

HERITAGE STATEMENT (DB-HS-IA)

Application for a dormer bungalow at the rear of

300921

Ewbanke Old Hall, 20A Front Street, Staindrop, Darlington DL2 3NH

Proposal

Planning permission is sought to build a dormer bungalow which will accommodate disabled people or the elderly, while also providing room for their carers or family. The bungalow will *'offer optimal viable use'* of Ewbanke's garden site, and it will be built to the latest specifications of insulation and heating. By making the remaining garden site a more manageable size it secures the longevity and sustainability of Ewbanke Old Hall for the future.

The former Staindrop Hall Site stood in extensive grounds which, whilst forming part of the significance of the heritage asset, were deemed not to be fundamental to it. The majority of the significance of the whole Staindrop Hall building is derived from its age, incremental development, historic associations and townscape presence. The bungalow would follow on as appropriate development in its low key position, within the setting of the listed building. The setting of the listed building would not be compromised, nor would the character and appearance of the conservation area.

The principle of residential development within the Staindrop Hall Site has previously been accepted, starting with a relatively high density (two large houses and a block of four flats). Two houses were subsequently built but the flats were not. The bungalow is small by comparison.

This proposal is small scale and almost hidden. It will not affect the fabric of the village or the immediate surroundings. The materials and the design will complement the existing character of Staindrop.

Introduction

This Heritage Statement sets out the reasons for a dwelling to include accommodation for disabled or elderly and their family or carers. It will be built in traditional stone, in keeping with its surroundings.

With reference to the National Planning Policy Framework (NPPF) and specifically to Section 12 which states that *'enjoyment of the historic environment'* is important, the proposed new bungalow will allow elderly or disabled people to enjoy the setting. The bungalow will be built of traditional materials and will blend in naturally with its surroundings. It will have no significant impact on Ewbanke Old Hall as it is 46 metres away and is screened on three sides with 2.4m existing, recently-planted Leylandii hedges, and the fourth side will be screened similarly.

For future generations it will add to the stock of dwellings in Staindrop suitable for the elderly or disabled. The ground floor and garden will be fully compliant with all specifications for disabled living.

Although the Teesdale Local Plan no longer exists, the essence of it still applies, and the former paragraph 1.3.1 mentions *'a better quality of life'*. There can be no better step towards an enhanced quality of life for residents to be without the worry of potential accidents. Wheelchair users will have good access to the garden and patio for their health and enjoyment.

Background and History

Ewbanke Old Hall (Grade II H13151) is part of the former Staindrop Hall site. It has its origins in the seventeenth century. However the site had a major rebuild/reorganisation about 1770 when it was bought from the Ewbanke family by the Vane family of Raby Castle. At that time, the Ewbanke Old Hall part of the house was converted to servants' quarters, kitchen and scullery.

Niklaus Pevsner (Buildings of England-County Durham) describes Staindrop Hall as 'A forbidding, nearly blank, roughcast facade to the street. A few mullioned windows of two and three lights on the street and garden fronts'.

The Application

Consent is sought for the construction of a dormer bungalow built with the traditional materials of stone and slate with timber windows and doors.

A) THE NATURE OF THE ASSET

Extract from the Statutory List Description describing the history, character and appearance of the Ewbanke section:

'House, Late C16/early C17. Rendered with painted ashlar dressing: roof synthetic stone slates, 3 storey, windows 2 and 3 light, with rebated chamfered stone mullions (many missing) and some with label moulds. Hipped roof, ridge-banded chimneys'.

(Note : under the recent renovations all the missing mullions have been reinstated)

B) THE EXTENT OF THE ASSET

- **Development Site** : recent planning consents have allowed the original Staindrop Hall to be split into four dwellings of modern proportions. This division has been successful, keeping the character of the site essentially the same, while allowing manageable-sized houses to be created. It gives the original Staindrop Hall protection and sustainability, to be enjoyed well into the future. Planning consent was also given to build two large houses and a block of four flats in the garden. Only two houses have been built, so the site was considered to be able to sustain more dwellings without detriment to the historic asset, the Staindrop Hall Site.

This application seeks to construct a dormer bungalow to the rear of the middle portion of Staindrop Hall, now known as Ewbanke Old Hall, at the bottom of a 60 metres long garden. The bungalow will blend harmoniously with the next door new-build house and will be screened by existing hedges.

- **Description (of the Asset)** The asset is the larger Staindrop Hall site, now divided, with two large new-build dwellings. This proposal is for an additional small new-build bungalow at the bottom of the garden, 46 metres away from the original building.

