

## 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 79 houses at Gainford and circa 75 houses at Staindrop respectively.

As part of the earlier exhibition we opened the doors to Gainford Hall and provided an opportunity for attendees to see inside the building. The earlier event in Gainford provided an overview of the concept of residential development on land to the west of the village (north of the A67), why this is needed in respect of the urgent repair works required at Gainford Hall, how it relates to the proposed tourism development at Raby Castle, Park and Gardens, and what the constraints and opportunities are for development in this location.

Since the event in May, the development team has been working up a design which responds to the requirements and sensitivities of the site as well as prioritising the urgent repair works required for Gainford Hall. The revised design proposals seek to deliver a high quality residential development which will provide a positive legacy for Gainford 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.





## Gainford Hall

Gainford Hall was built in the closing years of the reign of Elizabeth I for Rev John Craddock, vicar of Gainford. Its planning, two rooms deep, is considered to be cutting-edge for its day, possibly the earliest such house in the North of England. The original house appears to have never been completely finished and, while Craddock's descendants lived in the building, it was described as being in a "dilapidated state" in 1846 before being restored later in the century.

The Hall is a large and sophisticated house built for a wealthy clergyman who was in touch with the latest architectural trends. Later owners did not undertake major rebuilding and it has retained its general Elizabethan character as well as many historic features such as decorative plasterwork.

Any planning permissions for housing development in Gainford will be tightly controlled to ensure the urgent repairs to Gainford Hall are completed in the early stages of the housing development. The building will have been fully repaired by the end of the housing development, including a clear strategy for identifying a long-term user of the building.



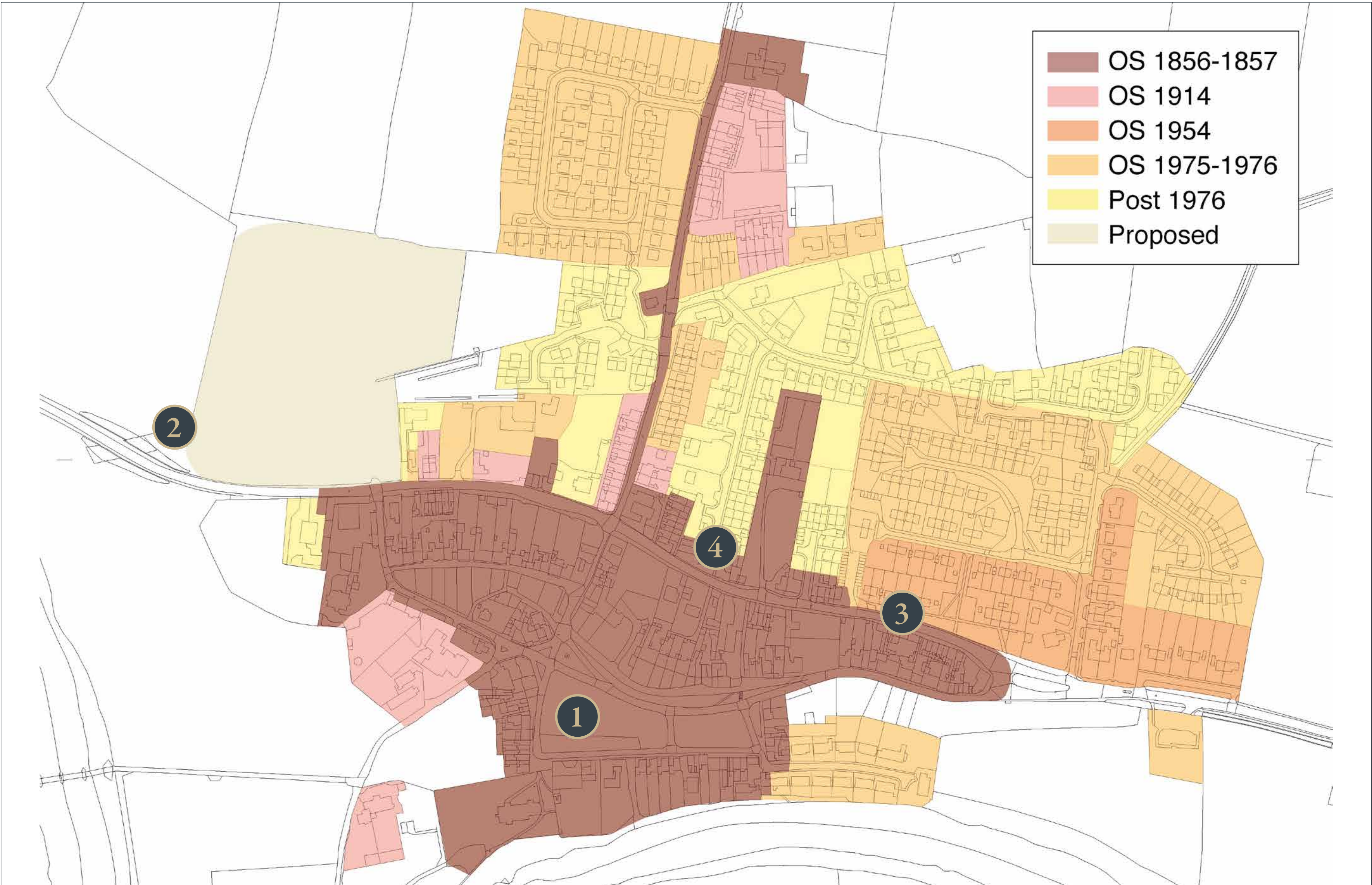
Gainford Hall has not seen any major restoration for over 100 years and it is on Historic England's Heritage at Risk Register, reflecting its need for significant and extensive repairs before any of its fabric is lost. The Hall is identified by Historic England as being in 'poor' condition and in a state of slow decay with no solution agreed.

