

HERITAGE STATEMENT

**13 Bede Road
Barnard Castle
Co. Durham
DL12 8HB**



GLASPER LEE DESIGN

Architecture Planning Development

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1.0 INTRODUCTION

The following heritage statement has been prepared in support of the planning application submitted by Mr David Shotton for the demolition of an existing garage and construction of a new two storey side extension.



Figure 1 - Aerial Image (Google Maps)

2.0 HERITAGE

2.1 NATURE OF THE ASSET

The application site is located within the Barnard Castle Conservation Area. A conservation area is a designated heritage asset for the purposes of the NPPF. The NPPF advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, with the significance defined as its value to this and future generations because the heritage interest. When considering the impact of the works on the significance of the asset, NPPF paragraphs 193-194 advise planning authorities to give great weight to the asset's conservation. Even 'less than substantial' harm to its significance must be weighed against the public benefits of the proposed development.

2.2 EXTENT OF THE ASSET

The extent of the Barnard Castle Conservation Area is shown within figure 2 below for information. The application site comprises an end of terrace dwelling with a side garage extension and two storey side extension to the west.

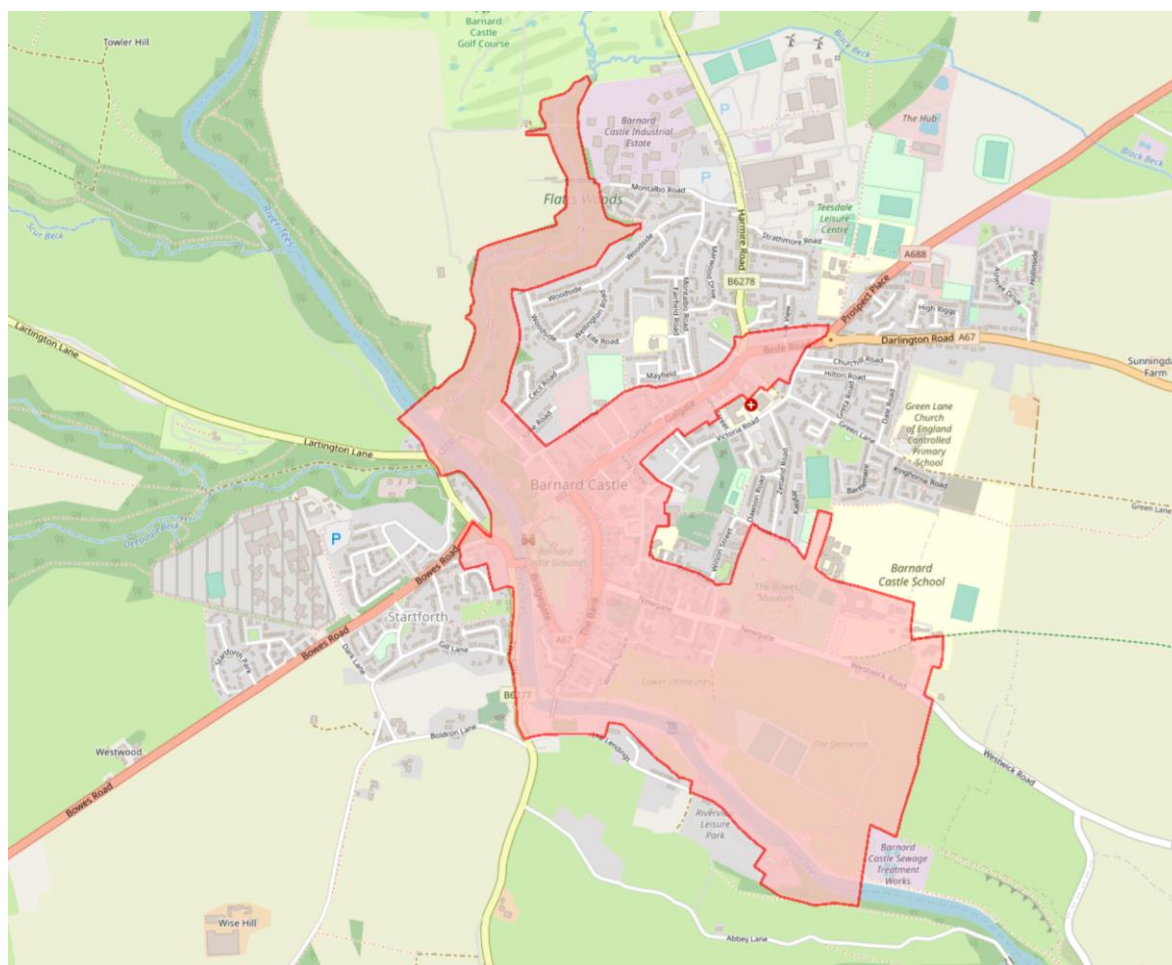


Figure 2 – Barnard Castle Conservation Area – (durham.gov.uk)

2.3 SIGNIFICANCE OF THE ASSET

The end of terrace property is unlisted located within Barnard Castle Conservation Area with Bede Road being a residential street located to the northeast edge of the Barnard Castle Conservation Area on the main thoroughfare through Barnard Castle before entering the main town centre.

"Bede Road with parts of Galgate and Cambridge Terrace derive their character from the late Victorian architectural styles of its residential dwellings, and in this respect it has much in common with Galgate which is already included within the Conservation Area".

"Bede Road is the main approach into Barnard Castle today and the start of the Victorian terracing is the start of the area of historic character. The topography of the area is based on a downhill slope towards the Tees and the historic core of the town. This was incorporated into the design of the terraces with groups of terraces stepped into the slope and raised doorways with entrance steps which also

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became an architectural feature setting houses apart from each other. On the north side the buildings are well set back and their long thin front gardens provide a leafy approach into the town”.

(Barnard Castle Conservation Appraisal 2008)

2.4 PROPOSED WORKS

It is proposed to demolish the existing garage to the side of the property and alter the existing two storey extension to provide a new two storey extension to the side of the property to provide at first floor two bedrooms.

2.5 IMPACT ON THE ASSET

There will be an impact on the conservation area through the proposed works. The proposed extension is designed in a more modern and contemporary appearance to give a more refreshed appearance. The existing two storey extension and garage are not sympathetic additions to the existing two storey mass and the consolidation of this footprint is seen as an improvement in the massing. A base of stone to the ground floor walls will be retained around the extension on the existing footprint (albeit the front elevation is stepped off the front elevation) and a uniform first floor wall and roof material has been selected in the form of standing seam sheets. The extension as mentioned above is stepped behind the front elevation and is also stepped down from the main ridge height to retain a subservient appearance to the original dwelling. The extension is unusual in footprint too that it follows an existing tapered boundary which a reducing width to the rear. The garage to the ground floor will be retained with a sliding door and a cantilevered corner for a door to the front elevation. Overall, although modern materials have been introduced to the building, the appearance would not have a negative impact on the conservation area.