- **Potential for Archeological Interest** : An extensive Archaeological Assessment of Staindrop Hall was undertaken by the University of Durham in March 2009 for Raby Estates. Also, as a condition of the planning consent for the Staindrop Hall site, an archaeological survey of the surrounding garden and yards was undertaken in 2010 and the results presented. The position of the five trenches was specified by the Archaeological Department of Durham County Council. The survey revealed sherds of pottery, typical of this area and the age of the house. One of the trenches was in the plot of the proposed bungalow.

C) THE SIGNIFICANCE OF THE ASSET

NOTE : the following detail refers to the 'asset' which is the Grade II Ewbanke Old Hall, part of the original Staindrop Hall.

- **Age** : The house was first recorded as standing in 1607 as part of Staindrop Hall. The Ewbanke family lived here until they sold it to the Vane family in 1770.

- **Phases of Development** : In the Statutory Description it is referred to as the 'first build', and has had many changes over the years, including many blanked-out windows. Ewbanke Old Hall will experience no loss of significance as a historical asset with a new small bungalow at the bottom of the garden. The bungalow has been designed to complement the new house next to it, and is small in scale.

- **Layout** : Ewbanke Old Hall has an extremely long garden (60 metres), and will be 46 metres away from the bungalow.

- **Appearance, Features and Characteristics** : Outwardly, the finish of Ewbanke is render and painted roughcast dressing, with mullioned windows, some with label moulds, and synthetic roof slates.. The overall design of the proposed bungalow is traditional and classic, in order to blend in with the surrounding buildings.

- **Materials and Construction (of Ewbanke)** : The house is built of rendered sandstone, with a roof of synthetic stone slates, timber doors, and windows of wood with stone surrounds and mullions.

- **Potential for Archeological Remains** : The site has been part of two archaeological surveys as part of the planning consents of 2009/10 and their findings were published.

Archaeological Services, University of Durham wrote report 2163, March 2009, for The Hon. Harry Vane.

Archaeo-Environmental were commissioned by Mr J Wain in June 2010 to undertake an evaluation of the land to the rear (south) in order to discharge condition 15 of planning approvals 6/2009/0012/13/14/DM/LB/CA. All the deposits found related to the use of the land as a garden.

The site has been a garden and kitchen garden for at least two centuries, supplying fruit, vegetables and animal produce for the household.

D) THE PROPOSED WORKS

- **Height and Scale** : the proposed bungalow will be small in height and scale compared with the neighbouring Ivy House, and three-storey Ewbanke. The height of the eaves of the bungalow will be 3.3 metres compared with Ivy House and Ewbanke at 6.4 metres. The height of the bungalow roof ridge (7 metres) will reach only as high as the eaves of Ivy House and Ewbanke. Their roof ridge height is nearly 3 metres higher than the bungalow roof ridge.

Total usable floor area of the bungalow will be 107 sq metres compared with that of Ivy House of 300 sq metres over three floors, and of Ewbanke Old Hall of 350 sq metres over three floors. The usable area of the bungalow is a third of that available to the two neighbouring houses. Ewbanke Old Hall, the historic asset, will have no loss of significance, because the bungalow is small by comparison.

- Construction and Materials :

- outer exterior walls to be natural stone, brought to course, to match Ivy House in particular, and more generally to fit in with the vernacular architecture of the village of Staindrop.
- inner exterior walls to be load-bearing thermal blocks, with 75mm insulation between inner and outer.
- interior walls to be insulated, then plasterboard.
- ground floor to be insulated concrete with waterproof membrane
- roof to be natural slate, and insulated
- lintels and cills to be stone
- sliding sash and roof light conservation windows to be timber, double glazed, no trickle vents.
- doors to be white painted timber, double glazed where applicable.

- Design Details :

The bungalow is to be of a traditional design.

Annotated drawings DB-LOC-2, DB-NE-3, DB-SE-4, DB-WE-5, DB-EE-6, DB-GF-7, DB-FF-8, DB-RP-9, DB-BP-10, DB-UP-11, DB-SP-12, DB-WP-15, DB-DP-16, DB-FP-17, DB-PH-18, DB-LV-19 show the design.

