

Introduction



Welcome

This exhibition follows events held earlier in the year as part of Raby Estates' initial engagement on proposals for the future development and repurposing of buildings at Raby Castle, Park and Gardens, the restoration of Gainford Hall and the construction of circa 75 houses at Staindrop and circa 79 houses at Gainford respectively.

The earlier event at Staindrop provided an overview of the proposals at Raby Castle, Park and Gardens, the concept of residential development on land to the east of Staindrop, how it relates to the proposed development at Raby Castle, Park and Gardens and what the constraints and opportunities are for development in this location.

Since the event in July, the development team has been working up a design which responds to the requirements and sensitivities of the site. The revised design proposals seek to deliver a high quality residential development which will provide a positive legacy for Staindrop and the Raby Estate. The following boards provide further information on the proposed development and members of the design team are in attendance to discuss the proposals with you.



Historic Development Pattern



Understanding the historic settlement pattern and how Staindrop has grown is important to inform the emerging ideas and thinking for any proposed development within the village.

The oldest visible feature in Staindrop is its' green; a common element of Teesdale villages. Staindrop would then have been sparse but by the 18th century saw much residential development, partly due to the existence of a bustling market on the green since 1378. The green is split in two by Front Street and both sides narrow toward their ends, forming a sense of enclosure.

The large houses facing the green once had long plots of land reaching behind them into the countryside. Here coach houses and workshops were built in the 18th century accessed by narrow lanes known as 'wynds'. These buildings have since been converted into private dwellings.

Leaving the village in the east one passes 20th century ribbon development and cul-de-sacs before reaching open countryside. In the west the same occurs but to a much lesser extent.



Image 1

Substantial 18th century houses front the North side of the village green. Smaller dwellings and outbuildings have been built in their gardens.



Image 2

The 19th century saw the construction of civic architecture including the 12 Almshouses built in 1860-1 by the 2nd Duke of Cleveland.



Image 3

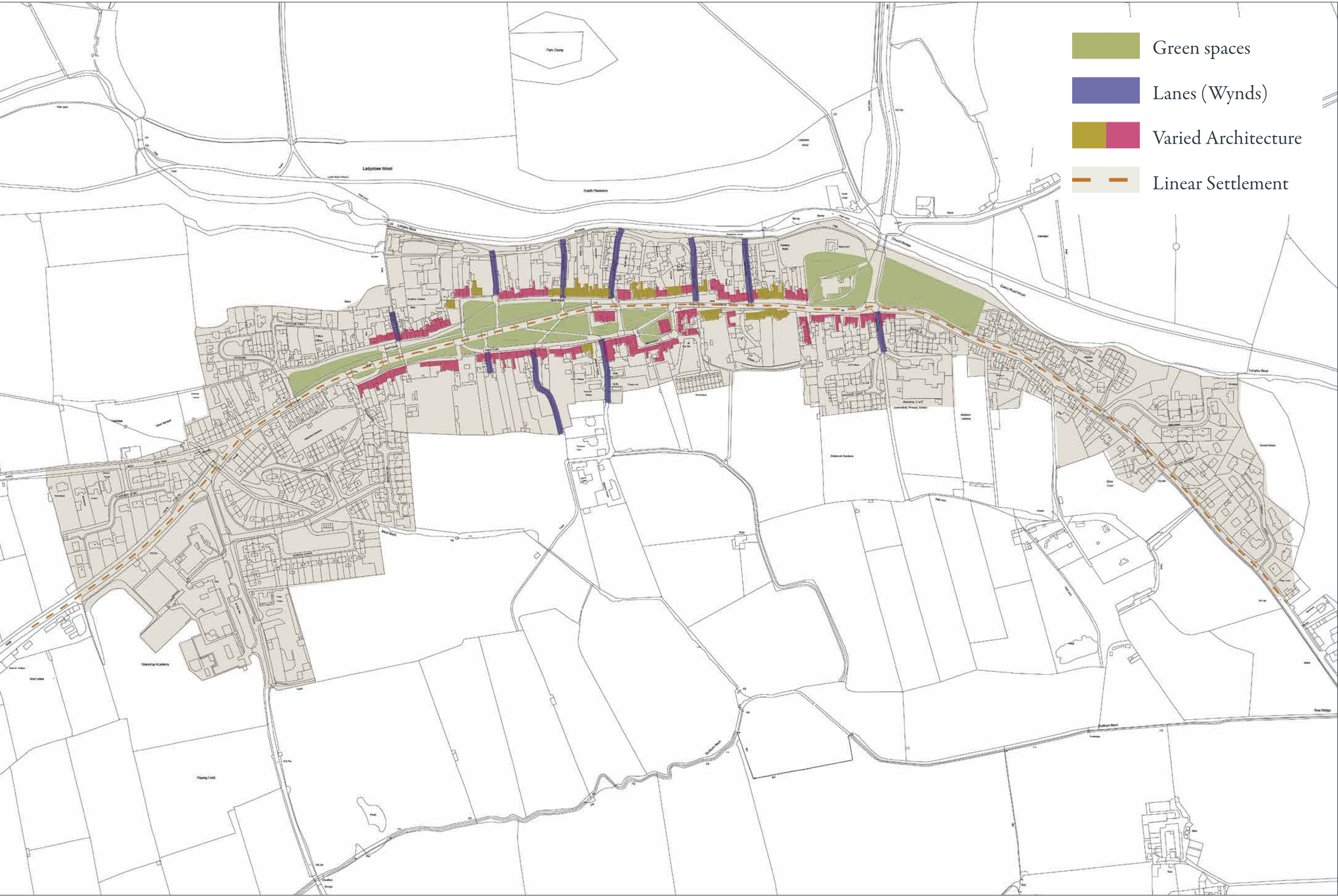
A pair of inter-war houses built with locally distinctive materials.



