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## **Design and Heritage Statement**

**For**

**Inglenook Cote,  
House Lane,  
Romaldkirk,  
Barnard Castle,  
DL12 9EH**

**June 2021**

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## **Design and Heritage Statement**

**Inglenook Cote, House Lane, Romaldkirk, Barnard Castle, DL12 9EH**

### **1.0 Introduction**

This Design Statement has been prepared on behalf of Mr & Mrs A H Raine and is submitted in support of the householder planning/listed building for the replacement of the window/doors of a dwelling at Inglenook Cote, House Lane, Romaldkirk. This statement should be read in conjunction with the submitted drawings prepared by Exactus Survey & Drawing Services.

### **2.0 Context**

#### **Location**

Inglenook Cote  
House Lane  
Romaldkirk  
Barnard Castle  
DL12 9EH

#### **Scheme Name**

Inglenook Cote, House Lane, Romaldkirk, Barnard Castle, DL12 9EH.

#### **Client**

Mr & Mrs A H Raine, Inglenook Cote, House Lane, Romaldkirk, Barnard Castle.

#### **Agent**

Johnson Associates, Consulting Structural and Building Surveyors.

#### **Date**

June 2021

#### **Local Area**

Romaldkirk. Barnard Castle, County Durham

The site is located in the small village of Romaldkirk, a short drive from Barnard Castle.

The property is a typical semi-detached property constructed with solid stone external wall under pitched stone tile clad roofs, solid construction to ground floor and timber suspended first floor.

Please see the submitted location plan for identification of building position in relation to other properties.

### 3.0 Proposal

It is proposed to replace the damaged and poor quality windows and doors to the property, as outlined in the drawings prepared by Exacus Survey & Drawing Services Limited, which are form part of this formal application.

Mr & Mrs Raine are a couple who work locally and intend to live in the property for many years. The proposed new window and doors will be manufactured and installed by local craftsmen.

We are of the opinion that the proposed new window and doors will greatly enhance the visual appearance of the subject property.

#### **Size of site**

Red Line – Location Plan 86.89 m<sup>2</sup>

GF GIA - 61.03m<sup>2</sup>

FF GIA - 47.74m<sup>2</sup>

TOTAL - 108.77m<sup>2</sup>

#### **General History/Listed Status**

Inglenook Cote is a Grade II listed building, the listing description is;

*ROMALDKIRK B6277*

*NY 92 SE*

*(West side)*

*10/142 Inglenook and*

*12/1/67 Jesmond Cottage*

*GV II*

*Pair of houses. Dated 1734, on doorway of Jesmond Cottage, with later alterations.*

*Dressed sandstone front, rubble returns and rear. Stone-flagged roof. Stone and brick chimney stacks.*

*2 storeys, each house 3 windows; Inglenook to left. Flush quoins.*

*Inglenook: central partly-glazed 6-panel door in architrave with hood on consoles; 16-pane sash and blocked fire window to left; replaced 16-pane fixed light to right; central 12-pane sash above, linked to doorway below by vertical strips, with 16-pane sash to left and blocked window to right.*

*Jesmond Cottage: central 6-panel door, in architrave with frieze and cornice (frieze inscribed: William Waite 1734 fecit). Windows in architraves: replaced 4-pane sashes with blocked, ground-floor fire window to left and narrow 2-pane sash above door.*

*Continuous roof with coped gables and shaped kneelers. Corniced ridge and right end stacks; rebuilt left end stack with rebuilt brick top.*

No previous planning or listed building applications have been submitted for the property historically.

### **Road Access/Parking**

Current parking arrangements are within the curtilage of the property and there are no proposals to change this.

### **Land Use**

The current land use for this property is residential and garden ground.

### **Recycling/Waste Storage**

There are no plans to change the existing system that is in place as there will be no increase in the amount of refuse being collected. This is currently regular council collection.

### **Highways**

There are no plans to change current configuration for parking, which is currently within the curtilage of the property.

### **Materials**

#### **Windows**

The new units will comprise of Accoya solid wood framed double glazed (pulley) sliding sash windows with structural glazing bars to match the existing pattern for each window with the glazing bars to the new windows to be referenced on the proposed plans and elevation drawings.

Double glazing to comprise 11mm profiled double glazed units and to be decorated with a painted finish; Colour; White/cream (Reference) Ral 9003.

#### **Front Door**

The new unit will comprise of Accoya solid wood six panelled door with 11mm profile double glazed upper panels. Timber panelling to match the existing pattern. Upper glazed panels to be increased in size to inner edge of moulding from existing panel size.

Door to be decorated with a painted finish;  
Colour; Ruby Red (Reference) Ral 3003

#### **Back Door**

The new unit will comprise of a new solid boarded brace and ledge timber stable door with a double-glazed panel to upper door.

Door to be decorated with a painted finish;  
Colour; Ruby Red (Reference) Ral 3003