

Heritage, Design & Access Statement  
for

Proposed Residential Extension & Refurbishment  
at  
17a Galgate, Barnard Castle,  
County Durham. DL12 8EQ.

For  
Mr J Musto & Mrs V Bainbridge

Prepared  
by

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## Introduction

This statement is a mandatory document, has been prepared to accompany a house holder planning application, seeking permission to extend and refurbish the vacant residential premises, located behind No. 17 Galgate, into a modern 2 bedroom dwelling and returning it to the rental market.

The premises have been vacant for 6 years, and are semi derelict and in need of complete refurbishment.

No. 17 fronting Galgate is a three storey office, which will not be affected by the proposals. No. 17 is Grade II Listed and both buildings are located within the Barnard Castle Conservation Area.

By repairing and making better use of this vacant buildings, it's preservation is ensured whilst providing quality accommodation in this popular town centre location.



Street View of 17 Galgate

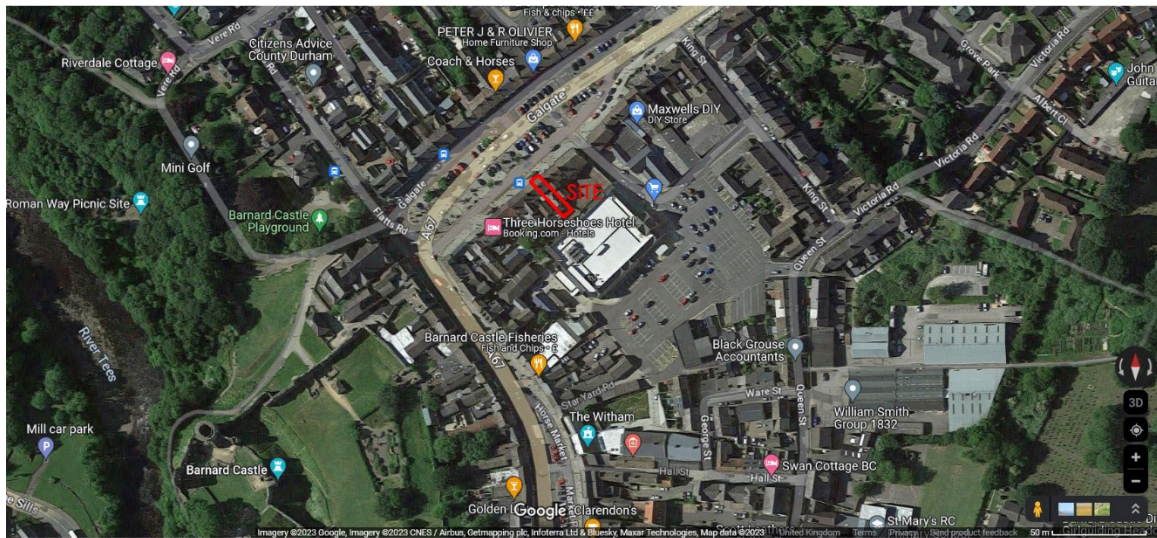


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## Context

The building is located on Galgate, in the centre of Barnard Castle which is a thriving Market Town and tourist destination. The building frontage is an accountants office, located between a funeral directors and Age UK charity shop.

