

# Gainford, Land North of A67/Spa Road

## *Design & Access Statement*



Ben Pentreath





Gainford village green

|      |  |       |      |                      |       |
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I.01 INTRODUCTION

This Design and Access Statement has been prepared as part of a full planning application for:

**The erection of 79 residential dwellings (Use Class C3) associated infrastructure and landscaping and demolition of existing agricultural barn**

It should be read in conjunction with the other planning documentation submitted as part of the application.



Street view of houses fronting A67 / Spa Road

The statement is set out as follows;

**Section 1-3**

Provides the context and background of the application and the site

**Section 4-5**

Presents the design development undertaken as part of the detailed application and details the consultation process

**Section 6-9**

Details the proposed masterplan, architectural design and landscape approach. Provides an overview of the technical requirements and compliance of the proposals with Building for Life 12. Section 9 provides a conclusion to this document.





## 2.01 GAINFORD VILLAGE

Gainford is a large village situated on the A67, it lies approximately 11km west of Darlington and 14.5km east of Barnard Castle on rising ground on the north bank of the River Tees. At the centre of the village is the green, which even today remains the physical and cultural focus of the settlement. In the southwest corner of the green stands the 13th century church of St. Mary's which commands views both to and from the green. On the western edge of the village lies Gainford Hall, a large late Elizabethan grade I listed house set in a walled enclosure. The Gainford Conservation Area encompasses all the properties and space around the green, the hall and some of the later development to the north.

During the 18th century Gainford was highly prosperous and includes a fine array of Georgian houses of a number and quality. This trend continued through into the 19th century with a number of grand Victorian terrace developments. Recent development has largely been constrained to the north side of village, and along the A67.

Gainford lies within the broad landscape character area of the Tees Lowlands, a low-lying plain framed by the Cleveland Hills to the south-east, the Pennines Fringes to the west and merging into the Durham Magnesian Limestone Plateau to the north. It is situated on the north side of the river Tees, at a point where the river meanders creating a series of stepped terraces and gravel benches, forming natural crossing points in the shallows. On the north side of the river, where the village is located, the slope is much gentler and the landform more undulating, rising toward the valley ridge at a height of 75m OD.

The landscape surrounding the village is dominated by rough pasture with pockets of broad leafed woodland especially along the river bank. To the north of the village the land opens up to into lowland vale, continuing to gently rise towards Headlam and Ingelton. This is mixed agricultural farmland but predominantly arable, with 'sub regular' field systems associated with the enclosure of open town fields in the 16th and 17th centuries. Vestiges of ridge and furrow cultivation are still preserved around the settlement, especially on the higher ground to the north, as well as to the east of Gainford Hall. Today much of the surrounding land is under the ownership of Raby Estates.



Photos of the centre of Gainford village



## 2.02 APPLICATION SITE

The planning application area comprises the land edged in red, measuring 7.6Ha in size.

The application site, is located at the western edge of the village to the north of the A67 (A67 / Spa Road). The site is currently a rough pasture field surrounded on all sides by existing hedgerows. Within the site, close to the northern boundary there is a single mature oak tree.

To the north and west the site is bounded by open farmland. To the east the site adjoins Gainford but is separated from housing by an existing orchard, area of scrub and a BT exchange building. To the south the site looks towards Gainford Hall and the farm buildings that sit between it and the A67. The River Tees is also located to the south of the site but is not visible due to the set down topography.

The Darlington to Barnard Castle railway line, built in 1856 ran through the site and the embankment of the former railway track remains a visible feature.



Aerial photo of Gainford showing the site location and local points of interest





Images of Gainford Hall



## 2.03 GAINFORD HALL

Gainford Hall is a grade I listed building, one of the oldest surviving buildings in the village. It was built by the Cradock family between 1600 and 1603 for the Rev John Cradock, Vicar of Gainford. The building has a double-pile plan-form, considered to be cutting-edge for its day, and is possibly the earliest such house in the North of England.

The impressive late Elizabethan house is believed to have never been entirely finished. The family vacated the property soon after moving in and it is unclear how many of Cradock's descendants resided at the hall. By the end of the 17th century, a more strictly classical style of design was becoming fashionable and Gainford Hall fell into neglect. In 1846 the building was described as being 'in a dilapidated state, its ancient gardens destroyed' but was eventually restored in the later 19th century.

Gainford Hall has not seen any major restoration for over 100 years. It is currently on Historic England's 'Heritage at Risk Register' reflecting its need for significant and extensive repairs. The building recently came back under the control of Raby Estates and its removal from the at-risk register is a priority for the Estate, Historic England, and officers of Durham County Council (DCC).

With a building this important, 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.

To improve the setting of the historic hall, this application proposes the careful dismantling of a modern storage barn, currently in a dilapidated state on the periphery of the yard to the north west of the hall. We also propose the removal of the uncharacteristic Leyland Cypress hedge which currently obscures views of the hall when approaching Gainford from the west.



2.04 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.



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.



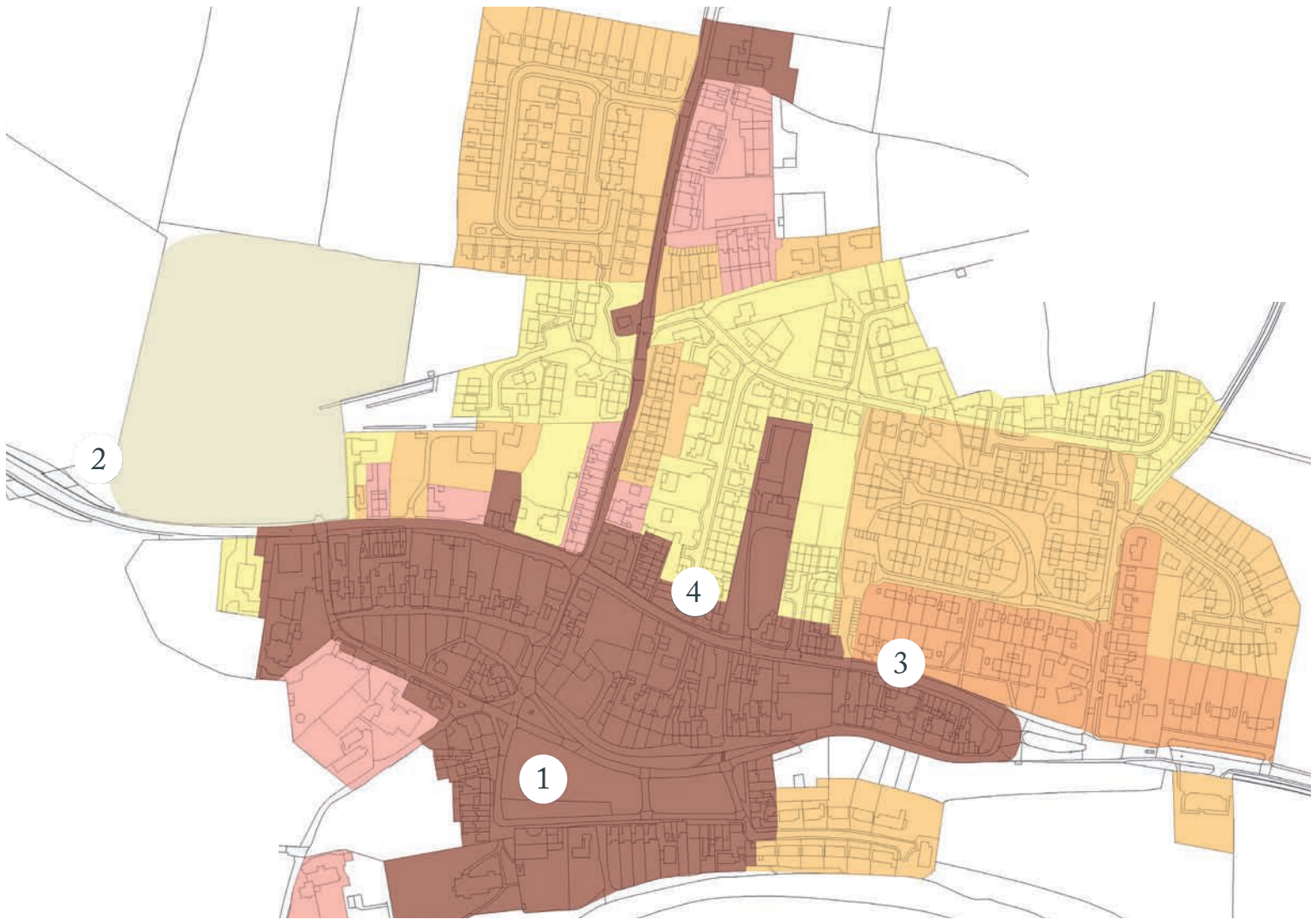
2. A photograph showing the former railway line running through the proposed site toward Gainford Station. The line opened in 1856 and was subsequently decommissioned in 1965.