With a building this important (listed at Grade I) new uses have to be considered very carefully but, in the meantime, the Estate is due to embark on a suite of repairs funded by the proposed development in the village. This will halt any ongoing decay and give the Estate time to make sure that any new use is sustainable and takes on board the needs of both the building and Gainford more generally.





Historic Development Pattern



Understanding the historic settlement pattern and how Gainford has grown is important to inform the design proposals for any sympathetic development in the village.

Gainford is believed to have originated as a key crossing point over the River Tees and has grown organically ever since. The historic core laid out around the village green was fronted by houses and farmsteads with narrow linear garden plots stretching out to the rear. By the mid to late 18th century Gainford had become a fashionable and prosperous community, the majority of buildings around the green date to this period. During the 19th century, the settlement expanded to the north of the main road (now the A67 and previously the village back lane) which helped to accommodate an increase in population brought in by the railway. In the 20th century further infill and edge development has taken place.



Image 1

A scene of the village green from a postcard dated 1909. Modest 18th and 19th century cottages line the southern and eastern edges of the green, while larger, more prestigious buildings appear on High Green to the north.



Image 2

A photograph showing the former railway line running through the proposed site toward Gainford Station. The line opened in 1856 and was subsequently decommissioned in 1965.



Image 3

Post-war housing to the eastern edge of the village features familiar local features including green areas and sandstone boundary walls.

