



Heritage Statement Checklist

November 2015

HERITAGE STATEMENTS FOR GATE APPLICATION
DURHAM HOUSE, 14 HIGH ROW, GAINFORS DL2 3DN

THE NATURE OF THE ASSET

Please describe the history, character and appearance of the heritage asset, eg listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

THE PROPERTY & GARDENS SIT WITHIN THE
GAINFUS CONSERVATION AREA.

THE HOUSE (DURHAM HOUSE) IS A GRADE II
LISTED PROPERTY.

THE APPLICATION RELATES ONLY TO A SMALL
BOUNDARY WALL ON THE NORTH ELEVATION
SOME 30M DISTANT FROM THE HOUSE.

THE EXTENT OF THE ASSET

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

THE REAR BOUNDARY WALL IS ADJACENT TO
THE HIGHWAY (MAIN ROAD) FACING THE
CONSENTED RABY SCHEME AND BT EXCHANGE.
IT IS AN EXISTING ACCESS POINT FOR VEHICLES
& PEDESTRIAN ACCESS TO THE PLOT.

THE SIGNIFICANCE OF THE ASSET

Please describe the archaeological, architectural, artistic or historic importance of the asset. This should include for example the age, phases of development, layout, appearance, particular features or characteristics, materials and construction or potential for archaeological remains.

CONSULTATION WITH DCC CONSERVATION OFFICER FINDS THE WALL TO BE A LATE ~~1970'S~~ 1970'S CONSTRUCTION OF BREEZE BLOCK RENDER FACING INTO THE PLOT AND MIRRORS ON ADJACENT GARAGE CONSTRUCTION AT THE SAME TIME. THE OUTER LEAF OF THE WALL IS FORMED IN SANDSTONE (CLADDING) FACING THE HIGHWAY. A PEDESTRIAN GATE (TIMBER) OPENS OUTWARDS ONTO A PRIVATE DRIVE LEADING ONTO PAVEMENT & HIGH ROAD.

THE PROPOSED WORKS

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

EXISTING WALL OF 2.3m HIGH INCREASING TO 2.95m AT JUNCTION WITH GARAGE. THE TOTAL SECTION IS 3.8m WIDE. SET WITHIN THE WALL IS A GATE OF 0.94m WIDE X 1.9m HIGH. THE WALL HAS A DEPTH OF 0.35m. A BREEZE BLOCK WALL RENDERS ON ~~SOUTH~~ ^{NORTH} ELEVATION & STONE ON ~~NORTH~~ SOUTH. TIMBER GATE OPENING OUTWARDS.

PROPOSED TIMBER GATE IN TWO LEAFS 2.3m HIGH X 3.8m WIDE INCLUDING POSTS. APPROX OPENING LEAFS OF 1.6m EACH.

THE IMPACT ON THE ASSET

Please describe the impact your proposals will have on the archaeological, architectural, artistic or historic interest of the asset or its setting. This may include for example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

THERE IS NO LOSS OF HISTORIC FABRIC OR ARCHITECTURAL DEVIATION. THE CURRENT WALL FORMED IN 1970'S WILL BE MORE SUITABLY REPLACE WITH A QUALITY TIMBER GATE WITH FRAME & VERTICAL SLATS VERY MUCH IN KEEPING WITH NUMEROUS SIMILAR EXAMPLES FORMER THE ACCESS TO ~~THE~~ NEARBY PROPERTIES. THERE WILL BE NO LOSS OF CONSEQUENT, VIEWS OR IMPACT THE BUILDINGS ADJACENT.

APPLICATIONS FOR DEMOLITION

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

WE ARE NOT DEMOLISHING A BUILDING.

SOURCES OF INFORMATION

Please confirm which of the following sources you have consulted (tick boxes)

- The County Durham Historic Environment Record
- Keys to the Past website
- The National Heritage List
- National Planning Policy Framework (NPPF)
- NPPF Planning Practice Guidance
- The current local plan
- Draft Durham Plan
- Conservation Area Character Appraisal (if available)
- County Durham Landscape Character Assessment
- Historic ordnance survey maps

USEFUL CONTACTS

Historic England North East Office

Tel: 0191 269 1255 or email: northeast@historicengland.org.uk

Web: www.historicengland.org.uk/advice/

County Durham Historic Environment Record

Tel: 03000 267 013 or email: archaeology@durham.gov.uk

Web: <http://www.durham.gov.uk/article/2012/Historic-Environment-Record>

Heritage, Landscape and Design Team, Durham County Council

For advice on listed buildings, conservation areas and urban design

Tel 03000 267 146 or email: design.conservation@durham.gov.uk

For advice on landscape and tree protection

Tel 03000 267 132 or email: landscape.arboriculture@durham.gov.uk

For advice on protected species, wildlife, biodiversity and geodiversity

Tel 03000 267 134 or email: ecology@durham.gov.uk

For advice on scheduled monuments and sites of archaeological interest

Tel: 03000 267 013 or email: archaeology@durham.gov.uk

Central and East Area Development Management Team

Tel: 03000 262 830 or email dmcentraleast@durham.gov.uk

Northern Area Development Management Team

Tel: 03000 264 891 or email dmnorth@durham.gov.uk

South and West Area Development Management Teams

Tel: 03000 261 060 or email dmsouthwest@durham.gov.uk

Strategic Development Management Team

Tel: 03000 261 397 or email dmstrategic@durham.gov.uk

This proforma and accompanying guidance notes can be used to help produce your heritage statement. You do not have to use the proforma, but the issues outlined below should be incorporated into your statement. Any photos or historic maps sourced should be attached as appendices to your submitted form.

A heritage statement must be submitted with any application for Planning Permission within designated conservation areas, registered historic parks or gardens, or affecting known archaeological sites, and also with applications for Listed Building Consent or Conservation Area Consent. Applications for demolition within conservation areas should also include the supporting evidence and justification required by para 133 of the National Planning Policy Framework.

A statement may also be requested if the Council identifies the building or site as a non-designated heritage asset of archaeological, architectural, artistic or historic interest during the pre-application or application process.

Planning applications will not be validated or processed unless the required heritage statement has been submitted.

THE APPLICATION SITE

Site Address:

DURHAM HOUSE, 14 HIGH ROW, GAINFORS DL2 3DN

Is the development site (please tick appropriate boxes)

- A listed building
- A building of local interest
- A scheduled monument
- A site of archaeological interest
- Within the Durham City World Heritage Site
- Within a designated conservation area
- Within a registered historic park or garden
- Within a registered battlefield
- Adjacent to one of the above