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



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.



Map of Gainford showing historic development patterns

Key

OS 1856 - 1857

OS 1914

OS 1954

OS 1975 - 1976

Post 1976

Proposed





### 1. 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.



### 2. 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.



### 3. Walls

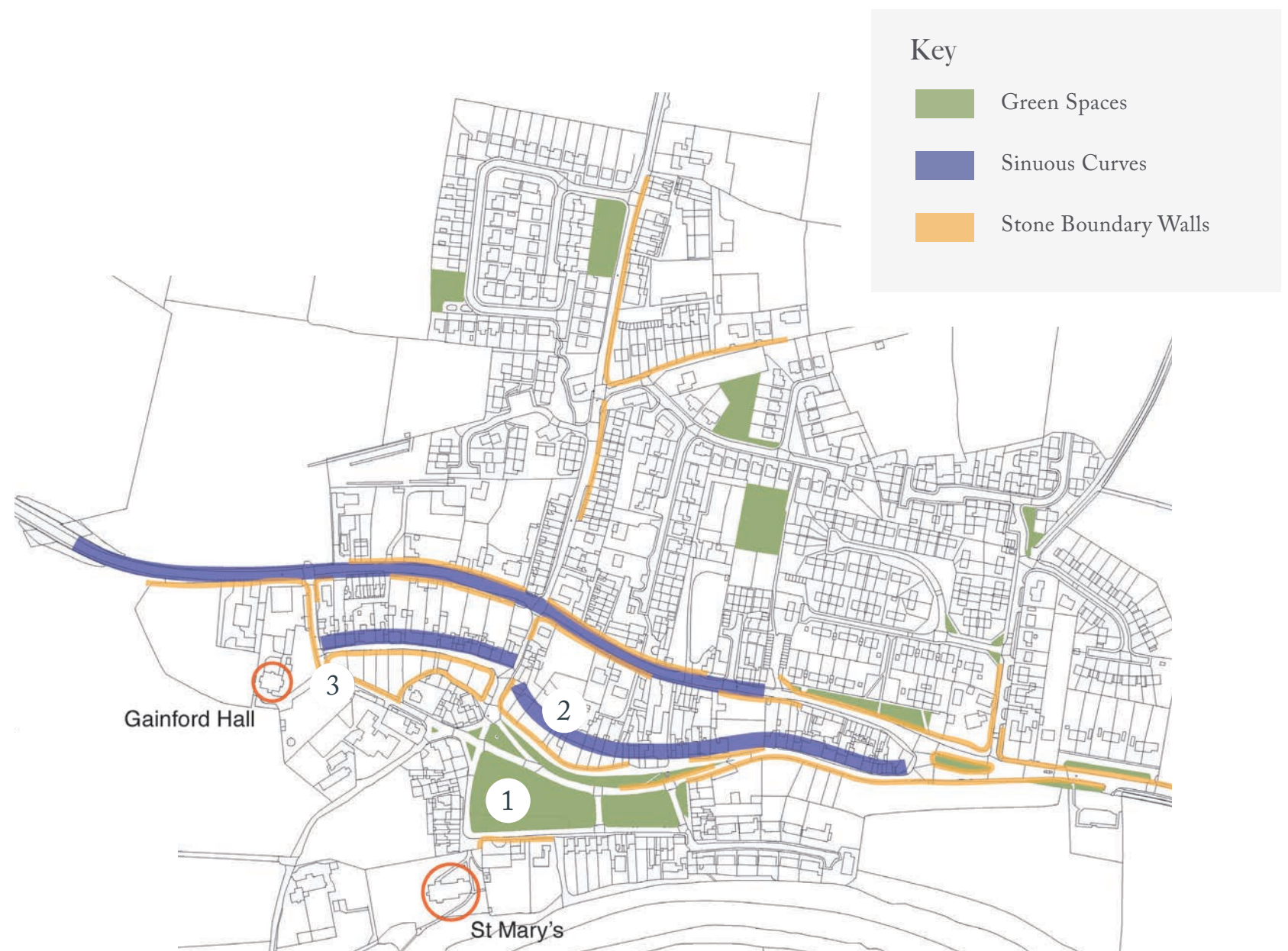
Walls constructed from local stone have been widely used on principle street frontages, as garden boundaries and to define public green spaces. The walls, often curved in alignment greatly contribute to the character of the area.



### 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.

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 that include greens, curved elements, walls and refined architectural detail.







**National Planning Policy Framework**

A revised National Planning Policy Framework (‘NPPF’) was published in February 2019, setting out the Government’s planning policies for England and how they are expected to be applied by Local Planning Authorities. The policies contained within the NPPF are a material consideration in the determination of this planning application.

**Achieving Well-Designed Places**

The NPPF places great weight on achieving well-designed places. Paragraph 124 notes that good design is considered a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The formation of high quality buildings and places is therefore considered ‘fundamental’ to what the planning and development process should achieve.

Paragraph 125 further emphasises that plans should, at the most appropriate level, set out a clear design vision and expectations. Design policies should therefore be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.