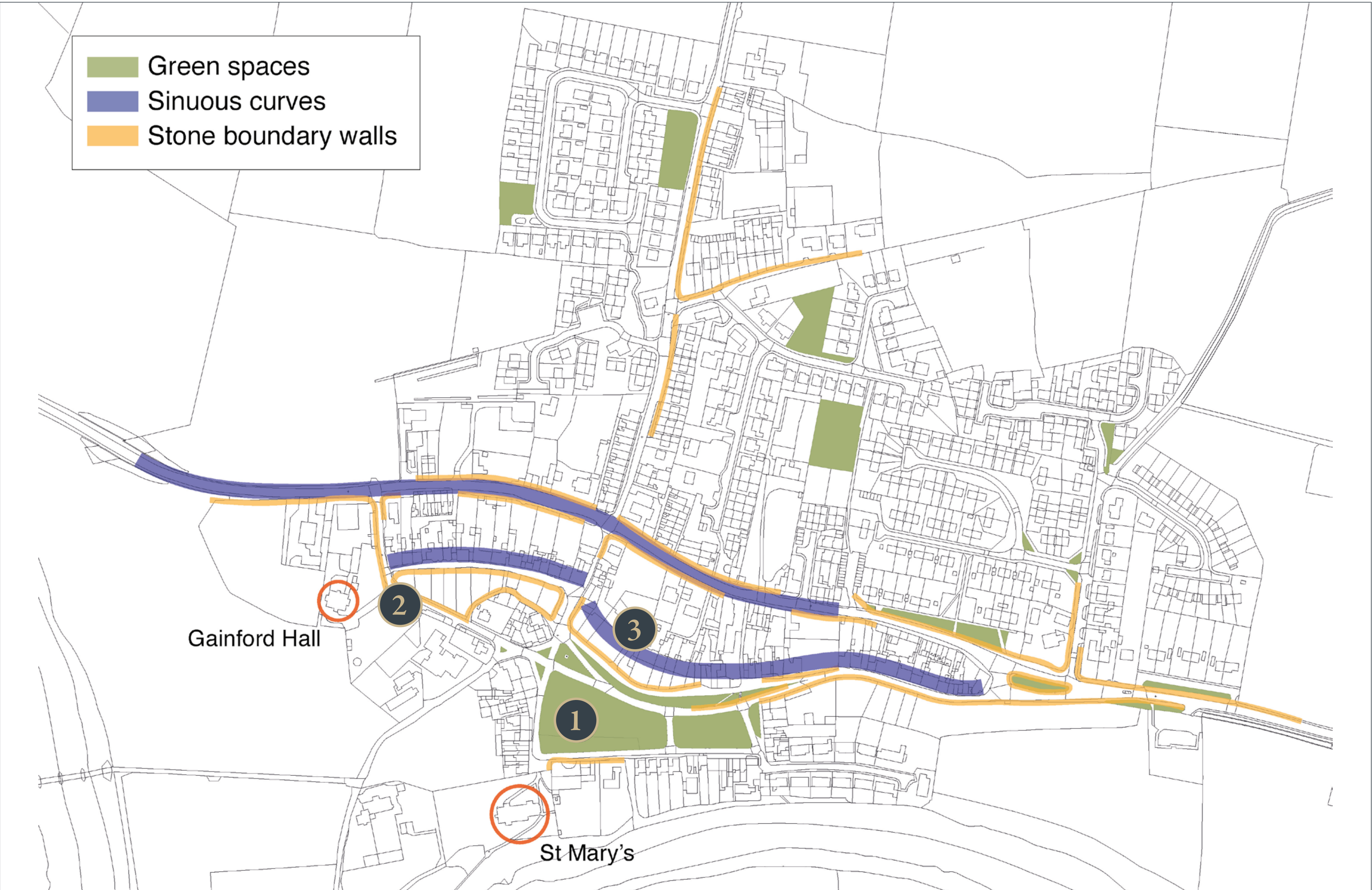


Image 4

Locally distinctive materials have been used in this development and conversion project, completed in the early 2000s. Stone boundary walls also help to integrate the scheme into the familiar local aesthetic.



Gainford Essential Qualities



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



Greens

The historic heart of Gainford is centred around a generous village green, throughout the village there are further linear greens and generous verges that soften the built edges and allow landscape into the heart of the settlement.



Walls

Walls constructed from local stone have been widely used on principle street frontages, as garden boundaries and to define public green spaces. The walls, often curved in alignment greatly contribute to the character of the area.



Curves

The gentle, sinuous curves of the residential streets and terraces around the village centre, particularly those of High Row and High Green, are a distinctive characteristic of Gainford.



