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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.

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 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.

Nature Of Asset

The property has an art-deco first floor frontage, with a glass fronted 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 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 high street has an eclectic mix of buildings, so the property is singular in its style and type at first floor level. The ground floor frontage is that of a standard high street shop.

The rear of the property is of a more commercial look, with the neighbouring property's either in disrepair or unused land to the right of 77 Newgate Street.

Significance Of Asset

The property features an art-deco first floor frontage, but has no real architectural, artistic or historical importance that is known of.

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.

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. The old metal staircase will also be removed, and the defunct oil store will be replaced by a bin store.

Impact Of The Asset

The proposed changes will have no impact on the archaeological, architectural, artistic or historic interest of the property.

Nicholas Rigg

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