Paragraph 127 asserts that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The NPPF further states at Paragraph 131 that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

**Teesdale Local Plan (2002)**

**Policy GD1: General Development Criteria** requires new development to comply with the following design principles:

- It is of a high standard of design and would contribute to the quality and environment of the surrounding area;
- It is in keeping with the character and appearance of the area in that:
  - a) It is designed to be appropriate in terms of form, mass, scale, layout, density and materials;
  - b) It has regard and is appropriate to the setting of neighbouring buildings, landscape features and open spaces of the surrounding area;
  - c) Landscape, natural and historic features on the site are retained and incorporated into the design and layout of the scheme; and
  - d) It would not result in the loss of important open spaces within the built-up areas and villages of the District.
- It would not disturb or conflict with adjoining uses;
- It would not unreasonably harm the amenity of occupants of adjoining sites,
- It is located and designed where possible to conserve energy and be energy efficient. This should include southerly orientation of buildings, limiting the size of windows on north aspects, insulation and double glazing, screening from prevailing winds, avoiding exposed locations;
- It is designed where possible to deter crime and to increase personal safety. Design will need to incorporate open, well-lit layouts which reduce high risk areas where the user is unsighted due to vegetation, alcoves or corners;

- It would not unreasonably harm the rural landscape of the area;
- It would not have a detrimental impact on archaeological sites of national importance and will take account in its design and construction of other archaeological remains and their settings; and
- Adequate landscaping is incorporated within the design and layout of the site and, where appropriate, wildlife habitats are created which should be in keeping with the natural habitats of the area.

**Policy H12: Design:** The local planning authority will encourage high standards of design in new houses and housing sites, in terms of layout and organisation of public and private open space, including meeting the needs of the disabled and elderly and the consideration of energy conservation and Local Agenda 21. Residential proposals should comply with the criteria of Policy GD1 where relevant to the development involved.

**County Durham Plan: Pre-Submission Draft (2019)**

**Policy 30: Sustainable Design:** All development proposals will be required to achieve well designed buildings and places in accordance with local guidance documents, and:

- Contribute positively to an area’s character, identity, heritage significance, townscape and landscape features, helping to create and reinforce locally distinctive and sustainable communities;
- Create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions and include appropriate and proportionate measures to reduce vulnerability, increase resilience and ensure public safety and security;
- Minimise greenhouse gas emissions, by seeking to achieve zero carbon buildings and providing renewable and low carbon energy generation, and include connections to an existing or approved district energy scheme where viable opportunities exist. Where connection to the gas network is not viable development should utilise renewable and low carbon technologies as the main heating source;
- Minimise the use of non-renewable and unsustainable resources, including energy, water and materials, during both construction and use by encouraging waste reduction and appropriate reuse and recycling of materials, including appropriate storage space and segregation facilities for recyclable and non-recyclable waste and prioritising the use of local materials;
- Provide high standards of amenity and privacy, and minimise the impact of development upon the occupants of existing adjacent and nearby properties; and
- Contribute towards healthy neighbourhoods and consider the health impacts of development and the needs of existing and future users, including those with dementia and other sensory or mobility impairments.

Landscape proposals should:

- Respond creatively to topography and to existing features of landscape or heritage interest and wildlife habitats;
- Respect – and where appropriate take opportunities to create - attractive views of and from the site;
- Reflect in the detailed design any features characteristic of the locality such as boundaries, paving materials and plant species;
- Create opportunities for wildlife including though the use of locally native species;
- Make appropriate provision for maintenance and long term management; and
- In the case of edge of settlement development, provide for an appropriate level of structural landscaping to screen or assimilate the development into its surroundings and provide an attractive new settlement boundary

Major development proposals and those which effect, or add to, the public realm should:

- Create a well-defined, easily navigable and accessible network of streets and spaces which respond appropriately to local context, to ensure that:
  - a) The public realm, including new roads, paths and other rights of way, open spaces, hard and soft landscaping, boundary features and other structures, are designed to be functional, well-managed safe and durable, taking into account the lifetime needs of its users;
  - b) Convenient access is provided for all users whilst prioritising the needs of pedestrians, cyclists, public transport users, people with a range of disabilities, and, emergency and service vehicles;

- c) Connections are made to existing cycle and pedestrian networks;
- d) The public realm benefits where possible from natural surveillance;
- e) Amenity open space is designed with regard to the local micro-climate including sunlight, shade and shelter; and
- f) Private and communal amenity space is well-defined, defensible and appropriate in its design, size and location to the needs of its users.

- The manner in which the proposal responds positively to the findings and recommendations of conservation area character appraisals and management proposals; and
- Respect for, and reinforcement of, the established, positive characteristics of the area in terms of appropriate design (including pattern, layout, density, massing, features, height, form, materials and detailing).

**Policy 45: Historic Environment:** Development will be expected to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment, and should seek opportunities to enhance and better reveal the significance and understanding of heritage assets whilst improving access where appropriate.

In determining applications, particular regard will be given to the following:

- Respect for the historic form, setting, fabric, materials, detailing, and, any other aspects including curtilage, which contribute to the significance of the building or structure; and
- The retention of the character and special interest of buildings when considering alternative viable uses.

With regards to Conservation Areas, particular regard will be given to the following:

- The demonstration of understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the conservation or enhancement of the asset;





4.01 EXISTING SITE CONSTRAINTS

An assessment of the existing site constraints was undertaken in order to understand the key considerations of the site. This included assessing the existing landscape features, the influence of the A67 and the relationship of the site with Gainford Hall.

Site 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 upward 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



Existing site constraints plan





Site opportunities plan

#### 4.02 SITE OPPORTUNITIES

Alongside an assessment of the existing site constraints consideration was given to the potential opportunities to inform the emerging design approach. This approach looked at retention and enhancement of existing landscape features, slowing traffic speeds on the A67 and creating a layout that would successfully stitch into the village.

#### Site 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. Reinstatement 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
8. Possible creation of new public footpath along river





A thorough understanding of the form and scale of the existing village was an important starting point for the proposals.

From an early stage the design team in conjunction with Raby Estates began to consider what would feel the most appropriate design response for new housing to the west of Gainford.

Collectively, we felt strongly that the location and 'energy' of the site suggested that the right response would be to create a beautifully crafted extension of the existing village architecture and layout. A plan that adopted an organic and incremental approach with buildings designed to take direct influence from existing precedents within the village.

The plans below show the evolution of the design.



Initial concept diagrams located the majority of the residential units to the north of the old railway line, outside the conservation area.



Development of the housing plan with more refinement to scale / size of green space.



After initial feedback from DCC, housing was redistributed south of the old railway line into the conservation area. The reduction of the green space was thought by DCC to maintain the historic village green as the primary open green space of the village.



The scale and distribution of the housing fronting A67 / Spa Road was then refined in this more developed masterplan.



4.04 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 rooted in the local vernacular. Honey toned sandstone and rough-cast render in a number of soft, warm tones are to be widely used. 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



Proposed typical front elevation with rough cast render, smooth rendered window surrounds, timber 6 over 6 sash windows, timber panelled front door and slate roof.



Local windows are predominantly timber with a variety of glazing bar formats. Bay windows are also widely used



Door types and surrounds vary from humble and simple to more elaborate classical designs.



Housing to the western edge of the site using local stone, warm toned renders, varying roof materials and individual joinery colours.



## HIGHWAYS & JUNCTION DESIGN

### Layout

A comprehensive masterplan approach to traffic calming is proposed, to deliver a slow speed, walkable and cyclable place, with traffic calming events spaced at every 60-80m to deliver maximum speeds of 20mph. These ‘events’ are not in the form of traditional highway engineered solutions such as speed humps, speed cushions, raised tables, or chicanes but are delivered by the masterplan layout in the form of junctions, pinch points and greens.