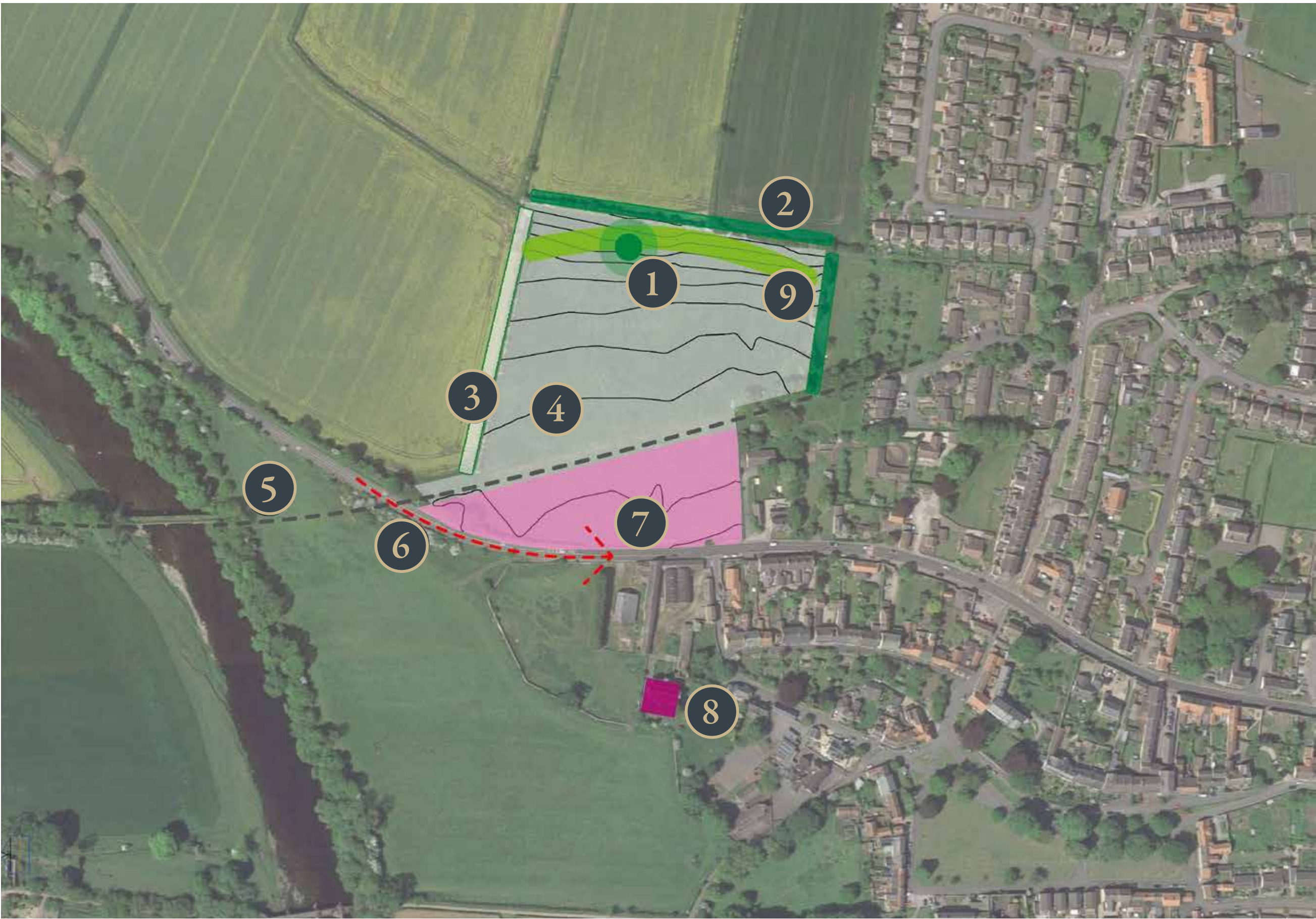
Materials and Architectural Detail

Despite the varied nature of styles and forms, the architecture of Gainford is unified by its scale, height, quality and use of local building materials; notably the warm honey coloured sandstone. The 18th and 19th century architecture and detailing of buildings surrounding the village green in particular is of a noteworthy style and quality.