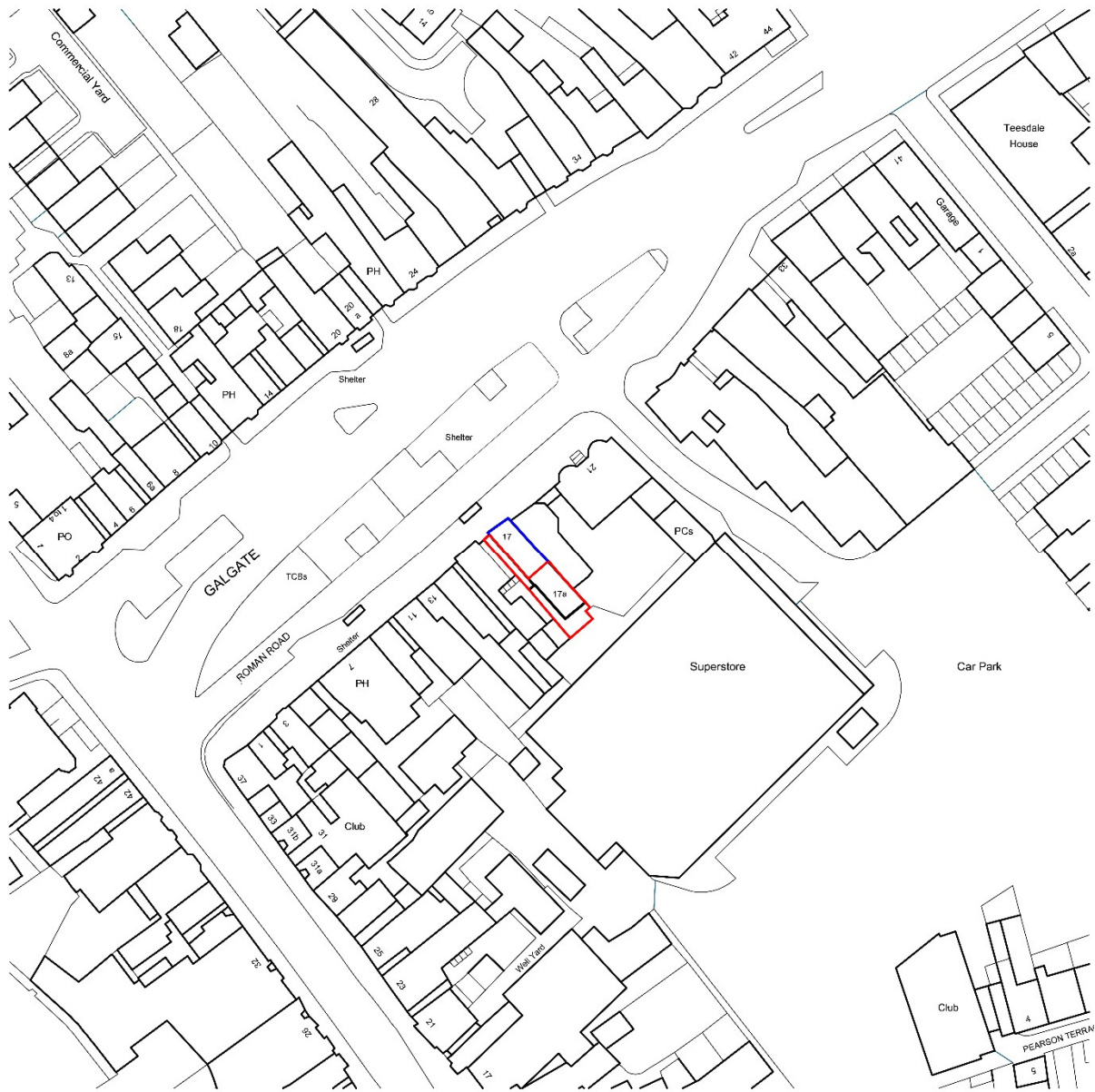
As well as being an established shopping centre, the town also benefits from extensive local facilities such as Doctors Surgery, Schools, Post Office, Sports Centre, Golf Club and Museum making the location truly sustainable.



Aerial view of the site and Barnard Castle centre.



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Barnard Castle town centre with site highlighted.



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## Design Intentions

The intention is to create a high-quality dwelling, improve energy efficiency and secure the long-term use of the building by improving the property up to modern standards.

The proposed rear first floor extension, will enable the addition of a first-floor bathroom to serve the two bedrooms. The existing ground floor bathroom, can then be reduced in size to enable the existing kitchen to be enlarged.

Internally, new kitchen and bathroom fittings are proposed, and a sustainable ZEB electric boiler to reduce reliance on fossil fuels. A log burner is also intended to provide a secondary heat source, and utilise the existing fireplace and chimney.

Externally, insulation and render is proposed to reduce heat loss from the property, and unify the exterior which is a mixture of differing brick and stone work. The existing timber sash windows will be repaired/refurbished wherever possible, and fitted with internal secondary glazing to improve efficiency. New windows to the extension will also be timber sash design, incorporating double glazing. The new bay window to bed 3, will be designed to closely mimic the original window, which is beyond repair.



Rear elevation showing bay window



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Side elevation showing access to Galgate below offices

Although the office premises are also owned by the applicants, they will not be affected by the building works, and the business will not be disrupted.

It is also intended to reinstate the original external door to the property, avoid egress through the new kitchen.



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## Heritage

No 17a is a two storey building attached to the rear of No.17, and is not visible from Galgate.

The rear garden (along with many of the neighbouring properties) is bounded by high brick/stone walls, and abuts the service yard of Morrisons Supermarket.