Image 4

A cul-de-sac of houses built in the 1990s which follow the vernacular style.

Staindrop Essential Qualities



It is important that any proposals brought forward at Staindrop complement the existing essential qualities of the village. An analysis has been undertaken to identify some of the distinctive characteristics.



Linear Settlement

The village is laid out in a linear arrangement consisting principally of one wide well-built street that dissects the large village green. Housing in the village is predominately inward looking, fronting the street with backs and rear gardens providing a soft edge to the countryside.



Village Green

The most striking feature of Staindrop is the generous green that runs through the historic centre. The green appears as a single entity but in reality, it's split up by roads and paths into many small individual greens, providing interest and distinctive landscape character.



Lanes

There are many tight, north to south lanes (referred to as wynds) in Staindrop. These connect the centre of the village to the countryside surrounding it. Buildings on these include smart terraces, cottages, and workshops interspersed with stone walling.



Varied Architecture

Staindrop has a wide range of buildings in differing styles, forms and sizes. In spite of this the character of the village is unified by its colours, quality and use of local building materials. The majority of buildings are built of warm honey coloured sandstone alongside rendered buildings in creams, yellows and soft pinks. There are a large number of bowed and bayed windows, ornamental fanlights and overlights, and a range of roof types including terracotta pantiles and slate.

Existing Site Constraints and Opportunities

An assessment has been undertaken examining the existing key features and constraints and proposed opportunities of the potential development site.



Existing Site and Constraints Key

- 1 Sensitive response required to neighbouring residential properties
- 2 High traffic speeds approaching from the East
- 3 Existing mature hedge row is a key landscape feature
- 4 Area identified as being susceptible to flooding
- 5 Overhead power lines cross the site from North to South
- 6 Existing mature trees on site to be retained
- 7 Proximity of the pigeon lofts is a potential constraint



Opportunities Key

- 1 Opportunity to enhance Eastern approach to village and slow traffic speeds
- 2 Existing hedge row can be retained and enhanced as a key landscape feature
- 3 Location of new access to be given careful consideration
- 4 Existing mature trees to be retained as integral landscape features
- 5 Potential entrance location
- 6 Potential drainage feature location

Proposed Masterplan



Proposed Masterplan

The design approach for our proposal at Staindrop is to create a carefully crafted and planned extension to the village that has the character of an Estate village. All the houses will be designed in a unified style informed by the local vernacular. The proposed palette will draw influence from the materials and colours prevalent within the village.

- The proposed housing fronting onto Winston Road has been designed to be of a smaller scale, predominately 1.5 storey houses. These are to be set back behind the existing hedge row (which will be mostly retained aside from around the new entrance location) and areas of new hedge and tree planting.
- From the new entrance, a vista will open up towards the existing mature trees where we propose to create an area of public open space. Houses and apartment buildings will face onto this space.
- A simple road network has been designed with a curved arrangement to the southern edge, the proposed houses will front onto the road with rear gardens using hedging as a boundary treatment.
- To the western and southern boundaries of the site existing hedgerows are proposed to be retained and enhanced with new hedge and tree planting.
- Development of the homes will remain in the control of the Raby Estate to ensure design and build quality is maintained throughout.



Location Plan

Architectural Approach

The architectural approach is that of a traditional Estate village designed in a planned and coherent manner. The buildings are characterised by simple detailing taking inspiration from existing buildings within the village. The houses and apartments will be built from local sandstone or render, picking up the local colour palette. Roofs will be either clay pantiles or slate with careful consideration given where each material is used. Doors and windows will be authentically detailed and well proportioned.



Illustrative view of proposed development

Winston Road

A street elevation showing the proposed frontage to south side of Winston Road. The houses are predominately 1.5 storey with small 2 storey houses with gables facing onto the street at each end. The frontage to Winston Road has been designed as a single composition to achieve a calm and ordered elevation.



Street Elevation

Proposed Street Scenes



Road A Elevation

Proposed elevation of the road leading from the entrance, the stone fronted apartment building provides the principle frontage to the area of public open space within the site.



Road B Elevation

A row of paired houses and apartment building fronting onto the public open space.



Road C Elevation

A view of the central lane where single storey cottages are proposed alongside coach houses (flats over garages).



Road D Elevation

View of terrace of cottages facing onto the linear green space. The materials are a rendered wall finish with slate roof tiles.



