

CELLAR DOOR

ARCHITECTURE



Nº12 VANE TERRACE

HERITAGE STATEMENT

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1.0 INTRODUCTION

1.1 INTRODUCTION

This heritage statement has been prepared to support a planning application for the refurbishment and conversion of 12 Vane Terrace, Darlington from a single dwelling (Class C3(a)) into a multiple occupancy dwelling (sui generis), the proposals include the internal refurbishment and a rear extension to the property. Full details of the proposals are set out in the accompanying drawing and design and access statement.

This report considers any impact the proposed development may have upon the significance of the property as a heritage asset, and the justification for the proposed development. All references included within this statement will be to relevant local, national and regional planning policies, and in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The report is based on desk-based research carried out in May 2021 and should not be used for any other purpose.



12 Vane Terrace

2.0 HISTORICAL CONTEXT AND DEVELOPMENT

2.1 WEST END CONSERVATION AREA

The West End Conservation Area (formerly known as Stanhope / Grange Road Conservation Area) was designated in 1975 and was expanded in 1990 and 1999.

A conservation area is considered to be ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under section 69 .1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The conservation area features suburban developments of the 18th to 20th Century of varied character and significant green public space and mature tree cover, much of which remain in their historic location.

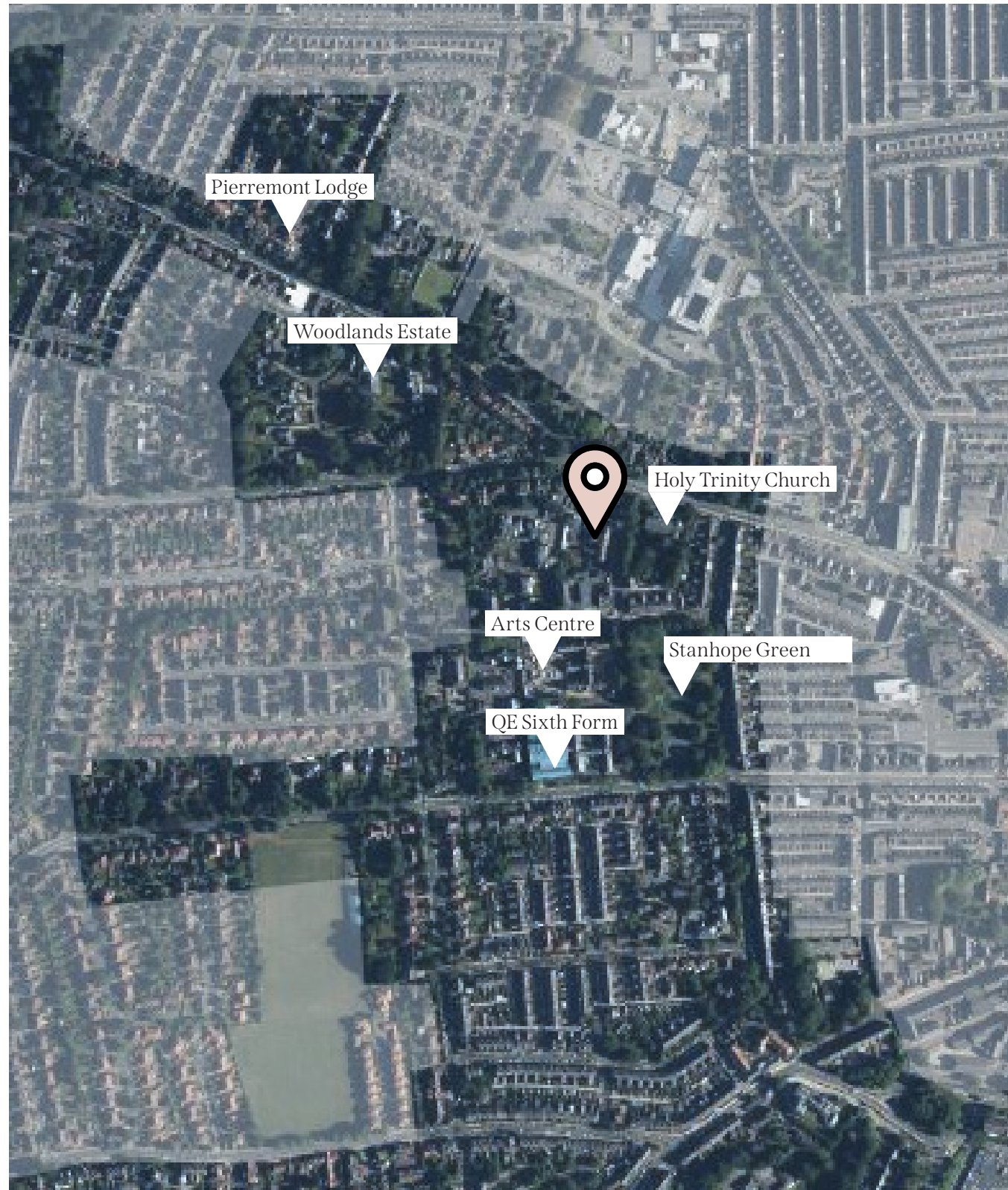
The following pages set out the key features of the conservation area and historical context of the application site.



