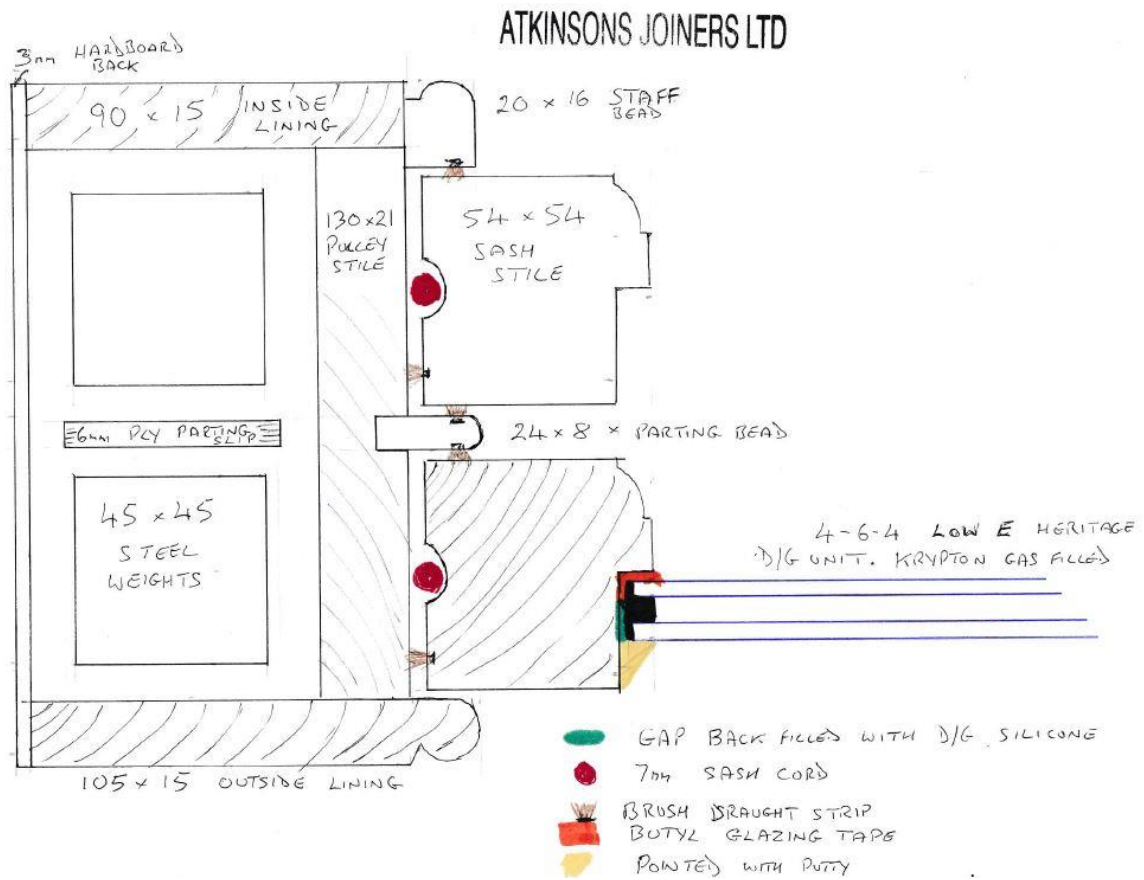


*Photographs of existing window*

All the existing windows are in a poor condition, are not well made and are poorly fitted.

We would propose to replace all the existing windows with new purpose-built joinery items in patterns to match the existing. All the new windows will be traditional timber sliding sash windows in a period style with appropriate glazing pattern (to match existing) and detailing finished gloss white. The proposal is to install 4-6-4mm double glazed units within the windows.

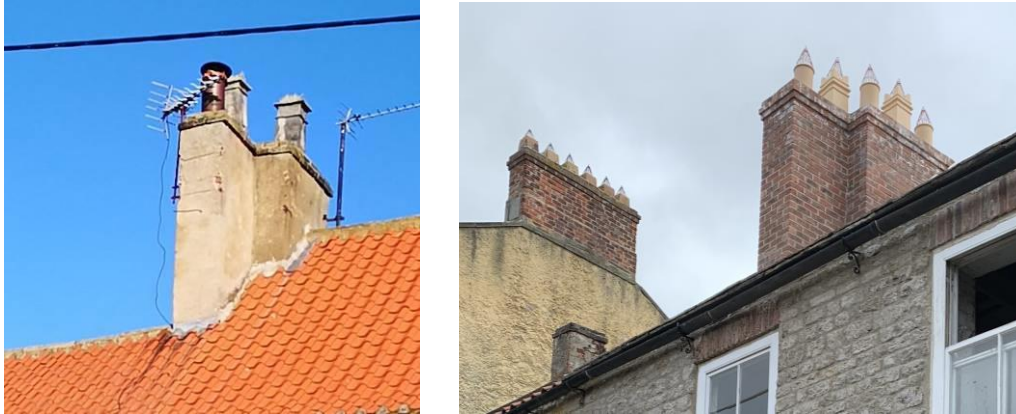
The drawing below from the joiner gives an indication of the proposed section sizes.



Joiner's sketch of proposed window section

## Chimneys

The existing chimneys were found to be in a poor condition with chimney pots missing, cracked render falling off and crumbling brickwork beneath as can be seen on the photograph to the left below.



*Before and after replacement of chimneys*

Further detailed photographs, from the time of undertaking the works, can be found in the Heritage Statement. These clearly illustrate the poor condition of the render, the degradation of the brickwork, movement of the brickwork and the lack of mortar.

The chimney has been taken down and re-built in matching red brickwork with the Victorian style chimney pots being replaced with new pots in a similar style. The finished chimney is of similar components and design to that on the property further down High Row in the photo above.

## Railings

Our client seeks permission to provide a set of cast iron railings to the front of the property to enclose the small area of ground found between the front of the property and the highway. The intent being to enclose this area and form a small garden rather than the current un-loved paving that occupies this space.

The intent is to use a local heritage blacksmith to manufacture the railings and we would be happy to provide further details of the design of the railings.

Please refer to photograph in Section 2.1 of the Heritage Statement which shows similar railings to the front of the adjacent property.

## Removal of Render

The existing render from the front elevation has been removed as this was found to be in a poor condition. While removing the render the very nice coursed dressed stone beneath has been exposed.

It seems that nos. 5 & 6 High Row were constructed at the same time as the coursed stone runs continuously between the properties with no straight-joint or abutment present, at least up to the first floor level. This is further demonstrated by the bricked up openings which have been uncovered between the properties.

There is a disparity between the quality of materials used on the front and rear of the property. The rear of the property and it's immediate neighbours are constructed from random river cobbles which is obviously a far cheaper building material.

Given the use of dressed coursed stone on the front, which is a much higher quality and value material than that on the rear, it is difficult to believe that the original intent was for the property to be rendered. River cobble would have been used on the front if the intent had always been to render the front elevation. The rendering of the property must be a later alteration, presumably as a result of the Victorian fashion for rendering, and what can be seen now was the original intent.

On the basis of the above we propose to leave the dressed coursed stone exposed and to not re-render the property as we feel this to be truer to the original intent.



*Front Elevation - before and after the removal of render*

## 2.2. Access

Access to the property will remain un-altered. The replacement of railings to the front of the property will not include a gated entrance and will not obstruct the access to the property.