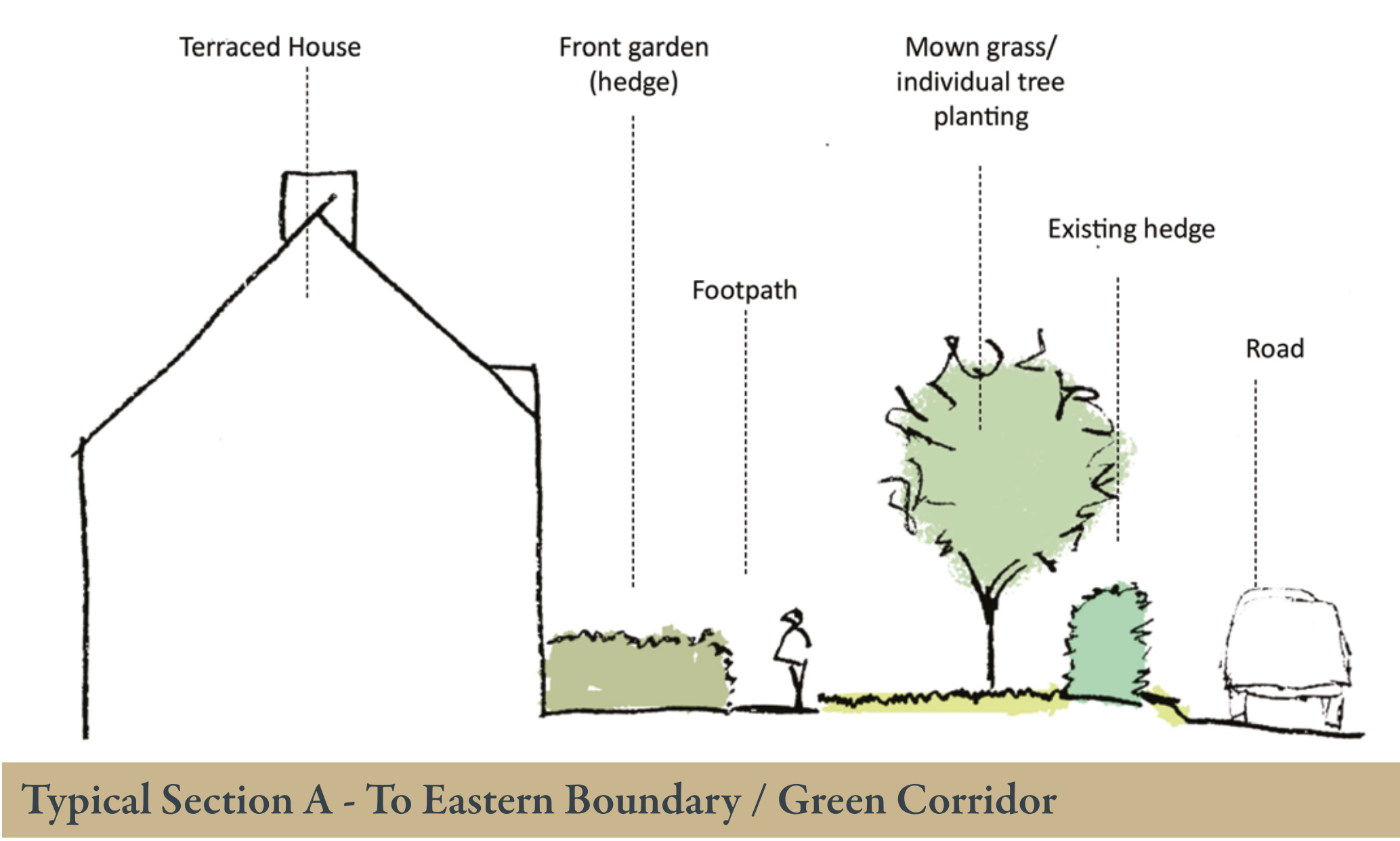
Housing Mix

The proposed masterplan shows 75 new dwellings in a range of house types including;

- 8 x 2 bedroom cottages
- 35 x 3 bedroom family homes
- 12 x 4&5 bedroom family homes
- 6 x 1&2 bedroom Coach Houses
- 14 x 1&2 bedroom apartments

Affordable housing will be provided to a mix agreed with Durham County Council. Provision has also been made for properties that are suitable for elderly people and people with disabilities.

Landscape and Flood Risk



Flood Risk

The southern part of the site is partially located within Flood Zones 2 and 3, based on the Environment Agency’s flood mapping. We have taken great care to ensure development of the site does not increase flood risk further downstream and is not at risk of flooding itself. As part of this process we have engaged directly with the Environment Agency regarding the possibility of raising levels on part of the site to raise the site out of the flood risk area, whilst creating other areas of flood storage on Raby Estates land which will accommodate any flood water displaced by the raising of levels. As a minimum this will result in a ‘like for like’ area of flood water storage and, due to flood flow routes, may reduce flooding in the immediate surrounding area. In addition to addressing the issues of flood risk from the watercourse, it is proposed to provide a Sustainable Urban Drainage System (SuDS) within the scheme which will ensure surface water flows from the site do not increase flood risk.



The Benefits

These economic benefits are predicted on the assumption that the scheme will provide a mixture of housing tenures, including an element of affordable housing and older persons housing appropriate to the demographics of the village.

During the construction phase the economic benefits could include:

- Supporting approximately **50 direct FTE construction jobs** per annum throughout the course of an estimated 4 year build period;
- Supporting an additional **80 indirect and induced FTE jobs** in the supply chain and related services per annum throughout the build period; and
- Delivering an uplift in Gross Value Added of **£7.8 million** per annum throughout the build period.

On occupation of the dwellings, the economic benefits could include:

- First occupation expenditure (spending to make a house ‘feel like a home’) in the order of **£400,000**;
- Additional resident expenditure in local shops and services of approximately **£700,000** per annum;
- Supporting the creation of approximately **15 FTE jobs** locally as a result of the increase in resident expenditure;
- An uplift in Council Tax payments to Durham County Council in the region of **£165,000** per annum; and
- New Homes Bonus payments in the region of **£585,000** over a four-year period (contingent on Durham County Council delivering housing growth above the 0.4% threshold).

Raby Castle, Park & Gardens

Raby Castle is a Grade I Listed medieval castle which dates back as far as the 11th century and is located near Staindrop in County Durham, England. It was built by John Neville, 3rd Baron Neville de Raby during the 14th century and has been the seat of the Vane family, the Barons Barnard, since the early 17th century.

