

Design & Access Statement for:

First Floor Rear Extension & Internal Alterations at

1 Castle Terrace, Bowes, Barnard Castle, Co. Durham DL12 9RX

Introduction: Design & Access Considerations

The structure and content of this statement has been formed based upon Circular 01/2006 'Guidance on Changes to the Development Control System' and the CABE document 'Design & Access Statements: How to Write, Read & Use them.'

These documents provide guidance on the content of Design & Access Statements and suggest that the design solution should be analysed in terms of Use & Amount, Layout, Scale, Landscaping, Appearance and Accessibility. The proposed development will now therefore be assessed on this basis. This assessment should be read in conjunction with drawing nos. 18774 - 01, 02, 03, 04, 05 & 06.

Location:

The site is 1 Castle Terrace, Bowes in the centre of Bowes village and is within the Bowes Conservation Area. It is adjacent to Bowes Castle and two nearby Grade II Listed properties.

Bowes Conservation Area:

Bowes has formed in a linear or ribbon development manner, though with development behind the main frontages, usually in the form of ancillary agricultural out buildings. The majority of Bowes village is housing, being a mixture of terraced and detached properties, mainly two, but some three stories in height. There are several Listed buildings and Bowes Castle to the south. It is known that there is archaeological potential in this area, though the proposals do not involve any groundworks.

Bowes Castle is Grade 1 List Listed building - Entry Number: 1121039

Details

BOWES THE STREET NY 9913 (South side, off) 33/33 Bowes Castle I Keep with foundations of forebuilding to east. Circa 1171-87 by Richard the engineer for King Henry II. Sandstone rubble core faced with ashlar and incorporating some Roman masonry. Square plan.

2 storeys standing and ruinous third storey. Double-chamfered plinth. Each face has projecting corners and a broad flat central buttress with set-back wall panels between. Fragmentary roll-moulded band above first floor.

East front: remains of forebuilding with triple-chamfered plinth to north; first-floor round-arched north doorway has set-back voussoirs and is flanked by small round-arched openings. South-east corner has slits and contains partly- reconstructed spiral stair.

South front: first-floor round-arched hall window of 2 orders (inner order chamfered) to east; several round-headed loops to west.

Badly-damaged west front: exposed mural passages and a first-floor garderobe chute to south; projecting section at foot of chute has 2 round-arched openings; fragmentary large windows to north.

North front: large round-headed first-floor window with set-back rounded jambs.

Interior: ground-floor has several springers for destroyed rib vaults; north-east corner contained first-floor kitchen with fireplace and a simple flue leading out through north wall.

Scheduled Ancient Monument. (The Victoria History of the Counties of England, ed. William Page F.S.A, A History of the County of York North Riding, 1925.)

Listing NGR: NY9923413504

1 Castle Terrace: Appearance:

The property is a terraced, two storey, C18 house with later single storey rear extension and further additions to the extension and a stone outbuilding to the south of the site. The building has a stone main north elevation and a grey sand rendered south elevation, a stone tiled roof (with an anomalous part profiled metal clad roof to the south elevation with stone headers and cills to the windows and doors. It has also had flat roofed, bay windows added to the main north elevation in the past.

The house is in a poor state of repair having had little or no maintenance for many years. There is a part dry stone around the garden.



Existing north elevation.



Existing South Elevation.

Appearance:

The application entails raising the existing flat roof over the kitchen by 450mm to provide adequate headroom. The existing boiler room attached to the kitchen would be converted into a snug and the roof similarly raised. All materials to match existing. The rear random stone wall has had a grey sand render applied. It is proposed to remove the render back to the stone finish. The roof to the rear south elevation is part stone tiled and the upper third profile metal cladded. It is proposed to remove the metal cladding and replace with stone tiles to match existing. It is proposed to make internal changes to rationalise the layout.

Scale:

The existing rear flat roof is to be raised by 450mm, that is the only alteration affecting scale.

Visual Impact Assessment:

There will be no visual impact on the The Street scene. The rear south elevation will be significantly improved by replacing the profile metal cladding with stone tiles to match and by removing the grey sand render and exposing the original stonework. The slightly raised flat roof over the kitchen will have a negligible impact on aesthetics. Therefore, it can be seen that the proposals will not adversely affect the character of the Conservation Area nor the nearby Bowes Castle and Listed buildings.

Landscaping:

The established rear garden will have no alterations made.

Sustainability:

The applicants intend to use up-to-date insulation levels, thereby reducing the energy usage. Low energy lighting will be used throughout and all appliances will be Grade A.

Access:

Vehicular & pedestrian access remain unchanged.

Summary:

The proposed alterations and raised roof have no significant impact on the nearby people and locale. The proposed design is the most sustainable approach for the applicants to create the spatial accommodation they require for the future, whilst improving the character of the existing dwelling and area.

The design complies with local and national policies and is a sympathetic response to its context and locale. It is contended that the proposed work will enhance the character of the dwelling and make a positive contribution to the Bowes Conservation Area. It will also bring a house in a very poor state of repair back into regularly maintained use.

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