

HERITAGE STATEMENT



SITE ADDRESS

ROMALDKIRK HOUSE
BARNARD CASTLE.
CO. DURHAM
DL12 9EE

LOCATION

The property is located in the heart of Romaldkirk, close to St Romald's Church. It has a southern frontage overlooking the lower green, behind a 2.5 metre stone wall. The western aspect overlooks St Romald's Church but is separated by the B6277 Eggleston Lane.

National Grid Reference NY99568 2216

ABOUT THE DEVELOPMENT

This application relates to repairs required to the above property which is a grade 2 listed property.

Romaldkirk is also located within a Conservation Area.

THE NATURE OF THE HERITAGE ASSET

Romaldkirk House was formerly Romaldkirk Rectory until it was sold by the Ripon Diocese in 1978. The current occupants', family have lived there since.

Whilst parts of the existing building date back to Tudor times, the house was extensively refurbished around 1825, so much of the property is of a regency style. However, evidence of earlier features can be found. Two bedrooms have large 17th century stone fireplaces. Above the regency ceiling in the kitchen is the remains of an earlier exposed beam ceiling. Some window styles on the north elevation are earlier than regency

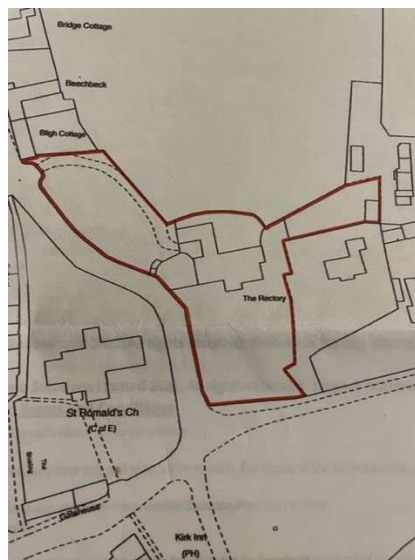
The property comprises 5 bedrooms and 3 reception rooms located over 2 stories. It has a gross internal area of approximately 500 square metres.

Around 1930, the north wing of the property was demolished which had formed kitchens and servant quarters of about 150 square metres. The remaining section of the servant quarters was converted into the garage space that exists now.

Externally, the property has a front walled garden. The rear of the property is currently divided into 3 sections.

The main section to the west includes vehicular access onto the B6277 Eggleston Lane and leads to a circular yard area, once a carriage turning circle. There is also an additional flagged yard which leads to a single storey garage area, built in the 1980s. The northern garden is gated at both sides. A further garden section is located to the east of the property which leads to a stable and wooden garden store. The stables were built in the 19th century and was originally the village mortuary.

The site area is approximately 0.3 hectares (0.75 acres)



THE FORM & MATERIALS OF THE HERITAGE ASSET

The house is a two-storey building of solid construction of traditional sandstone. its general form is typical of a regency period property and of similar construction to neighbouring properties.

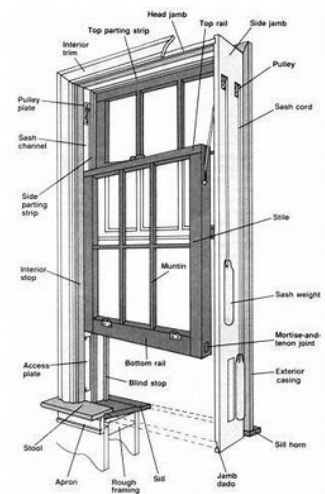


The roof is of traditional stone tile construction (except for two internal valleys installed in the early 80s where Hardrow tiles were used).

A more recent garage which was constructed in the early 90s, using earlier stone outbuildings under a bitumen flat roof within a stone parapet wall. The bitumen roof was also applied to part of the main roof, forming a valley gutter between the north and south gables.

The guttering is powder coated aluminium with cast iron downcomers.

The windows are single glazed sliding sash windows of traditional design, as illustrated.



The property is accessed by a double part glazed doorway which is accessed via a glass walkway. This was constructed in 1864 and has date stone of 1864. It provides access to the former coach turning circle and the B6277 (and a short cut to the church vestry).



As well as being a Rectory, the Incumbent for Romaldkirk Parish is also the Lord of Manor, so the property doubled as a Manor House.

As mentioned earlier, the property was extensively refurbished around 1825 and much of the architectural character is of this era. In its current form, the property has similar internal design features to Beckwath, another large residence fronting the lower green of Romaldkirk.

The northern and western boundaries of the site are bounded by a mortared stone wall with a height ranging from 2 to 3 metres. Between the boundary wall and property are mature grassed gardens and several mature trees including Lime, Yew, Sycamore, Holly and Cherry. Consent was granted in 2021 to carry out tree maintenance.

The asset is located in the heart of the village of Romaldkirk, named after the church in the village. It is one of Co. Durham's 93 conservation areas. It is one of three prominent properties fronting the lower green which are in a similar architectural style of the Georgian era.

The western boundary of the property is bounded by the B6277 Eggleston Lane opposite St Romalds Church and the former village school which is also listed

The rear drive is shared with Bligh Cottage, formerly, the coach house for the property. It has a head stone indicating it was constructed by Rev Bligh during his tenure as rector in the 18th century. The curved walls described in the property listing at the head of the drive were designed to provide a turning circle for horse drawn carriages.

The northern boundary overlooks the glebe field.

The eastern boundary was originally the Rectory Garden which became the site of the new rectory in 1980. Between the new Rectory and glebe field is a further side garden to Romaldkirk House which includes a single storey stone building under a slate pitched roof

dating back to 1846. The building is currently arranged as 2 stables and was formerly the village mortuary.