West End Conservation Area, Darlington



2.2 BUILDINGS OF SPECIAL INTEREST



West End Conservation Area, Darlington. Partial aerial view.



Former Darlington College of Education (1876-1978) & Darlington Arts Centre (1976-2012)

The building was designed by James Pigott Pritchett in the Gothic style of red brick with sandstone dressings and slate under pitched roofs, and was constructed in 1876. Over the years several additions, alterations and improvements have been made. It has been vacant since 2012.



Queen Elizabeth Sixth Form College (1970-Present)

The building was designed in the Gothic style by George Gordon Hoskins to accommodate Former Queen Elizabeth Grammar School (1875-1970). A refurbishment took place following a fire in 1987, and a large contemporary extension opened in 2004.



Holy Trinity Church

The Grade II* listed Church of England church was designed by the architect Anthony Salvin and built between 1836 and 1838. Exterior wall, gates and steps that contain the church and grounds are Grade II listed.



Stanhope Green

The area benefits from the well maintained Stanhope Green public park surrounded by buildings on all sides and interspersed with mature trees.



1858



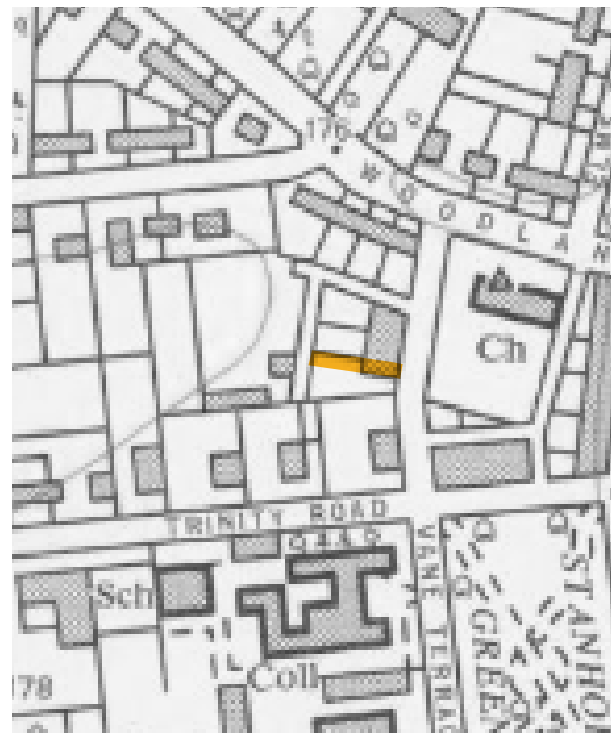
1898



1914



1950



1968



2020

2.3 URBAN DEVELOPMENT

The adjacent maps show the pattern of urban development over the last 160 years. The earliest available map (1858) shows the site to be predominantly farm land surrounding Holy Trinity Church. The subsequent maps show a rapid phase of development in the period to 1898 comprising of a mixture of terraced housing and large detached villas. Over the postwar period the detached villas have been gradually replaced with higher density residential buildings. Existing buildings have been modified and extended particularly to the rear of the original buildings.