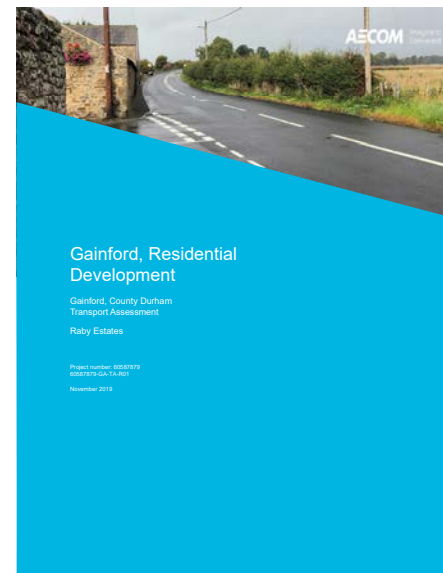
Our strategy is to provide no signage or white lining within the development in order to deliver a high-quality environment, reduce clutter, reduce maintenance liabilities and importantly to set the scene as this being a pedestrian focused place. In relation to Durham County Council’s policy for 20mph speed limit signage in new residential areas (2016) the layout and form of the masterplan has been set to help deliver low speeds.

### Entrance

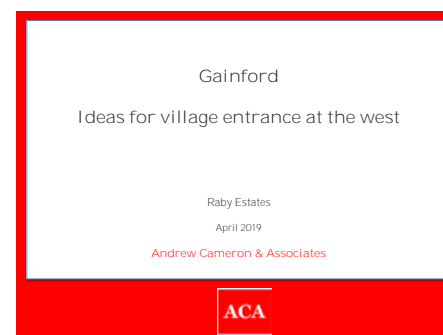
The proposed entrance green onto the A67 has been sized to match one of the key existing spaces in Gainford. It was felt that this was an appropriate scale to welcome people to the new development and to create an ‘event’ on the A67 to help slow speeds.

The green triangular shape is ‘cut’ to provide access to the eastern block of development and with a footpath that links to Low Road. The junction design has been agreed with Durham County Council highways team as part of the pre application consultation process.

The design of an entrance to future employment site to the south of the A67 has also been considered as part of the proposals.



Please refer to the Transport Assessment (*front cover shown above*) submitted with this planning application for further information.



Further information also available in the document shown above.

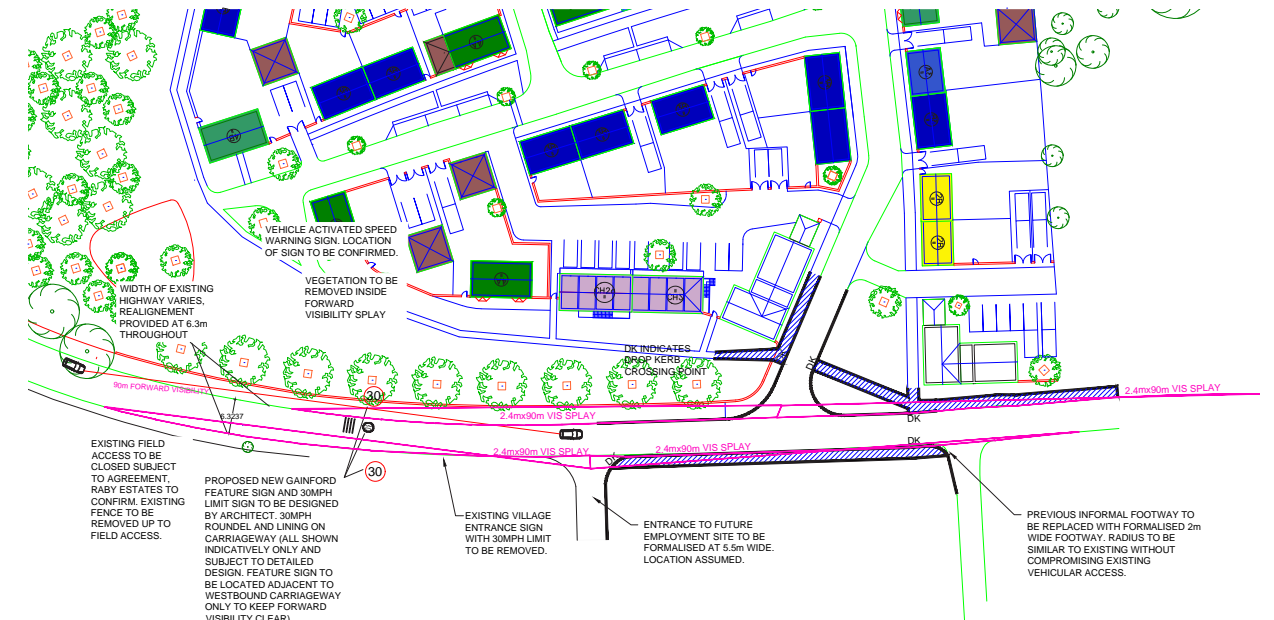


Diagram showing proposed junction design



It is the character of the best bits of old Gainford that we wish to replicate / reinvent for this development. Some of the unique street patterns and green spaces in Gainford are shown in these photographs.





5.01 PLANNING CONSULTATION

The proposals for new housing at Gainford have been devised in conjunction with DCC through a series of pre-application meetings.

The design has been amended in response to written feedback received. The following is a summary of the key feedback that has been received from the Council that has informed the submitted design proposals.



Annotated plan submitted to DCC in February 2019

February 2019

Initial feedback provided by Landscape officer John Day included the following key points;

Approach to Gainford from the West

- Vital that the visibility of both Gainford Hall and proposed development are considered together
- Consider replanting and setting back existing roadside hedge or replace with stone wall and row of Lime trees
- Replace post and rail fence to south side of the road with a less visually intrusive boundary treatment

Westward exit from Gainford

- Exit feels abrupt in a good way with a view of wooded countryside opening up combined with existing stone farm buildings south of the road- rural character is experienced
- Oppressive built development should be avoided

View from the South

- From the South Gainford Hall is seen against the green field that is the current site.
- Intrusion of densely built environment into this view would, arguably, be harmful to the landscape character of the area and setting of the listed hall

Trees

- Large tree towards the northern boundary of the site that appears to be the last survivor of the row of hedgerows shown on the First Edition OS map
- This tree, especially, should be surveyed before any thought is given to the layout, as, unless it is agreed to be dying or dangerous, we will expect it to be retained and protected, and this constraint must be factored into the layout

Initial plans were then prepared that took into consideration these landscape comments. Plans were then issued to DCC. A further round of landscape and design comments were then received as below.



## July 2019

Further comments were received from landscape officer John Day and from Senior Design Officer Anna Browning.

### Site Entrance

- The layout cannot be determined until the access for both the housing and the site opposite have been finalised with a full understanding of the highways constraints.

### Layout

- This layout proposal is dictated to an unnecessary degree by the line of the former railway. This results in an overall grain to the layout that is orientated approximately 60° from north, whereas the visual goals discussed on site, and in my previous comments, are best achieved with a grain orientated at closer to 120° from north.