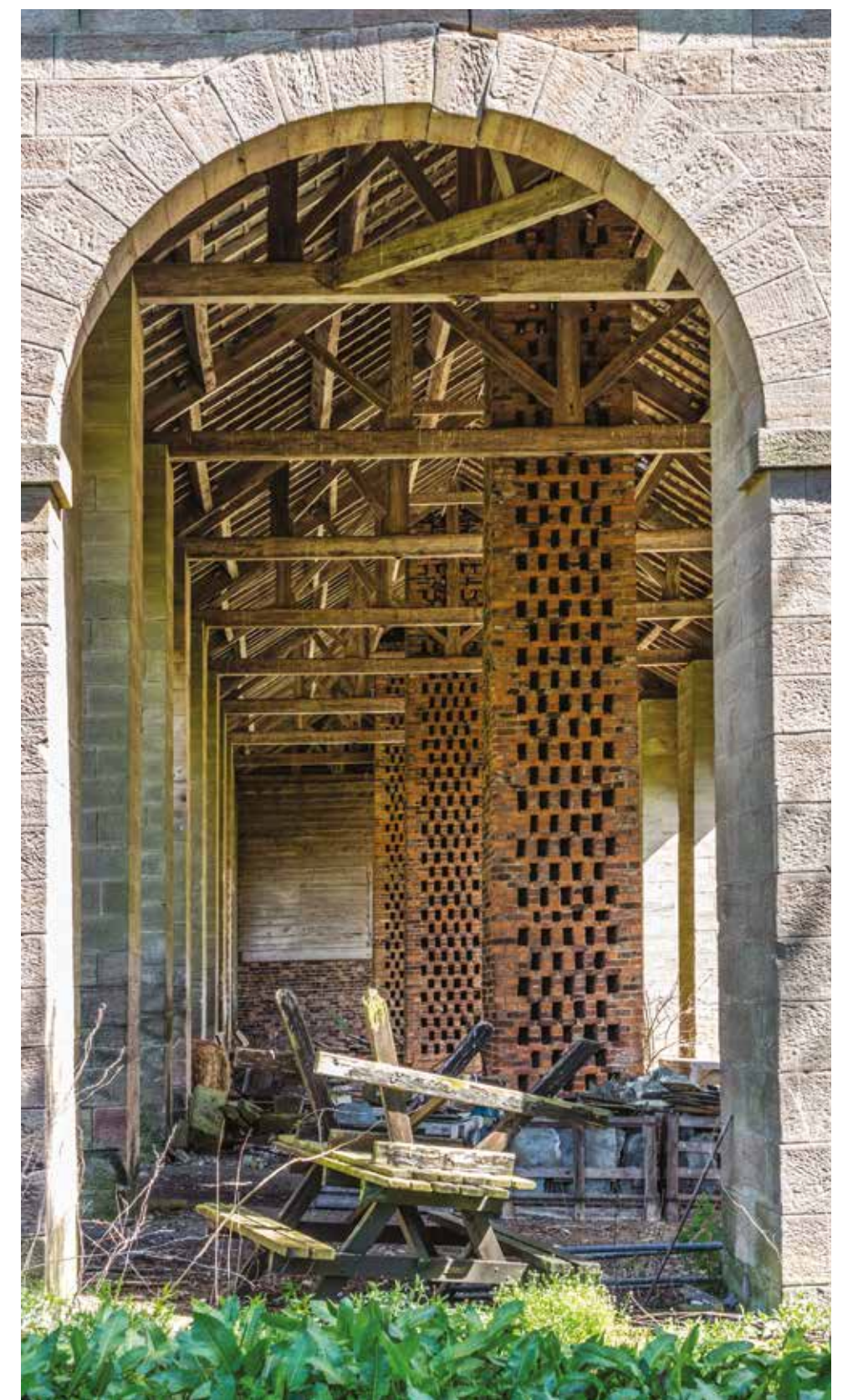
The Castle is set within 200 acres of deer park and is open to the public. The park landscape (which includes the Walled Garden) is Grade II* Registered. The first historic walled gardens were developed in the 18th Century and soon expanded to become a significant stone-walled enclosure and a number of 18th-19th Century service buildings. The garden walls and many of the buildings are now Grade II or Grade II* Listed. The Parkland along with the Stables Cafe and shop within the Coach House are open all year round to the public. The Castle and Walled Gardens currently receive about 60,000 visitors per year.

The proposals for the Castle, Park and Gardens will increase visitor numbers and public accessibility which is recognised as being a major priority for Visit County Durham and the County Council. The proposals are far-reaching and will be phased to allow for staged investment.

Raby seeks to retain its current visitors whilst also attracting new markets by interpreting its fascinating history in fun and exciting new ways.

The skilful re-use of the existing buildings and the renewal of ones that have been lost will bring a vibrance and sense of renewed purpose to this extraordinary setting.

The historic uses of the various components of the site will inspire their re-use including the housing and care of carriages; the growing of flowers and vegetables and bringing them to the table; gardens laid out to provide both quiet contemplation and spaces to host concerts. Raby has a long established history of celebration and these spaces will bring the community together in new, well designed areas to continue this tradition.



The Castle Estate is at a turning point in its evolution and a sustainable future use is required. Developing the Castle buildings, Park and Gardens to realise its potential as a key regional asset and national tourism destination is considered to be the most appropriate use moving forward. The Castle itself is in a good state of repair due to personal investment of the Vane family however there are a number of redundant buildings which require intervention. The Estate is looking at various options including the reuse of existing buildings, additional cycle and footpath routes and the introduction of new buildings for tourism and leisure uses.