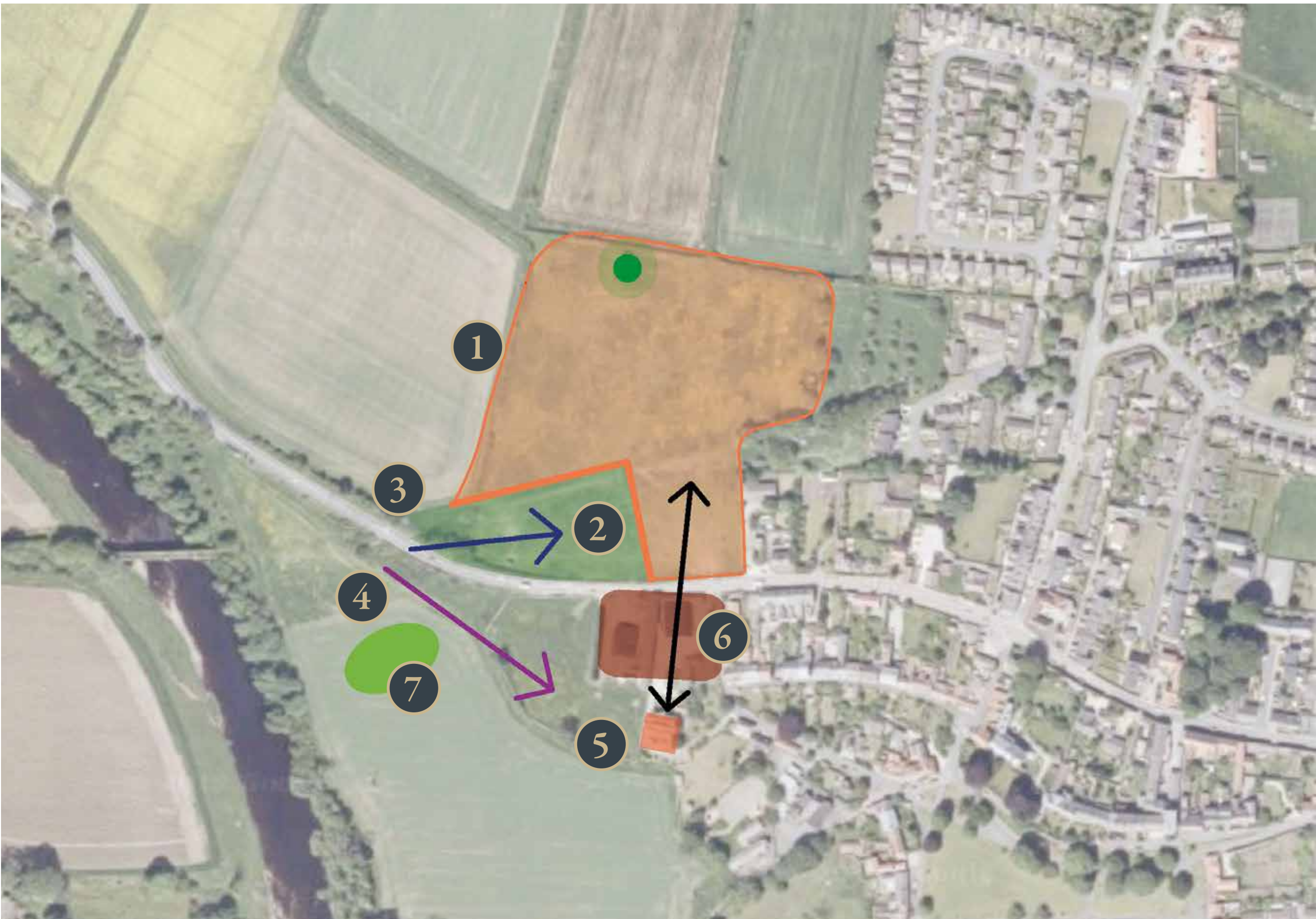
Existing Site Constraints and Opportunities

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 Existing mature oak tree to be retained
- 2 Continuous and mature existing hedge boundary
- 3 Fragmented existing hedge boundary
- 4 The site has a generally flat topography which slopes towards the northern boundary
- 5 Route of historic railway line
- 6 High traffic speeds approaching and entering the village from the west
- 7 Area of the site south of the historic railway line falls within the village conservation area
- 8 Setting of Gainford Hall must be taken into consideration
- 9 Existing green landscape backdrop to Gainford Hall when viewed from the south must be respected



Opportunities Key

- 1 Opportunity to enhance the western edge to the village
- 2 Potential to incorporate new public green space
- 3 Improve approach to the village and slow traffic speeds
- 4 Reinstall view of Gainford Hall on approach to village
- 5 Create visual connection between the proposed site and Gainford Hall
- 6 Proposed employment site
- 7 Opportunity to create SUDS Basin as part of drainage strategy