View of rear yard from bedroom window

No.17 Galgate is Grade II Listed, as summarised below from Historic England:

*BARNARD CASTLE*

*NZ0516NW GALGATE 770-1/4/21 (South East side) 22/02/73 No.17*

*GV II Listing NGR: NZ0502716624*

*House, now offices. c.1790 with C19 and C20 alterations. Coursed squared stone with ashlar dressings; roof of stone slates with stone gable coping and stone chimney. 3 storeys; 2-window range. Step up at right to recessed door in panelled reveals with overlight with glazing bars, in painted wood doorcase of fluted pilasters and round arch under dentilled fascia and corniced head. Late C19 shop front at left has recessed central glazed door, and slender pilasters supporting entablature with attached name board above. First floor has C19 canted bay window at left with*



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*plain sashes and cornice. At right and on third floor similar sashes with flat stone lintels and projecting stone sills, the top windows square and flush against eaves. Moulded eaves gutter cornice. Roof has plain right gable coping, and top band to right end chimney on plinth. INTERIOR: not inspected.*

The Barnard Castle Conservation Area was designated in 1969, and amended in 1981.

The property is constructed primarily from red clay facing brickwork, with the rear single storey wall being built from random stonework believed to have been salvaged from the rear boundary wall now built from brickwork.

The high level main pitched roof is finished in black slate, with the lower rear lean-to roof comprising of modern fibre cement black slates.



*View of rear bathroom wall*



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The roof was replaced approximately 1 year ago when the original structure failed allowing water ingress, however internally the property needs a full refurbishment including new electrics, new heating, plumbing and replastering.



Image of existing metal kitchen unit



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Interior view illustrating rising damp to living room walls

Internally the property has little original character intact, due to neglect and lack of maintenance by the previous tenant.



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Modern timber staircase.



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View of existing bathroom (with plaster debris from collapsed ceiling)

Overall, the proposals will have no impact on the original fabric of the attached Listed Building and will not be visible from the surrounding Conservation Area.



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## Access

Good public transport links and close proximity to both the A1 and A66, make this location truly sustainable.

The excellent local facilities as noted previously are all within walking distance of the property, and therefore do not require the use of a car reducing impact on local traffic.

Several Taxi ranks and bus stops are within 50m of the building.

## Relevant Policies

We understand that the proposals will be considered in regard to the County Durham Plan adopted 2020 Strategic Policies as listed and believe the scheme complies for the following reasons:

### Policy 6 – Development on Unallocated Sites in the Built Up Area

- The site has good access by sustainable modes of transport to relevant services and facilities and reflects the size of the settlement and the level of service provision within that settlement;
- The proposals do not result in the loss of a settlement's or neighbourhood's valued facilities and will in fact enhance them;
- The proposals minimise vulnerability of the community and provides resilience to impacts arising from rural isolation
- The application makes as much use as possible of previously developed land and buildings
- The proposals reflect a need for urban regeneration and growth.

### Policy 21 – Delivering Sustainable Transport

- The proposals will promote safe sustainable modes of transport in the following order of priority: those with mobility issues or disabilities, walking, cycling, bus and rail transport, car sharing and alternative fuel vehicles;
- Cycle parking or secure storage will be provided to facilitate increased cycle ownership and use;

### Policy 29 – Sustainable Design

- The project will contribute positively to the area's character, identity, heritage significance, helping to create and reinforce locally distinctive and sustainable communities;
- The buildings and spaces will be adaptable to changing social, technological, economic and environmental conditions and include appropriate and proportionate



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measures to reduce vulnerability, increase resilience and ensure public safety and security;

- The proposals will minimise greenhouse gas emissions, by providing renewable and low carbon energy generation / heating sources;
- The building will minimise the use of non-renewable and unsustainable resources, including energy, water and materials, during both construction and use by encouraging waste reduction and appropriate reuse and recycling of materials, including appropriate storage space and segregation facilities for recyclable and non-recyclable waste and prioritising the use of local materials;

#### Policy 44- Historic Environment

- The proposals have been informed by an understanding of the significance, character, appearance and setting of the conservation area, to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the enhancement of the asset.

## Summary

We believe that the proposals comply with all relevant policy, and should be granted planning approval accordingly.

The proposed refurbishment will enhance the setting of the Listed building, and provide much needed facilities for both the local community and holiday visitors.

We hope the proposals will be supported in their current form, however would welcome any comments from the Planning Department.

Should the Planning or Conservation Officers like to view the property, access will need to be arranged with the agent in advance. Access is only possible through a shared passageway, that is kept locked. The property is not visible from outside it's boundaries.



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