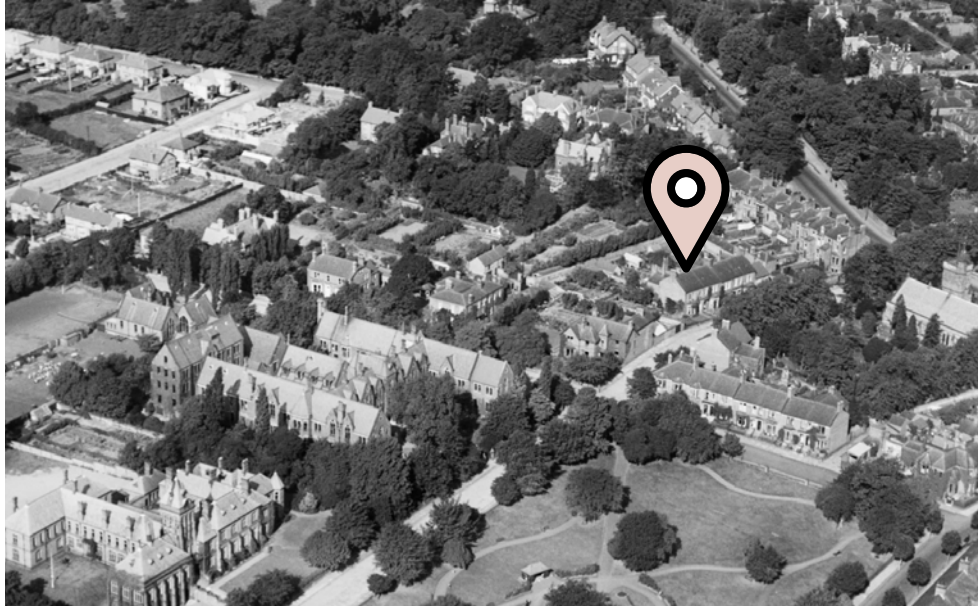
Ordnance Survey Maps (National Library of Scotland, 2021 & Historic England 2021)

2.4 CHARACTERISTICS

Historical buildings within the conservation area range from simply constructed terraces to more elaborately detailed town houses. The density of the built environment in the area has increased over time, and infill developments and a trend of home- extensions continue to populate the area.

Features that define the identity in the area include :

- Buildings are typically two and a half or three storeys.
- Majority of houses have a front garden with boundary wall, railings or both.
- Masonry construction is commonly used, with the typical associated detailing of red brick façades slate gable parapet roofing, bay windows, sliding sash windows and dormer windows with stonework lintels. Occasionally black bricks are used as a decorative feature of town houses.
- Front façades of buildings are deliberately more detailed than at the rear of the building. The rear of buildings, and buildings located off the street frontage use common bricks with very simple detailing
- Infill development has taken place, but have been restricted from obstructing the original street frontages
- Cul-de-sacs of new build developments have replaced historical villas and are generally set back from the main road.



Top & Bottom Left : 1929 (Britain From Above, 2021)

Top & Bottom Right: 2020

3.0 DESCRIPTION OF THE BUILDING AND SETTING

3.1 EXISTING BUILDING

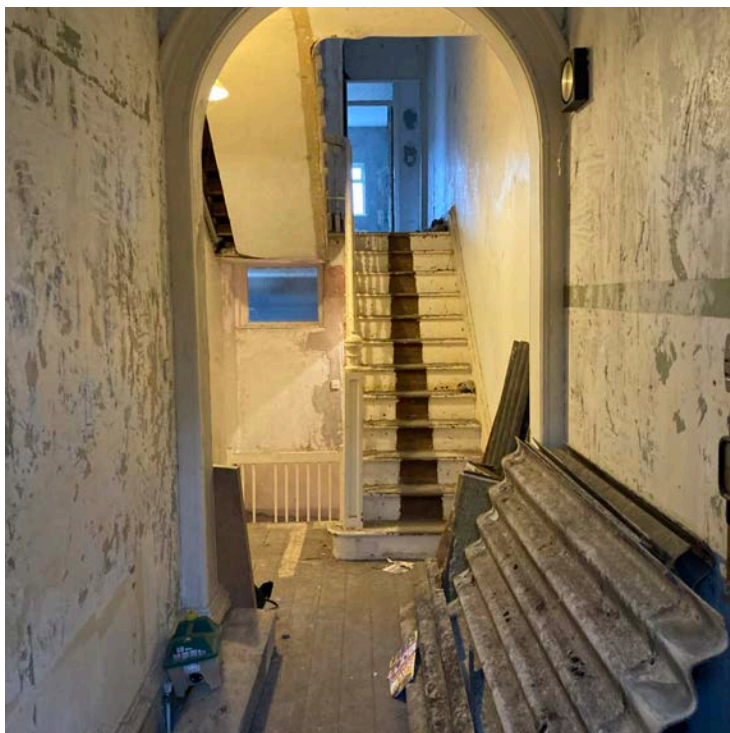
12 Vane Terrace is a Victorian end-of-terraced property towards the Northern fringes of the conservation area. The building is a traditional Victorian masonry construction, in keeping with adjacent terraced housing in the locality of the conservation area. The building is constructed from red facing and common brickwork, stone lintels and dark grey slate roofing tiles. The windows are timber sliding sash painted white and UPVC to the rear.