THE SIGNIFICANCE OF THE ASSET

Official List entry

Heritage category; Listed Building

Grade: II

List Entry Number 1338581

Date first listed: 19-Jan-1952

Date of most recent amendment: 17-Jun-1986

Statutory Address 1: ROMALDKIRK HOUSE, GLAZED WALKWAY AND REAR YARD WALLS TO LEFT, THE GREEN

Location

Statutory Address: ROMALDKIRK HOUSE, GLAZED WALKWAY AND REAR YARD WALLS TO LEFT, THE GREEN

District: County Durham (Unitary Authority)

Parish: Romalldkirk

National Grid Reference: NY 99568 22160

Details

ROMALDKIRK THE GREEN NY 9922 (North side, off)

29/150 Romalldkirk House, 19/1/52 glazed walkway and rear yard walls to left (formerly listed as The Rectory) GV11 Former Rectory, now private house, with glazed walkway and curved rear yard walls to left. Altered C17 L-plan core (a Tudor-arched doorway was briefly revealed c1960) with early C18 and C19 additions; garden front refaced c.1825; walkway and yard walls c.1860. Squared and rubble sandstone. Stone-flagged roofs. Stone chimney stacks. L-plan 2 storey garden front. Projecting central bay flanked by 3-bay wings; right wing slightly taller. Pair of partly glazed 3 panel doors in chamfered doorway with alternating jambs, right bay of left wing. Central tripartite ground-floor window; other windows are 12 pane sashes in moulded surrounds. Paired stone gutter brackets. Roof with coped gables and shaped kneelers, is hipped over centre bay.

Rear: early C18 range parallel to right wing; tripartite ground-floor window, in architrave, with segmental headed centre light; two segmental-headed 21 pane sashes, with thick glazing bars, in architraves, above. 2-storey added outshut on rear of old left wing.

Interior: 2 bolection-moulded stone fireplaces, with corniced lintels, in first-floor bedrooms, late C18 patterned cast iron grate in nursery; several 6 panel doors; c1825 fittings include

spacious staircase hall with roof light, single-flight staircase with stick balusters and ramped handrail, and first floor landing corridor with elliptical archways at either end. Glazed walkway, attached to left part of garden front has 7 stone pillars supporting a glazed monopitch roof. Two tall curved yard walls, attached to rear of walkway, enclose a turning circle for coaches.

History:

- Rev Owen Oglethorpe was rector in Tudor times. He later became a bishop and crowned Queen Elizabeth 1st.
- Rev Henry Cleveland (responsible for the glass walkway) was cousin to President Cleveland of the USA.
- Rev Bligh was cousin to Capt. William Bligh of "Bligh of the Bounty" fame
- The last "wealthy" rector was Canon Beale who had a family connection with the Late Queen Mother and was from Glamis Castle. His son served in the Royal Navy during the First World War and went on to become an Admiral.

Listing NGR: NY9956622163

Legacy

The content of this record has been generated from a legacy data system
Legacy System number: 111322

Legacy System: LBS

THE PROPOSED WORKS

The proposed works to the building are urgent necessary repairs in the interests of safety and preservation of the building and comprise as follows:

Roof repairs

The roof is leaking in many areas and causing water ingress. The condition of the roof is due to deterioration over time and recent storm damage which is resulting in water ingress through many bedroom ceilings. Several tiles have also been displaced and are at risk of falling causing further damage or serious injury.



Water ingress has caused damage to ceilings and plasterwork at first floor levels.

It is proposed to repair the roof using “like for like” materials.

It should be noted that current materials used for the roof were approved by Teesdale District Council under approval reference LB/6/79/36/DM and reference 6/90/90/DM.



The roof work will be carried out in accordance with Historic England’s technical guidance. Reference should also be made to page 37 of the Historic England Advice note 16 titled listed building consent.

East elevation – doorway repairs

On the eastern elevation, a lintel above an external doorway has become rotten and affected the structure of the gable wall. This will be replaced by a new steel lintel which will be fitted internally. A plate will be installed to allow the header stone to sit in front. The steel work will not be visible. The stone wall will be repaired using spare building stone which was found on site and probably came from the demolished north wing.

The existing door and surround are not original - probably fitted around 1950. A part of the works, new hardwood doors and stone surround will be fitted in a style that fits with the regency period.

The size of the lintel will be calculated by a structural engineer and sit on padstone supports in compliance with building regulations

New stone pillars and lintels will be installed in the same style as the existing stonework but with proper corner dressings on the header (currently, these are made of cement). The stone will be sourced from a local quarry to match the existing stonework.

The replacement hardwood doors will of a Georgian style and be similar to earlier doors and match the inner door which are Georgian double doors. Brass ironmongery will be fitted to match other external doors.



RELEVANT PLANNING HISTORY

LB/6/79/36/DM

14/03/1979

Refurbishment works including replacement roof, internal alterations and groundworks

(It should be noted that this approval included the use of aluminium guttering, Hardrow tiles and bitumen roof covering on the valley gutter)

1/11/83 Award of grant by Durham County Council to fund listed building repairs

6/90/90/DM

04/03/1990

Replace roof and store with link garage

(This approval included the use of a bitumen roof covering for the link garage roof)

THE IMPACT ON THE ASSET

These proposed works will not impact on the asset and are essential repairs to preserve the structure of the property and make safe.

PRESERVING OR ENHANCING THE HERITAGE ASSET

The proposed works are essential repairs required to prevent continued water ingress and stabilise a structural defect.

The door repair o the eastern elevation will result in a doorway that is in keeping with a regency design and in the style of the house and should be regarded as an enhancement to the current door which is a 1950s style door which has been patched and repaired. The stone surround has been made up of recycled window surrounds, presumably taken from the demolished north wing (in the 1930s). They have also been poorly repaired with wood and cement.

Charles Goodall

4th May 2022.