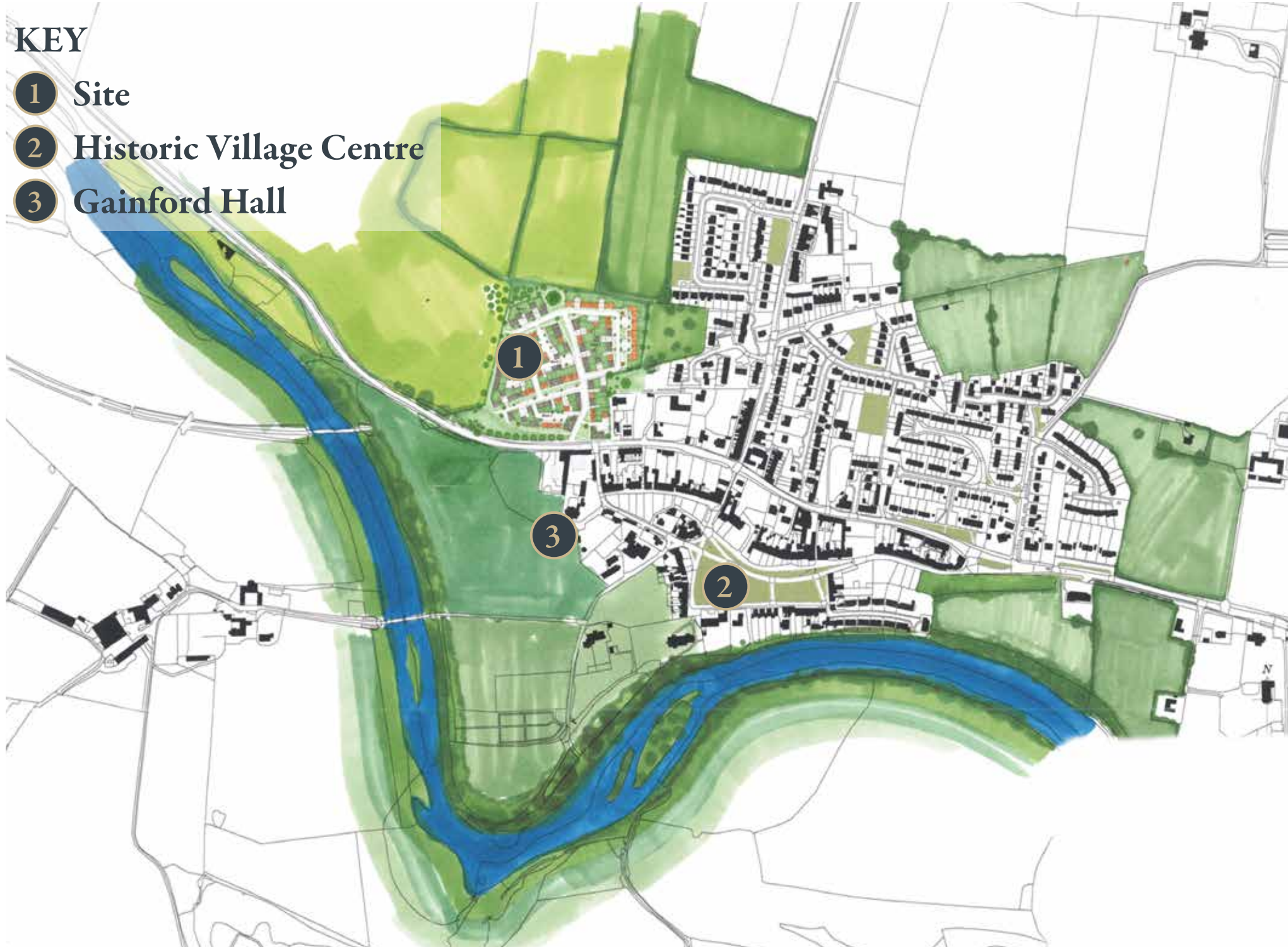
Proposed Masterplan



Proposed Masterplan

The masterplan approach takes forward the essential qualities of Gainford.

- Open green spaces and soft verges reference the generous green at the heart of the historic centre.
- Boundary walls constructed from local stone are widely used throughout the masterplan.
- The lost stone wall to the south of the site which runs alongside Spa Road is to be reinstated.
- Gentle curves have been used to reference the sinuous nature of the historic residential streets.
- The masterplan and housing has been carefully considered to work with the existing site topography.
- Existing hedgerows are to be enhanced and reinstated.
- Proposed new tree planting throughout.
- The alignment of the former railway track has been acknowledged.
- Development of the homes will remain in the control of the Raby Estate to ensure design and build is maintained throughout.