Raby Castle, Park & Gardens



Masterplan

An overview of the visitor experience

At the northern edge of the main area, which is enclosed by a Ha-Ha, the upper garden will be revived as a place to grow vegetables, which will be available to eat in the rebuilt Vinery building – this will serve as a café. At the centre of the site, a new circular visitor centre will provide information about Raby and orientate visitors.

The main walled gardens will be re-landscaped, picking up key historic attributes such as the splendid Victorian conservatory which will be rebuilt with a tea room. The Grade II* Coach House, already open to the public, will be re-purposed to create spaces for interpreting the history of Raby, classroom space and retail spaces for Estate and local produce. The Riding School will form a magnificent venue for events and exhibitions of all kinds and the rarely seen Dutch Barn behind, also Grade II*, provides a perfect setting for a covered farmer’s market.

In addition to the development within the Ha-Ha, the development will include a bespoke children’s play area of exceptional quality, designed by CAP.Co, located within the existing tree plantation to the north of the proposed car park. Designing the facility with all ages and abilities in mind, the aspiration is for the play to be as inclusive as possible, while also ensuring that the proposed activities challenge each individual user. The proposal features lookout towers, slides, bridges, nets, tunnels, hidden structures and secret corners to add to the fairy-tale feel of the site.

Raby Castle, Park & Gardens

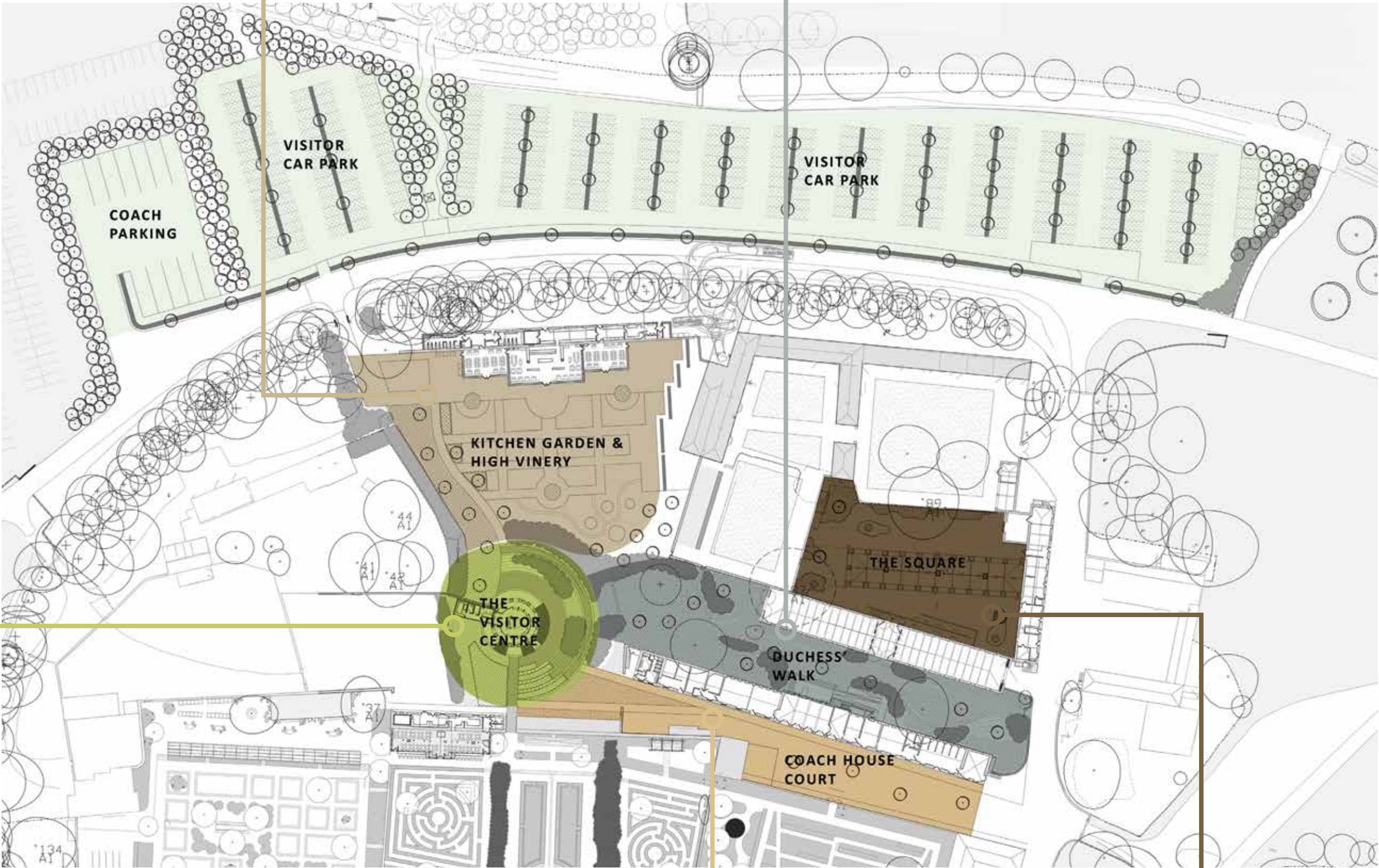
Kitchen Garden and High Vinery

- High impact views from the arrival point at the west end of the glasshouse terrace
- Glasshouse café and retail, supported by a generous terrace
- A traditional kitchen garden layout, innovatively articulating the gradient
- Simple arbours to provide height to frame views
- Pleached fruit as a subtle screen between the kitchen garden and Raff House
- Principal movement of arriving visitors along the western edge
- Small children play provision in the SE corner
- Retention of the existing beech hedge as separation from the gardens of Raby Park House
- Thinning of the beech trees along the southern boundary, to allow visibility of the Hub building and a glimpse of the Castle beyond