### Frontage to A67 / Spa Road

- The housing facing A67 / Spa Road should be set further back to allow for a more meaningful open green space at the southern edge of the development.
- The line of this housing should be set back significantly further from the road at its western end to enable views of the woodland on the horizon from approximately the location of the existing field entrance, as well as creating an open fell to the approach to Gainford.
- The treatment between the road and the housing does not reflect our discussions. Working north from the road, there should be a generous, level grass verge, then a wall to match that further west along A67 / Spa Road, then the green with a well spaced row of trees.
- The trees are currently located too close to the road. Because of the rising elevation of the road the tree canopies may interfere with sight lines even though their trunks are outside the splay. The trees may also be too close together.
- Some of the above issues seem to have been caused by an attempt to get an additional twelve houses onto the site.

### Western Boundary

- The western boundary of the site remains to be finalised and landscaping beyond this will similarly to be considered when other layout details have been agreed.



Amended plan submitted to DCC in June 2019

The proposals were then revised to account for this feedback with refinements made to the layout, frontage and landscaping to A67 / Spa Road and the western edge. A highways focused meeting was held on the 13th August to agree the design of the entrance into the site and the general highways approach for the layout. This allowed for an agreement to be reached on the parking strategy, adoption strategy, refuse collection strategy and all other highways related issued. A package of drawings were then issued following the meeting to reflect the discussions.

## October 2019

Senior Planning Officer Laura Eden provided a summary of further comments relating to landscape, design and highways.

- The applicant has submitted various documents for consideration which include precedent images from comparable schemes in a similar context, and proposed strategies for bespoke solutions to parking and street design which will aid rather than impact on the quality of place. The proposals are supported from a design and conservation perspective and should be taken forward in the detailed development of the site.

Further detailed comments on specific highway design and parking arrangements were also provided which were incorporating into updated plans.

## December 2019

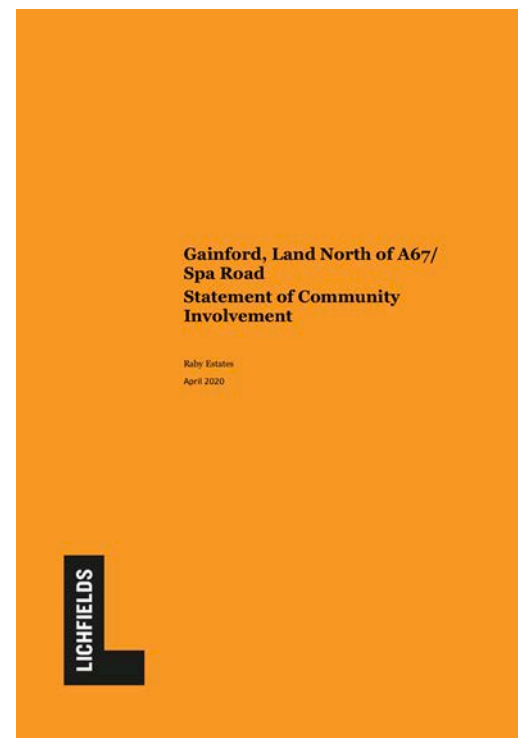
Verbal feedback was received regarding the landscaping to the western boundary requesting that the planting was increased to achieve more of a wooded edge to the proposed new housing. The plans were revised to show additional tree planting.

## January 2020

Further comments were received with from Senior Planning Officer Laura Eden with regard to separation distances between houses and coach houses for selected plots. The masterplan was reviewed and separation distances increased for the plots identified.



Local residents at the Gainford public consultation event



Please refer to the Statement of Community Involvement (*front cover shown above*) submitted with this planning application for full details.

## 5.02 PUBLIC CONSULTATION

The public consultation process has comprised the following to date:

- Press release covered in The Teesdale Mercury providing details of the proposals and consultation events to be held;
- 1,500 consultation leaflets distributed throughout local communities to residents and businesses. These provided details of the proposals and forthcoming consultation events, as well as giving details of how to submit comments;
- An initial public consultation event held at Gainford Hall on 12th May 2019, attended by 334 members of the local community;
- Two further public consultation events held at Gainford Village Hall on 20th and 21st November 2019, attended by 105 members of the local community;
- Meetings and correspondence with the Council's officers, ward members and other relevant bodies.

The local community were generally in support of the development proposals, with:

- 69% of feedback form responses in favour of new residential development in Gainford;
- 77% of responses in favour of the proposed housing mixed;
- 97% of responses in favour of the repair and restoration of Gainford Hall;
- 77% of responses in favour of the architectural approach taken for the residential development;
- 82% of responses in favour of proposals to enhance Raby Castle, Park and Gardens as a visitor destination.



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 Cradock, vicar of Gainford. In 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 Cradock'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 rightly consulted 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.



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 rooted 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 features, heights, facade materials, windows and doors reference the local architectural qualities.



Street Elevation





6.01 LOCATION PLAN

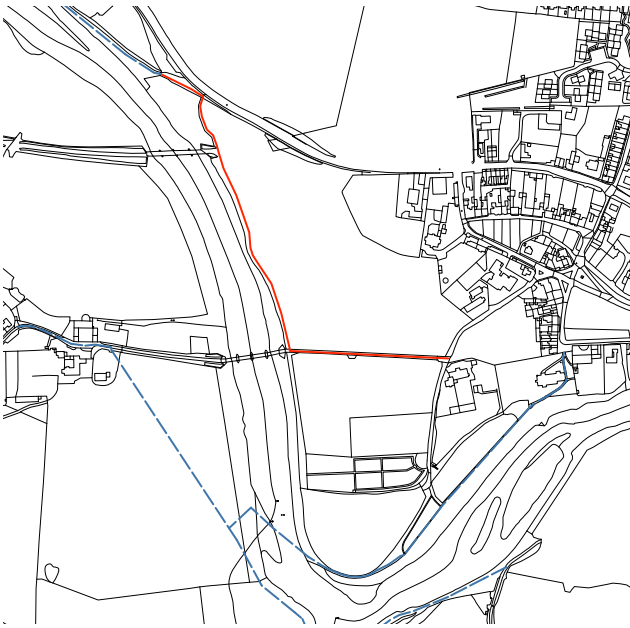
The scale and density of the proposed scheme has been carefully considered in relation to the existing buildings and historic expansion of Gainford.

Our site on the western edge of the village provides a logical location for the steady organic growth of the village while also improving the approach to Gainford from the west.

WIDER CONNECTIVITY

A new public right of way is proposed, highlighted as location 6 on the adjacent plan and shown in red on the plan below.

The new link will help improve the connectivity of the existing footpath network. It will also offer a safe pedestrian route into Gainford from the west.



A diagram showing existing footpaths in blue and the proposed link in red.



Key

- 1. Application Site
- 2. Historic Village Centre
- 3. Gainford Hall
- 4. River Tees
- 5. Historic Railway Line
- 6. Proposed Public Right of Way



## 6.02 MASTERPLAN

The masterplan approach takes forward the essential qualities of Gainford.

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- 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.
- A new Public Right of Way is to be established alongside the river to offer greater connectivity to the existing footpath network.
- The removal of a metal clad storage barn to improve the setting of Gainford Hall.