(Greater detail of design is contained in the Design and Access statement)

- there is to be a ground floor bedroom and bathroom for disabled/elderly with easy access to the interior and the exterior
- there is to be upstairs accommodation for carers/family.
- all lighting to be energy efficient
- the windows and French doors will be timber, double glazed and let in ample light, both helping to reduce energy consumption
- paths for wheelchairs to be of in-filter blocks so there is no water run-off

The dormer bungalow is designed to be a small dwelling, purpose-built for disabled/elderly occupants, with live-in carers/family. The ground floor bedroom with bathroom will allow the disabled or elderly many more years of comfortable home-living.

The bungalow has been designed to fit in and be sympathetic with its immediate surroundings. It preserves the historic setting by matching neighbouring houses. The size and scale is small by comparison.

In the sense that this design extends a person's life at home, it can be said to be more sustainable : (<http://historicengland.org.uk/hpr-definitions/s536524/>) says '*so that they can be enjoyed for their contribution to the quality of life of this and future generations*'.

In the NPPF from paragraph 18 there is a presumption in favour of development provided it is 'sustainable development'.

E) THE IMPACT OF THE DEVELOPMENT ON THE ASSET

- The proposed bungalow will blend in with the existing neighbouring houses because it is of a classic design, is small in dimensions, and traditional materials are to be used where visible. It is 46 metres away from Ewbanke and even further from Staindrop Hall. The view of the bungalow site is nearly occluded by a 4 metre tall cherry plum and other tall bushes.

- The proposed bungalow will have minimal impact on Ewbanke Old Hall therefore ensuring its preservation and longevity as an historical asset.

- The impact on the street scene of Staindrop will be minimal. The site cannot be seen from any public road, and can be seen only slightly behind the tall hedges from a footpath to the south of the site. The bungalow is small in its dimensions, designed to blend in with its surroundings.

- the existing entrance to the site will be used, therefore no change in appearance on Front Street (the A688) will be needed.

Extracts from NPPF :

'to ensure that the health needs of the residents are met'

By adding a bungalow, suitable for the disabled/elderly, to the stock of housing in Staindrop helps toward the goal of meeting the health needs of residents.

'supports the concept of sustainability' and 'should be designed where possible to incorporate energy conservation features'

The accompanying Design and Access Statement lists all the ways in which the design supports the concept of sustainability

- *it is in keeping with the character and appearance.....*

- *it is designed to be appropriate in terms of form, mass, scale and materials.*

The traditional design of the bungalow satisfy these requirements. In terms of being appropriate as to form, mass, scale and materials, the bungalow will be small compared with the size of Ewbanke and the neighbouring houses, and the visible materials, being stone, timber and glass, are traditional.

- *to ensure the preservation and retention of listed buildings*

The presence of a small bungalow at the other end of a 60 metre long garden, behind hedges, will not affect the preservation of Ewbanke.

-*many listed buildings can sustain some degree of alteration*

This proposal does not include altering Ewbanke Old Hall in any way.

- *alterations to a listed building will be permitted if the proposals are in keeping with the character and appearance of the building*

No alterations to Ewbanke Old Hall are required by this application.

References :

- Teesdale Local Plan (now obsolete but the essence of it still applies in the Saved Policies)
- Durham County Council Guidance on the Preparation of Heritage Statements 2014
- Durham County Council Heritage Asset : Statutory List Description NZ1302220600
- DCC : Regeneration & Economic Development : Design & Historic Environment
- DCC : Integrating Sustainability within Planning
- British Standard 8206-2:2008, Lighting for Buildings
- NPPF : National Planning Policy Framework / English Heritage/ Heritage Assets
- <http://historicengland.org.uk/advice/hpg/hpr-definitions/h/536290/> and 536274 and 1322139
- PPS5 : Planning for the Historic Environment : Historic Environment Planning Practice Guide 2010 (the NPPF/EH states that although now superceded, the aims of these documents are the same as NPPF and are still a viable part of and guide to the implementation of NPPF)
- English Heritage, Conservation Bulletin 59
- English Heritage Consultation Paper 2007, Conservation Policies and Guidance
- Keys to the Past website
- Niklaus Pevsner : Buildings of England - County Durham
- D S Reid 1979, A Durham Presentment
- Staindrop Hall Archaeological Assessment, University of Durham, Report 2163 March 2009
- Archaeological Survey by Archaeo-Environmental, August 2010
- The County Durham Environment Record
- The National Heritage List
- Historic Ordnance Survey Map (Tithe Plan of 1838 and the 1st Edition Ordnance Survey 1850/60
- <http://www.heritagegateway.org.uk>
- Saxton's map of 1607
- Speed's map of 1610
- Fordyce, W, 1855 The History and Antiquities of the County Palatine of Durham 2, Newcastle upon Tyne