Duchess' Walk

- The reintroduction of an avenue of trees, based on small to medium sized flowering species providing a sequence of seasonal displays
- A place to promenade, and take in the offerings of the Coach House, Riding School and Visitor Centre
- Large scale naturalistic planting, including seasonal bulb displays
- A linear path, surfaced with materials drawn from a site wide aesthetic, providing changing vistas and access to the Riding School and Coach House
- A dynamic graceful ramp providing access up to Duchess' Walk from the Stables
- The retention of existing key large healthy trees



The Visitor Centre

- A hub with bold simple break out spaces expressed in robust traditional materials
- Circular spaces linking together the High Vinery through the Kitchen Garden, Duchess' Walk, the Coach House and the Walled Garden entrance
- A graceful palette of small multi-stem flowering trees and informal topiary characterises the breakout spaces, with colourful but understated planting around the west lawn
- The roofscape will be important in its role in the mid-ground of views to the Castle from the arrival point, High Vinery and Kitchen Garden



Coach House Court

- A partially re-surfaced court, enabling the placement and movement of furniture on a simple uniform surface
- A gathering space for visitors emerging from the Walled Gardens, mingling with the break out spaces associated with the Stables
- Informal seating, colour toned with the architecture, set amongst scattered small trees providing seasonal delight
- The retention of existing cobbles and flag stones to the building façade, as a trim to the new court and at the western end of the Coach House



The Square

- A democratic shared flexible space dominated by the Hay Barn
- Hard surfacing predominates, clean robust surfaces and lines expressed in traditional materials, perpetuating the patina of Raby and the importance of craftsmanship
- Seamless transition from inside to outside the Hay Barn
- Carefully placed art pieces, in keeping with a theme across the site
- Natural soft restrained planting in small perimeter pockets to soften the space
- A space used as break out from the Barn, during events and business use, with opportunities to allow public access from the Riding School and Raff House gardens from the west



Raby Castle, Park & Gardens

Play Area - Initial Concept Design Plan

INITIAL CONCEPT DESIGN PLAN
RABY CASTLE ADVENTURE PLAY

UTILISING WOODLAND & TOPOGRAPHY

An exciting and unique new play space for Raby Castle

- Natural woodland play route, hidden amongst the trees.
- Raised walkways cross over paths and wind through the pines
- Lookout towers, bridges, ladders, climbing nets and slides utilise the sloping topography
- New temporary F&B building. Possible structure with seating/star gazing deck on the roof.
- Open for events throughout the year
 - Halloween procession
 - Santa's grotto
 - Star gazing and midnight walks
- Location of all structures to be carefully considered to allow for future growth of plantation in desired areas

Initial Concept
Raby Castle
Adventure Play Development

Play Area
Raby Estates has appointed CAP.co to design an unique childrens play area of exceptional quality. CAP.Co create organic, natural play structures, for all ages, that are uniquely ‘of-their-place’. As a company, CAP.Co don’t offer ‘kit-of-part’ play spaces, designs respond specifically to the setting and topography in which they are set; to deliver bespoke play areas with an intrinsic link to the heritage that inspires them.

The site selected for the play installation is a very intriguingly mixed woodland, dominated by spruce but with other fantastic species including a striking Walnut Tree and stunning Copper Beech to the rear of the plantation. It has a very Bavarian feel to it - whimsical and playful, yet timeless and mysterious.

The physical design, layout and flow of the play will utilise the existing topography to ensure it sits harmoniously within the surroundings, creating the illusion that these structures - and this place - have always existed, hidden within the woodland. A meandering experience, with surprises around every corner is the aim - no two trips to the site will feel the same, with more to discover on each repeat visit. This concept will continue to develop as we progress the design and fine-tune the footprint, but features that will be incorporated will be lookout towers, slides, bridges, nets, tunnels, hidden structures and secret corners to add to the fairytale feel.



Gainford Housing

Raby Estates are also considering submitting a planning application for a quality residential development on land to the west of Gainford which will provide a positive legacy for both Gainford and the Raby Estate.

Funds from the residential development will facilitate restoration of the Grade I listed Gainford Hall and contribute towards development at Raby Castle, Park and Gardens.



The proposed site is located on the western edge of the village, directly opposite Gainford Hall.



An illustrative view of the proposed entrance off Spa Road.



Street Elevation

Next Steps

The Estate is committed to developing ambitious proposals to significantly increase visitor numbers to Raby Castle, Park and Gardens which will result in significant economic benefits across the County.

As a significant local landowner, The Estate wishes to ensure any residential development which is allowed, to facilitate development at Raby Castle, Park and Gardens, is of the highest quality and will provide a positive legacy for residents of the village and will be a positive addition to the existing village character. We understand attendees at this event will want to reflect on the presentation material and provide their comments which can then feed into the final design proposal.

Review of the consultation responses	Nov/Dec 2019
Refinement of the development proposals prior to submission	Nov/Dec 2019
Planning application submission	Jan 2020
Durham County Council consultation on the planning application	Jan / Feb 2020
Planning application determination	Spring 2020

Raby Estates would welcome your comments on the draft development proposals. There are four ways in which you can make your views known:

1. **Complete and submit the electronic form available at:**
<https://www.raby.co.uk/about-us/development/>
2. **Write to our Planning Consultants:**
Lichfields, The St Nicholas Building, St Nicholas Street, Newcastle upon Tyne NE1 1RF .
3. **Send an email to:** rabyconsultation@lichfields.uk
leaving your name and address along with your comments.
4. **Fill in feedback forms available at today’s consultation event.**

Please Note: This community involvement exercise has been commissioned by Raby Estates to involve the public in the planning application process prior to any planning application being submitted. It will not replace the normal consultation exercise undertaken by Durham County Council when dealing with any formal planning application.