There is a garden to the front and rear of the building and a series of existing extensions to the rear.

The condition of the internal fabric of the building is in a poor state of repair as a result of neglect over time.

The existing building requires significant investment in order to improve upon its character and return it to a building with presence on Vane Terrace.

Where possible, the extent of demolition works will be limited and historical finishes preserved and restored to ensure the buildings character is maintained and continues to contribute to Vane Terrace.



Photographs of N° 12 Vane Terrace. Clockwise : existing East street facing facade, West facing rear, and interior photographs.

3.2 SETTING

12 Vane Terrace is situated within a predominantly residential area. It directly neighbours with Walkington House, a former community centre, and fronts the Holy Trinity Church grounds to the east of the property.

The property is visible to the public on only two façades the street facing East elevation and South facing side elevation.

The street has seen modern intervention; notably deeply projecting rear extensions.



Top left: Northerly view of Vane Terrace
Top right;Southernly view of Vane Terrace
Bottom: 3D view of Vane Terrace

4.0 HERITAGE ASSET SIGNIFICANCE



Aerial view of Vane Terrace

4.1 ASSESSING SIGNIFICANCE

This section of the report assesses the significance of the site against heritage values established by the Historic England guideline ‘Conservation Principles, Policies and Guidance’ (2008).

The following criteria is used to identify the significance of a building or place. These include:

- Evidential value: *‘the potential of a place to yield evidence about past human activity’*
- Historical value: *‘the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.’*
- Aesthetic value: *‘the ways in which people draw sensory and intellectual stimulation from a place.’*
- Communal value: *‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.’*

(Historic England, 2008)

Significance is a concept for measuring the value of heritage of a place. The degree of significance is determined by analysing the impact it has on an international, national, regional and local level. National Planning Policy Framework 2012 considers that *‘the interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’* For example, it may be established by having been designated a listed building, and therefore carries higher significance compared to an unlisted building.

4.2 SIGNIFICANCE OF 12 VANE TER.

As a late 19th century unlisted terraced town house within a conservation area, 12 Vane Terrace carries only local value and would be considered as low significance.

Evidential Value

The building frontage has strong evidential value of the local materials and construction of the time, and has seen no significant alterations externally since its initial construction. The rear of the building has a lower value being constructed of simpler materials and detailing and having been extended several times previously.

Historical Value

The historical value of 12 Vane Terrace is low as there are no known historical underpinnings to the site.

Aesthetic Value

The aesthetic value is of low significance. The architectural character, simplified building profile and arrangement of fenestration is unified with the character of Vane Terrace. The existing building contributes to the local identity rather than defining it as a unique character property. The building also requires significant investment for a full refurbishment.

Communal Value

As a private residential property it is of low communal significance, except that it forms part of the local Victorian town house character of the area.

4.3 THE PROPOSED WORKS

The proposed works are to convert the property from a single dwelling (Class C3(a)) into a multiple occupancy dwelling (sui generis), along with an extension development at the rear of the property.

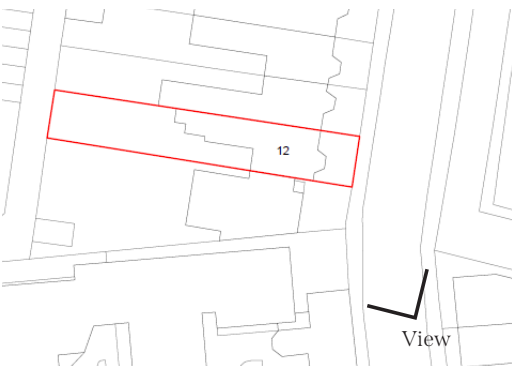
The adjacent image represents how the proposal will sit within its context and compliment Vane Terrace .