An illustrative view of the proposed entrance off A67 / Spa Road that is marked by a new green space.





An illustrative view from the northern end of the site, looking south along Road A.



6.04 SUSTAINABILITY

Raby Estates vision is to create a sensitive expansion of Gainford through a complimentary, integrated and sustainable new neighbourhood.

The following section sets out how this will be achieved.

# A Sustainable New Extension To Gainford

## Natural Environment



- Retain and enhance existing ecology and habitats where possible and create new ones
- Retain veteran trees, hedgerows of value and other landscape features and give them the space they require
- Connect existing and future residents of Gainford to nature by creation of new links to footpath network

## Energy and Resource Use



- Incorporate sustainable building technologies into building design
- Minimise water consumption in the home through efficient fittings and appliances, collect rainwater in gardens
- Implement low energy lighting throughout
- Provide access to charging points for electric vehicles throughout

## Sustainable Building Design



- Buildings will be designed and built to last with robust construction capable of future adaption
- The design of buildings will be informed by reducing the carbon footprint through the considered selection of construction materials and utilising an energy efficient fabric, a 'fabric first' approach. Further details are provided in section 7.07 Building Performance.
- Use of local materials will be prioritised, minimising the supply chains carbon footprint and promoting local architectural character
- Use local contractors and labour where possible, reducing transport requirements and supporting the local economy
- Consider modern methods of construction such as building components that can be constructed off site

## Wellbeing



- Promote community cohesion and vitality
- Design the housing mix to encourage a diverse community
- Promote a close connection between residents and nature
- Create beautiful homes, buildings and spaces





Landscape proposals for the site seek to reflect the surrounding rural character of Gainford and focus on creating a sympathetic and well designed edge to the village. Areas of public open space, gardens and boundaries are designed to reinforce the special qualities of the conservation area.

Please refer to the Landscape and Visual Impact Assessment & Landscape Statement (*front covers shown below*) submitted with this planning application for full details.





6.06 ACCOMMODATION

A successful community has a variety of accommodation catering to a broad cross-section of society. The proposed layout seeks variety of plan form, size, scale and type immediately adjacent to one another.

The mix of accommodation type by bedroom number is illustrated on the adjacent plan. The development provides a range of house types, comprising one and two bedroom flats and two to four bedroom houses. One and two bedroom coach houses ( flats over garages) are also proposed within the parking courts.

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

- 11 x Single storey 2-bedroom dwellings
- 6 x 2-bedroom cottages
- 33 x 3-bedroom family homes
- 15 x 4-bedroom family homes
- 6 x 1 & 2-bedroom Coach Houses
- 8 x 1 & 2-bedroom apartments

Affordable housing will be provided to meet 5% of the total housing mix as detailed on plan A-103

In accordance with the forthcoming local plan 66% of dwellings are Part M4(2) compliant. Of these 10% are suitable for the elderly and people with disabilities as they are single storey properties or ground floor flats.



Plan of accommodation mix

6.07 SCALE

The storey heights and overall massing has been limited in order to minimise views of the proposed development from the wider environment. Houses and apartment buildings are all two storey with the exception of eleven single storey properties to the north east corner of the site. All garages are to be single storey.

The elevational design of the buildings has been considered to achieve variation in the roofscape through the considered use of gables, chimneys and roof types. Subtle hierarchies in scale are also achieved by variation in floor-to-floor heights between larger and smaller houses. This design approach combined with the natural topography has resulted in a gently stepping roofscape.



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

Key

Single Storey

Two Storey



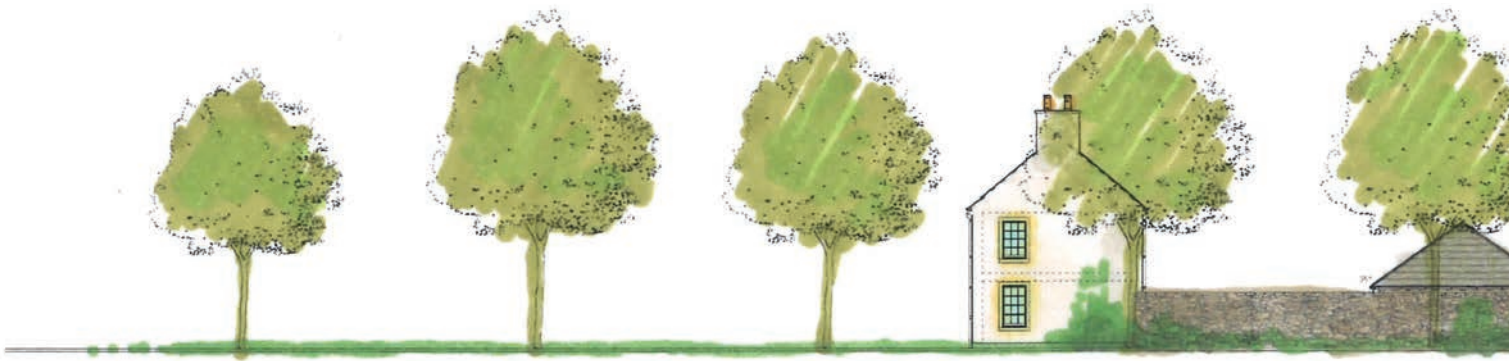
Plan of varying building heights



6.08 ARCHITECTURE & PROPOSED STREET SCENES

The proposals for Gainford will ensure the site has a clear identity through its traditional architectural language complimented by landscaping. An emphasis is placed upon achieving fine quality street scenes using a variety of vernacular and classical detailing. The architectural approach proposed takes direct cues from Gainford's historic village centre, designed in a planned, robust and coherent manner. The character will be distinguished by a harmonised architectural approach displaying a clarity of form and structure with carefully composed detailing and a unified material treatment.

The architecture proposed takes influence from the classical building tradition prevalent throughout Gainford and surrounding villages. The architectural style is restrained with well-proportioned openings, simple detailing, and a harmonious relationship between the buildings. Variety is achieved through the use of a range of house types each with differing characteristics and fenestration, the use of door surrounds on higher status buildings and the topography causing the buildings to rise and fall with the lie of the land creating interest to the street scene.



1.  
Elevation as seen from A67 / 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.



2.  
Elevation of the main north to south road facing east. The main entrance into the site from A67 / Spa Road is to the right hand side.



3.  
The softly curved housing and terrace fronting the former railway line.







6.09 BOUNDARY TREATMENTS

The boundary treatments and in particular planted plot frontages are an important component of the intended character. Low planting, grass verges or mixed hedging are proposed to the frontage of the majority of the housing to soften the street scene and encourage biodiversity.

A variety of front and rear garden boundary treatments are proposed, including stone, rendered walls and hedging. Rear garden boundaries between houses not visible from the public realm will be in hit and miss timber fencing.

Key

Local Rubblestone Walls

Rendered Walls

Timber Fencing

Hedge





6.10 MATERIALS

A simple material palette is proposed drawn from local precedent. Walls will be either local rubblestone or rough cast render (through render), both with either stone or rendered window & door surrounds. Slate or clay pantiles will be used for roofing. Chimneys will be either rubblestone or rendered to match elevations.