Further Details

If you would like to register for updates or provide any comments, please email: reception@raby.co.uk



Illustration of Proposed Residential Development

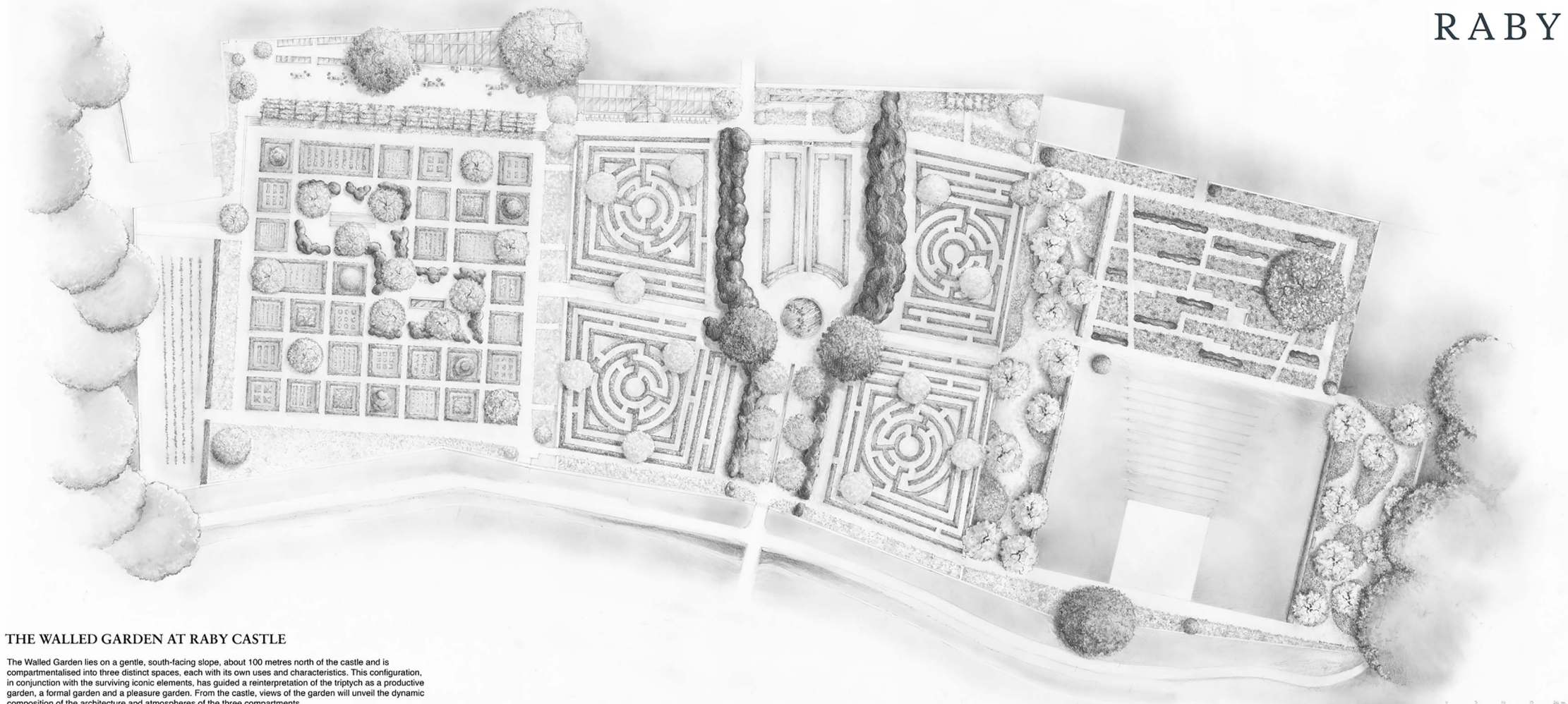


Proposed Visitor Centre and Vinery (Raby Castle, Park and Gardens)



Proposed Visitor Centre Interior (Raby Castle, Park and Gardens)

Donald Insall Associates
Chartered Architects and Historic Building Consultants



THE WALLED GARDEN AT RABY CASTLE
The Walled Garden lies on a gentle, south-facing slope, about 100 metres north of the castle and is compartmentalised into three distinct spaces, each with its own uses and characteristics. This configuration, in conjunction with the surviving iconic elements, has guided a reinterpretation of the siteplan as a productive garden, a formal garden and a pleasure garden. From the castle, views of the garden will unveil the dynamic composition of the architecture and atmospheres of the three compartments.



PRODUCTIVE GARDEN

Embodying the traditional spirit of the walled garden, the Productive Garden focuses on the growth and cultivation of cut flowers and edible produce.

The design looks to reinstate the greenhouse that once stood along the upper north wall, which will constitute the more working part of the garden, with cold frames and potting areas.

The greenhouse, aside from enabling the cultivation of plant varieties requiring warmer temperatures, could also have the flexibility to host events such as workshops and fairs.

Screening this area from the castle, a raised pergola marks the transition to the main garden, which is organised around a regular structure of planting beds marked by low hedges.

Within this symmetrical arrangement, an unexpected space opens up, disrupting the rhythmic order of the grid layout.