Location Plan



Architectural Approach

The key characteristics that define the buildings of Gainford have been the primary influence behind our housing design. We have used a simple yet traditional palette of materials which are deeply routed in the local vernacular. Honey toned sandstone and rough-cast render in a number of soft, warm tones are to be widely used here. Roof coverings will match and complement the existing which are typically slate or terracotta pantiles. Double hung sash windows, stone or rendered window surrounds, projecting bays and varying door surrounds are all important design cues from the area.



An illustrative view of the proposed entrance off Spa Road that is marked by a new green space.

A street elevation showing the principal north to south road through the site. Varying roof textures, heights, facade materials, windows and doors reference the local architectural qualities.



Street Elevation



Proposed Street Scenes



**Elevation A.**  
Elevation as seen from Spa Road. A linear green space with new trees and a stone boundary wall helps separate the new buildings from the main road into Gainford.



**Elevation B.**  
Elevation of the main north to south road facing east. The main entrance into the site from Spa Road is to the right hand side.



**Elevation C.**  
Elevation of the main north to south road facing west. The main entrance into the site from Spa Road is to the left hand side.



**Elevation D.**  
The softly curved housing and terrace fronting the former railway line.



**Elevation E.**  
Proposed housing to the rear of the site with lower lying single storey cottages to the north east corner.



**Elevation F.**  
Housing to the western boundary of the site with views over the surrounding fields.



Key Plan

Housing Mix

The proposed masterplan shows 79 new dwellings in a range of house types including;

- 8 x Single storey dwellings
- 10 x 2-bedroom cottages
- 33 x 3-bedroom family homes
- 14 x 4-bedroom family homes
- 6 x 1 & 2-bedroom Coach Houses
- 8 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 Strategy



Outline Landscape Strategy

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:	On occupation of the dwellings, the economic benefits could include:
<div> Supporting approximately <b>50 direct FTE construction jobs</b> per annum throughout the course of an estimated 4-year build period;</div>	<div> First occupation expenditure (spending to make a house ‘feel like a home’) in the region of <b>£435,000</b>;</div>
<div> Supporting an additional <b>75 indirect and induced FTE jobs</b> in the supply chain and related services per annum throughout the build period; and</div>	<div> Additional resident expenditure in local shops and services of approximately <b>£765,000</b> per annum;</div>
<div> Delivering an uplift in <b>Gross Value Added of £7.5 million</b> per annum throughout the build period.</div>	<div> Supporting the creation of approximately <b>15 FTE jobs</b> locally as a result of the increase in resident expenditure;</div>
	<div> An uplift in Council Tax payments to Durham County Council in the region of <b>£170,000</b> per annum; and</div>
	<div> New Homes Bonus payments in the region of <b>£600,000</b> over a four-year period (contingent on Durham County Council delivering housing growth above the 0.4% threshold).</div>



## 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 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.

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 propose 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.





