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Heritage Statement

77 Newgate Street, Bishop Auckland, DL14 7EW

Ref: DM/23/02052/FPA

Proposed planning application for 77 Newgate Street, Bishop Auckland, DL14 7EW. – Non-designated heritage Asset.

12th October 2023

As requested, this is the Heritage Statement for 77 Newgate Street, Bishop Auckland which is a non-designated heritage asset, located within the Bishop Auckland Conservation Area.

Type Of Site

The property is a non-designated heritage asset, and is a commercial property located between Newgate Street and Kingsway, Bishop Auckland, DL14 7EW.

The property is located within the Bishop Auckland Conservation Area. The conservation area has over 70 Grade I & II Listed buildings with the majority on Market Place, Bondgate with a few on Newgate Street.

These Listed buildings include 1 Newgate Street, The Midland Bank - 21 Newgate Street, 25 Newgate Street and 80 Newgate Street.

The property is currently one large ground floor retail unit, with a separate first floor office space. There is a large open plan area to the front of the property, a second open plan area to the rear of the unit with a side block of offices and W.C's. The property has a rear yard which directly leads to Kingsway at the rear of the property, via an existing metal roller shutter door and existing metal gates.

Nature Of Asset

The property has an art-deco first floor frontage, with a glass fronted modernised ground floor retail façade with floor to ceiling glass windows and entrance door. There is a left side entrance door for access to the first floor offices.

The rear of the property has a large iron folding gate and a roller shutter door fixed into existing brick work giving access to the rear yard. The rear of the building is a more modern brick built unit, with an access door and two small windows. There is a defunct oil store to the right, and a defunct metal staircase leading to the flat roof of the rear part of the building.

Extent Of Asset

The front of the property is connected to both neighbouring buildings, and fronts on to a busy high street. The ground floor frontage is that of a standard high street shop, like many of the surrounding buildings.

The high street has an eclectic mix of 18th, 19th and 20th century buildings. Newgate itself dates back to Roman times, and features several Listed buildings including The Midland Bank (No.21), Wesley Methodist Church and numbers 1, 25 & 80 Newgate Street.

Opposite No.77 is the Grade II Listed 80 Newgate Street (Co-operative stores) – 4 buildings dating from 1873 – 1894. These properties, like a lot of Newgate and the surrounding retail areas, have a modernised ground floor façade, with floor to ceiling retail frontages.

The majority of the buildings on Newgate are two to three storeys, and the majority of the buildings upper floors retain their periodic features in the same way No.77 does with its early 20th century art deco features.

Like the eclectic mix of buildings throughout Newgate Street, there is also a wise mixture of materials used. These include red brick, brown brick, sandstone, rendered masonry and terracotta finishes to name a few. The more modern ground floor shop frontages comprise of a mix of glass, UPVC, metal and stone/brick finishes.

The rear of the property is located on Kingsway, and is of a more commercial, modern brick build.

The neighbouring properties are either in disrepair, with unused land to the right of 77 Newgate Street.

The property is close to the junction of Kingsway and South Church Road, which has several buildings that play a strong part in the history and development of Bishop Auckland.

Opposite the rear of No. 77 on Kingsway, is the Grade II Listed Lightfoot Institute building, which dates back to 1882. This has since been converted to a residential building.

Significance Of Asset

The property features an early 20th century art-deco first floor frontage, and as is one of many examples of different architectural builds, ranging from the 18th to the 20th century throughout Newgate Street and the surrounding streets within the conservation area.

Proposed Works

The proposal is to split the existing unit into two separate units. The front unit will be a café, and will be accessed from the existing Newgate Street access.

The only changes to the frontage of the building will be the left hand entrance replaced with a window. No other changes will be made to the front of the building, so this will not affect the surrounding buildings as the majority have similar modern retail frontages. The upper period features will not be changes in any way.

There will be a communal area with shared W.C's and fire exit to the left rear of the property, with either unit able to access the front and rear of the building.

The rear unit will be a car showroom, and will be accessed from Kingsway through the existing access (a new Kingsway address tbc once planning is granted).

The only changes to the rear of the building will be new sliding glass doors to replace the existing windows. The existing gate and roller shutter door will be replaced by new gates and roller door, in the same style as the existing build/materials. The old metal staircase will also be removed, and the defunct oil store will be replaced by a bin store, again using the same materials as the existing build.

Impact Of The Asset

The proposed changes will have no impact on the archaeological, architectural, artistic or historic interest of the property and the surrounding buildings. The changes to the front façade are minimal and in keeping with the existing retail style frontage of No.77 and the neighbouring properties.

The changes to the rear of the building will improve the look of the property, in keeping with the existing build and style. The works will not impact the neighbouring properties, with the majority of the neighbouring properties either in dis-repair or vacant plots/land to the rear of the Newgate buildings.

Nicholas Rigg

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