This area creates communal places to sit and enjoy the garden, for family picnics and gatherings or as event spaces for parties, bringing a sense of life, play and congregation.



FORMAL GARDEN

The 200 year old yew hedges, together with the circular pond, set the language of the Formal Garden.

The design envisages a continuous proximity to water, incorporating the current feature into a new system of fountains and rills.

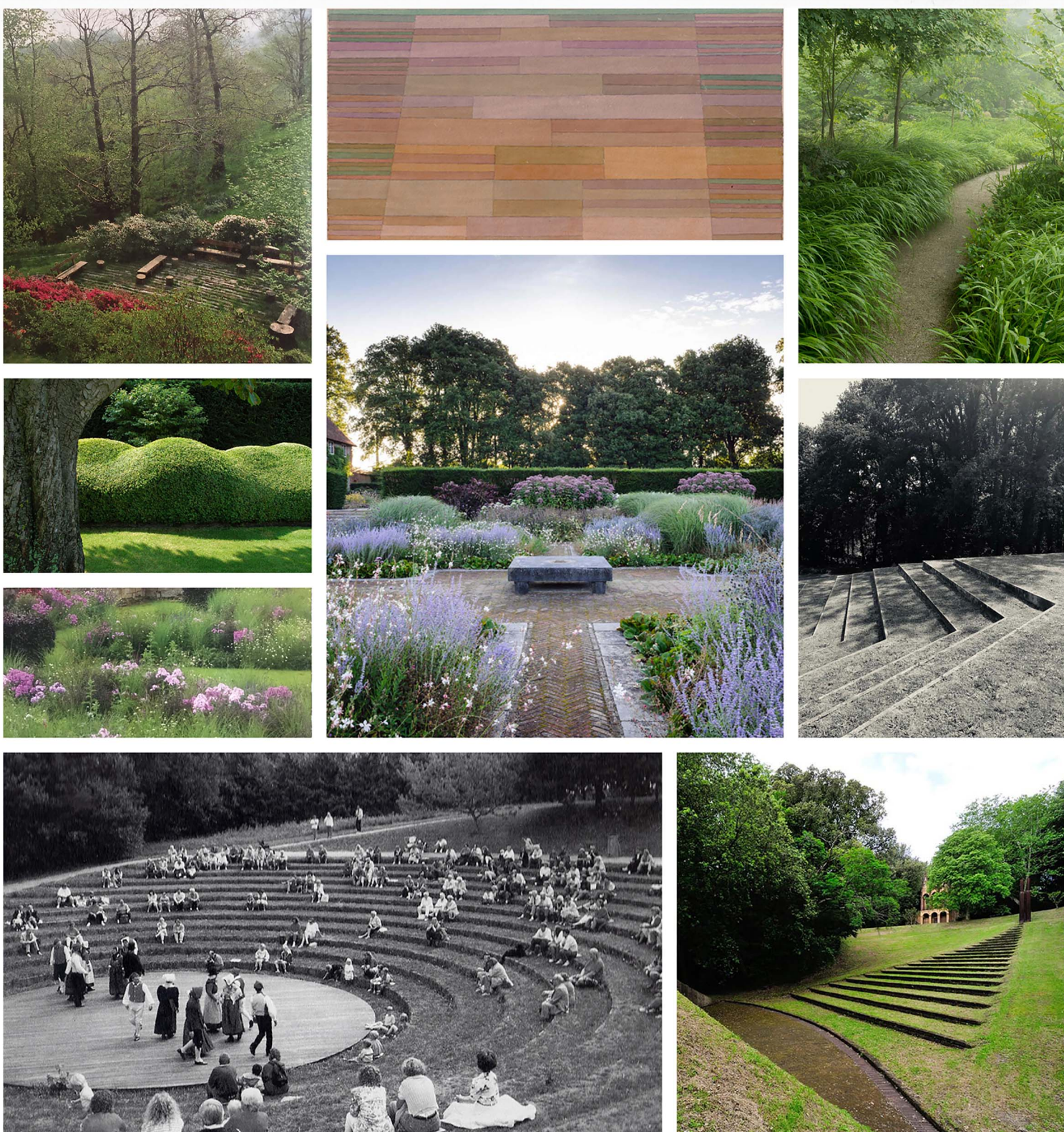
The flow of water accompanies the movement of people from the point of arrival down to the lower gate, echoing the natural slope of the land.

Metre-high evergreen hedges create an arrangement of geometric mazes, encouraging exploration and play, without obstructing views of the castle.

Flowering trees will be planted at points within the structural parterre, softening the arrangement and adding seasonal interest.

The current conservatory in the upper part of the garden will be expanded to reinstate its 19th century layout, providing an indoor environment in which to have a meal whilst enjoying the garden and views of the castle.

Two new arched openings in the inner walls will facilitate circulation and access throughout the garden.



PLEASURE GARDEN

The upper part of the Pleasure Garden is laid out as a contemporary arrangement of seasonal planting, with soft perennials interwoven with evergreen structural plants and multiple pathways to encourage visitors to meander through.

Designed to create an ever-changing display, this part of the garden will offer a different array of colours and fragrances with each season.

Amongst the planting, pockets of seating offer moments of pause and rest.

The lower half of the Pleasure Garden opens out into south-facing terraces overlooking the castle.

Allowing people to gather in numbers, the tiered steps act as a natural amphitheatre, with the option to accommodate open-air performances.

This central space is flanked on either side by sections of woodland planting, with scope to incorporate meandering pathways and shaded seating areas.

The trees here help frame the view to the castle, whilst also fleetingly obscuring it, creating a playful 'hide and seek' between castle and visitor.