The material approach has been carefully considered to achieve a calm and unified appearance, deeply routed in the Gainford local aesthetic.



*slate roof tiles*



*clay pantiles*



*rendered walls*



*local stone walls*

Key

|  |                            |
|--|----------------------------|
|  | Stone With Slate Roof      |
|  | Rendered With Slate Roof   |
|  | Stone With Pantile Roof    |
|  | Rendered With Pantile Roof |



Proposed materials plan

6.11 COLOUR PALETTE

The rendered walls and joinery will use a carefully selected palette of colours in order to achieve a coherent colour scheme across the site.

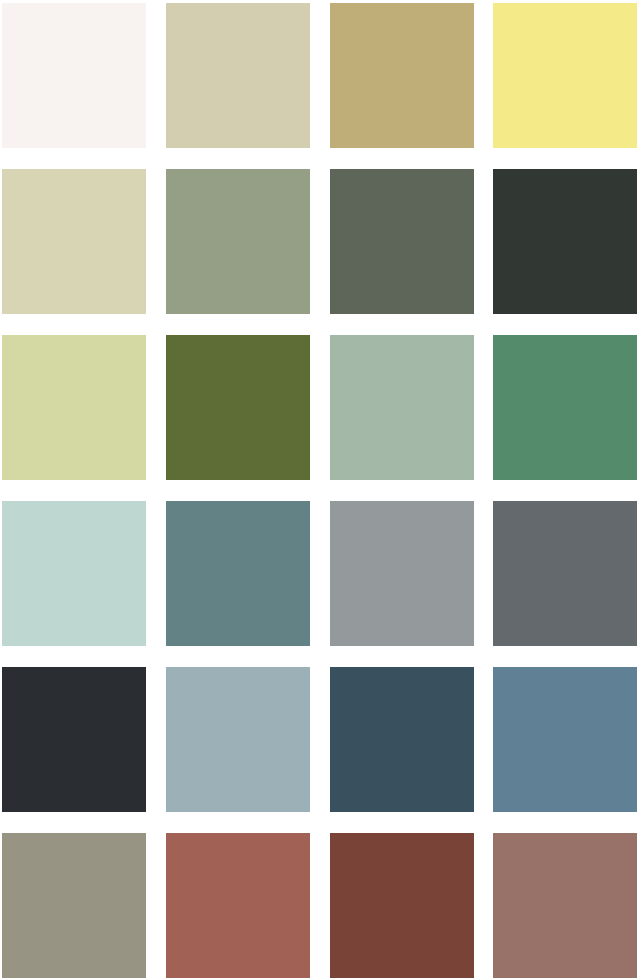
The rendered buildings will be in a range of warm stone tones to compliment the existing stone and rendered buildings of the village.



Varied rendered and stone façades within the scheme



Selected tones for rough cast rendered buildings



Selected British Standard '4800' tones for timberwork



Street A elevation using local stone, warm toned renders, varying roof materials and individual joinery colours.











7.01 PARKING STRATEGY

Car parking will be provided in a combination of garages, curtilage spaces, off-street spaces and on-street visitor spaces. The site is located close to public transport routes, providing alternative choices to travel by private car.

- One bedroom dwellings are provided with one space.
- Two and three bedroom dwellings are provided with a minimum of 2 spaces.
- Four bedroom dwellings are provided with a minimum of 3 spaces.
- All four bed houses are provided with a garage along with the majority of three bedroom houses. Garages are sized to be 6m x 3m internally.
- 21 visitor parking spaces have been provided across the site.
- In addition all flats are provided with one covered cycle space in communal stores. All houses have sufficient garage or garden space for bike storage.

| Key   |                                       | Spaces |
|---|---------------------------------------|--------|
|  | Allocated Uncovered (Houses)          | 132    |
|  | Allocated Garages & Car Barn (Houses) | 29     |
|  | Allocated Uncovered (Apartments)      | 10     |
|  | Allocated Car Barn (Apartments)       | 11     |
|  | M(4)2 Compliant Spaces                | 16     |
|  | Visitor Spaces                        | 21     |





7.02 REFUSE & RECYCLING

Refuse vehicles will enter the site via the new junction at A67 / Spa Road. The layout has been designed to ensure a network of streets which enable the easy circulation of refuse vehicles and the collection of waste.

The internal layout has been arranged so that refuse can be easily stored in gardens, bin stores or within the curtilage of each dwelling with easy access to the public realm, so that bins can be readily positioned for collection.

Refuse for flats is stored in communal bin stores located in refuse stores which will avoid large areas of refuse storage cluttering the principal areas of public realm but still allow easy access for collection.