Summary of Proposed External Alterations

- The adjacent image represents how the proposal will sit within its context and compliment Vane Terrace .2 new skylight window openings on front east facade.
- 6 new windows openings on rear south facade.
- New replacement timber sliding sash windows to principal elevation improve thermal performance.
- Brick and stonework repairs to all elevations.
- New extension at rear of property aligned to height of existing neighbours extension. The massing is subservient, largely concealed by the existing building. Although it is a contemporary intervention, it will cause negligible impact on the local identity as there is limited visibility of the extension from the street.
- The dark grey cladding of the proposed extension mimics the colour and composition of the surrounding roof-scape. The brickwork of the extension will be reclaimed from site to match the existing.
- Vehicle storage in rear garden will include 2 parking spaces and a secure bicycle shed. Access is present at the rear of the property through the lane.
- New boundary wall and gate in rear garden for security and access from the lane.



Artists impression of proposed design from the only public viewing point



Site Plan



5.0 IMPACT ASSESSMENT & CONCLUSION

5.1 ASSESSMENT FRAMEWORK

The Government has set out its planning policies for the historic environment and our heritage assets in the National Planning Policy Framework (NPPF - revised 2019)

The government published its Planning Practice Guidance in March 2014 and keeps it updated as appropriate.

Both the NPPF and the Planning Practice Guidance are material considerations in relevant planning applications and in relation to all listed building consents and planning permission for relevant demolition in a conservation area.

‘[Heritage] assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’
(NPPF, 2019, p.54)

applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on its significance.
Planning Practice Guidance (2019)

National planning policy in relation to heritage assets is supported by Historic England Good Practice Advise Notes (GPA 1,2,3).

5.2 IMPACT ASSESSMENT

A key principal established in the NPPF is the need to balance the significance of heritage assets against the harm caused by, and the public benefits of, the proposals. The relevant paragraphs are covered below:

NPPF Para. 190 relates to proposals that affect heritage assets and requires assessments of significance and impact to be made as part of application process. The affected heritage asset is the West End Conservation Area.

The proposal requires the extension of the existing footprint. The massing has been designed to mirror the scale and match the ridge line of the existing neighbouring extension at 10 Vane Terrace. The proposal will be visible from Vane Terrace but is set back from the street frontage, subservient to the existing property. It will be set against other contemporary insertions and new builds forming the existing backdrop behind Vane Terrace. The view of the application site from Vane terrace has not been identified as a key vista in the conservation area character appraisal document. The expression of building materials has been carefully selected to accord with the context materials and roof scape. As a result of the inconspicuous view and material selection it is considered that the proposals will not cause harm to the character of the conservation area.

NPPF Para. 192 sets out the criteria that local authorities should take account of during determination. Para. 192 states *“LPAs should take account of... the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality”*. **NPPF Para. 196** further states that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

The proposal will require significant investment to see a long neglecting building within the conservation area brought back into use. The proposed use will support the relocation of Governmental Departments with high quality living accommodation provided on flexible terms.

5.2 CONCLUSION

12 Vane Terrace is an unlisted building in a conservation area, and considered to be of low significance.

The repairing of brick and stonework to the principal facade will improve the appearance of the property within the streetscape. Replacement timber sliding sash windows will preserve the original aesthetic and enhance the thermal performance of the building.

The new extension has been considerably designed to harmoniously sit within its context. The scale accords with existing neighbouring extensions and the proportions of proposed fenestration is sympathetic to the existing building and wider streetscape.

The changes will provide a contemporary yet subtle aesthetic to the original building, without detriment to the historical character present.

The proposed internal layout alterations largely retain the existing layout, with the addition of new partition walls to create desired spatial layout.

The proposed alterations will make the building suitable for residential accommodation. The works will impact on the fabric of the building, however these are not considered to adversely affect the original building or detract from its setting of the neighbouring buildings.

Following the conversion, occupation of the building will encourage future maintenance of the building.

In conclusion, the proposed works are considered to meet the requirements of the NPPF in particular para. 192. “In determining planning applications, local planning authorities should take account of the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality”.

6.0 SOURCES

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Images

www.google.co.uk/maps

www.bing.com/maps/

www.britainfromabove.org.uk

www.nls.uk

Published

Darlington Borough Council, Darlington West End
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Historic England, Conservation Principles, Policies &
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Ministry of Housing Communities & Local Government,
National Planning Policy Framework, revised 2019

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Good Practice Advise Notes (GPA 1-4)