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

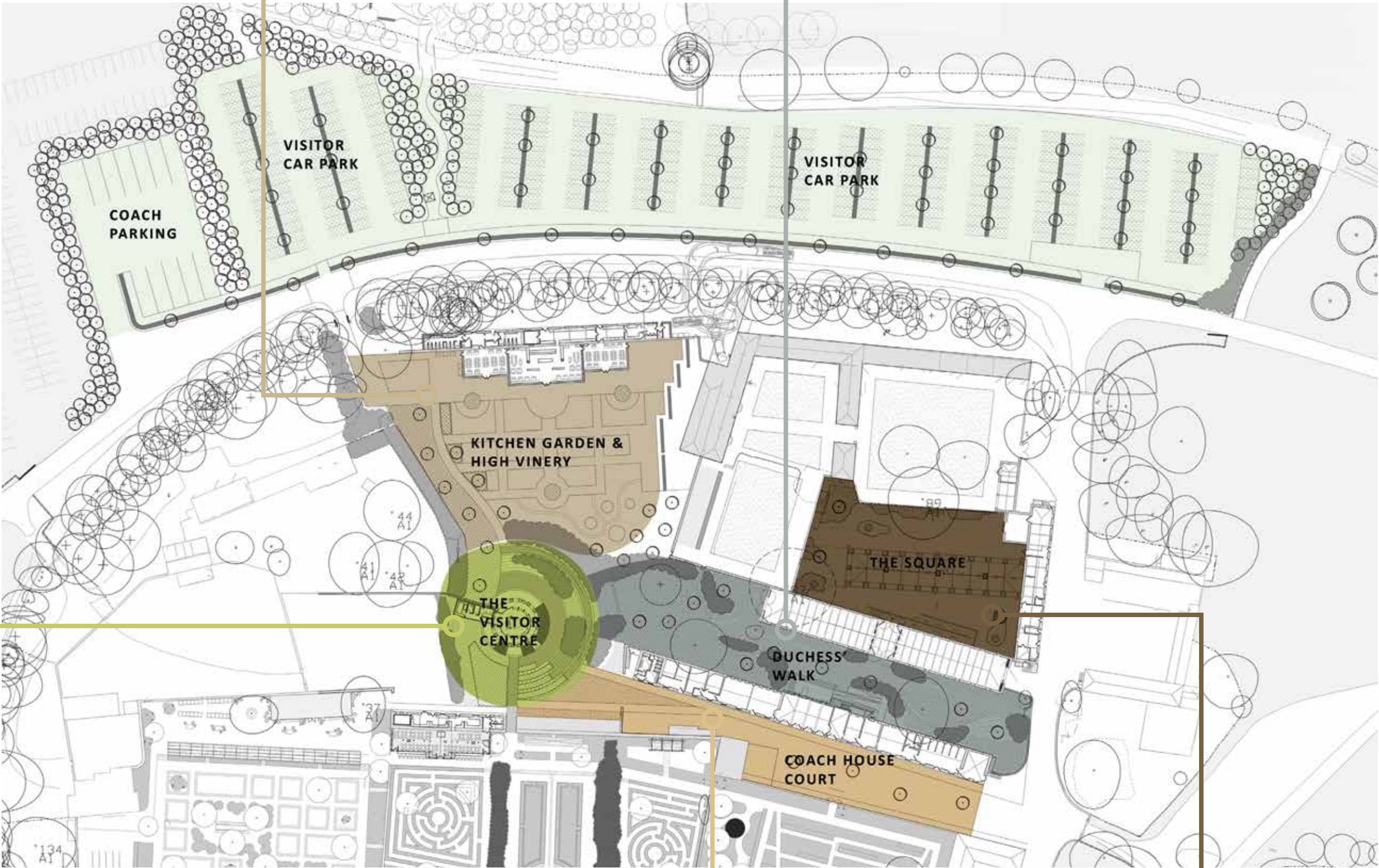
Kitchen Garden and High Vinery

- 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

POSSIBLE HOT AIR BALLOON LAUNCH FROM FIELD BEYOND

RACING SLIDES DOWN THE HILL

LOOKOUT TOWER & TURRET

GROUND PLAY ELEMENTS

SEMI PERMANENT F&B KIOSK WITH SEATING & STAR GAZING DECK ABOVE

TODDLER PLAY SPACE

CENTRAL WAY-FINDING WALNUT TREE

FULLY ACCESSIBLE RAMP TO COVERED TREE DECK

ACCESSIBLE SLIDE

SCRAMBLE NET UP BANK

RAISED DECK WITH VARIOUS ACCESS POINTS

MULTILEVEL LOOKOUT TOWER WITH GIANT SPIRAL TUBE SLIDE

NEW WINDING PLAY PATH

SLIDE LAUNCH DECK

BRIDGE ACROSS MAIN FOOTPATH

INITIAL PLAY DECK

ENTRANCE TICKET KIOSK

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.







Illustrative view of proposed development



Street Elevation

Staindrop Housing

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

Funds from the residential development will facilitate development at Raby Castle, Park and Gardens.



The proposed site is located on the eastern edge of the village.



Next Steps

The Estate is committed to ensuring Gainford Hall is restored, starting with the urgent repair works required to protect the building from any further deterioration. Alongside the works to Gainford Hall, The Estate is also developing an ambitious proposal 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 development which is allowed 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.

The next steps following this event will be:

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](mailto: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.



An illustrative view of the proposed entrance off Spa Road that is marked by a new green space.





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 triptych as a productive garden, a formal garden and a pleasure garden. From the castle, views of the garden will unveil the dynamic genealogy of the architecture and atmosphere of the three compartments.

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 triptych as a productive garden, a formal garden and a pleasure garden. From the castle, views of the garden will unveil the dynamic genealogy of the architecture and atmosphere of the three compartments.



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.

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.

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.