Key

Bin Lorry Route

Householder Bin Storage Area

Bin Collection Point

Communal Bin Storage Area

Route to Bin Storage Area

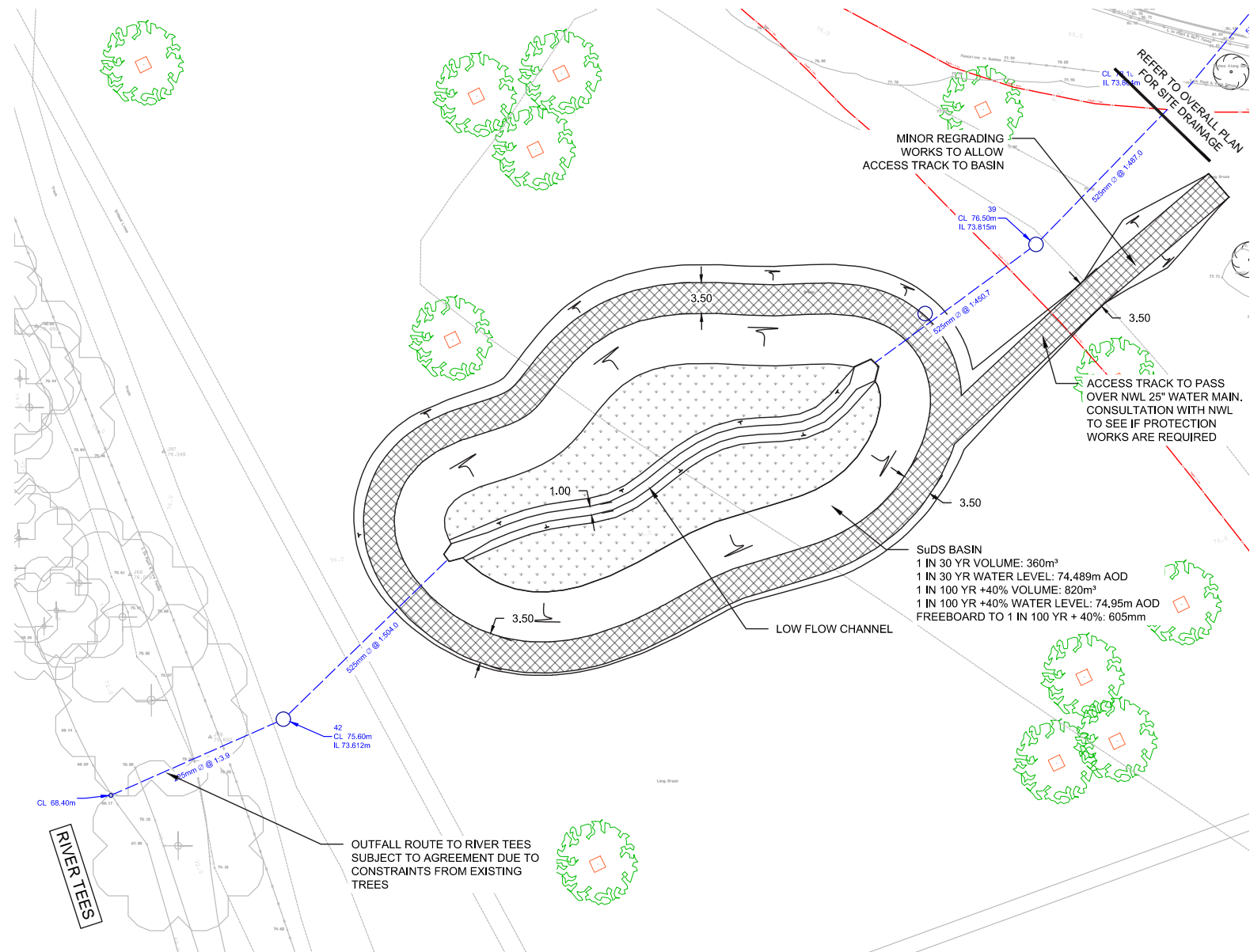
Collection Point Area

Householder Route to Refuse Collection Point

Route to Bin Storage Area



Proposed refuse & recycling collection plan



### 7.03 DRAINAGE STRATEGY

The surface water management strategy for the site has been designed in accordance with the NPPF and Durham County Council's drainage planning policies.

The surface water drainage is restricted to the existing greenfield runoff rate from the site prior to development and surface water storage has been provided, in the form of a basin to the south, to ensure rain storm events up to and including the 1 in 100 year with an allowance for climate change are contained on site.

Surface water quality treatment is provided using sustainable drainage systems including permeable paving to private drives and accesses and the use of the surface water storage basin.

For the foul water drainage strategy, the site is to drain to the existing Northumbrian Water combined sewer within the A67. Northumbrian Water has confirmed a connection is permitted into their network subject to capacity improvement works.



7.04 SERVICES

Following assessment of the Northern Powergrid (NPG) utility plans it has been established that there is an existing overhead 20kV electric apparatus crossing north to south through the centre of the site. It is understood that ground must not be raised below overhead lines and in addition no trees should be planted within 10m of overhead lines. NPG have confirmed that the overhead cable can be diverted underground to suit the development layout and have provided a quotation to provide the required electrical supply.

Following assessment of the British Gas utility plans it has been established that there are is no existing gas apparatus located directly within the proposed development site. Low pressure gas apparatus exists within a portion of the A67 to the south east of the development and within the adjacent residential areas of Selaby Court, North Terrace and Low Road.

The Northumbrian Water (NWL) record plans identify the following apparatus in and around the site:  
6” distribution water main enters the south east corner of the site and exits the eastern boundary.  
25” treated water main runs along the southern verge of the A67.  
25” treated water main runs along the line of and to the south of the A67.

A formal quotation from NWL for diversionary work of the 6” distribution water main and provision of a water supply to the development and dwellings will be requested in due course.

The British Telecom service record plans show that telecoms apparatus run along the A67 and along (and just outside of) the south eastern boundary of the site and therefore the existing apparatus does not impact on the proposed development.

7.05 LIGHTING

The street lighting will be designed in accordance with industry standards, guidance and recommendations in order to provide an adequate level of illuminance for security, safety and amenity throughout the site, whilst limiting obtrusive light, over-lighting and energy consumption.

The significant sources of lighting for the operational phase of the proposed development will be as follows:

- Street lighting to the site access;
- Street lighting associated with pedestrian, cycle and vehicular routes throughout the development;
- Lighting to the private footpaths and car parking courts.

The street lighting for the site has been designed in accordance with BS 5489 / BS EN 13201.

The lighting strategy will be designed to minimise light spill, glare and sky glow to respond to the ecological, landscape and heritage constraints of the development site.



Traditional style street lamps

7.06 SECURE BY DESIGN

Consideration has been given to ensure the layout adheres to Secured by Design principles as outlined below.

Movement routes are visually open, direct and well used. Routes are overlooked by properties and windows have been added to side elevations where possible to achieve natural surveillance.

Defensible space is well defined by hedges and planting to front boundaries.

Property boundaries are well defined through the use of 1.6m high walling and fencing to side and rear public boundaries.

Passive surveillance opportunities are enhanced throughout including to the rear parking courts where ‘active rooms’ with windows overlooking the parking courts have been located.

Suitable lighting will be provided across the development.

Community areas and public spaces such as the green spaces are overlooked by adjacent housing.

Specification of doors and windows will give careful consideration to the security of the dwellings.

7.07 BUILDING PERFORMANCE

In preparing the proposed scheme, the aim has been to create a sustainable neighbourhood that minimises the impact of the development on the site and its surroundings by incorporating measures as set out in the Sustainability Strategy (refer to section 6.04) and Building for Life assessment (refer to section 8).

At the detailed design stage of the scheme, a ‘fabric first’ approach will be adopted which aims to optimise the performance of the components and materials that make up the building fabric itself. This can help reduce capital and operational costs, improve energy efficiency and reduce carbon emissions. A fabric first method can also reduce the need for maintenance during the building’s life.

The proposed dwellings will be designed to have high standards of energy efficiency, by limiting the heat loss across the building envelope and optimising natural ventilation, in order to minimise the overall energy demand in accordance with the requirements of the Building Regulations Approved Document and Part F – Ventilation and Part L - Conservation of fuel and Power.

It is intended that SAP calculations are undertaken as the detailed design progresses so that options to improve the SAP rating can be explored.







Part elevation of road B

8.0 BUILDING FOR LIFE 12

Building for Life 12 is a government-endorsed industry standard for well designed homes and neighbourhoods. It is based on 12 questions designed to assess the quality of proposed and completed developments. A ‘traffic light’ system is used to score developments with 9 ‘greens’ required to achieve ‘Built for Life’ accreditation.




As part of the planning pre-application process it was agreed with Durham County Council Officers to assess the proposals at Gainford using Building for Life 12.

The proposals achieve 12 ‘greens’, the analysis and assessment of which is detailed below.


| ITEM                     | QUESTION   | INITIAL ASSESSMENT   | SCORE |
|--------------------------|--|--|-------|
| 1. Connections           | Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site? | <ul style="list-style-type: none"> <li>• New vehicular connection to A67</li> <li>• Footway connection to centre of the village</li> <li>• Addition of new footway on south side of A67</li> <li>• Proposed crossing points over A67 providing pedestrian access to proposed employment uses at Gainford Hall</li> <li>• Layout designed to encourage pedestrian permeability and access</li> <li>• Creation of new footpath alongside river to help improve connectivity</li> </ul> | ●     |
| 2. Facilities & Services | Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafés?   | <ul style="list-style-type: none"> <li>• Pedestrian links provided to centre of village which has a primary school, shop, pub and other facilities.</li> <li>• Areas of informal public open space included throughout the layout</li> <li>• Potential new employment use proposed at Gainford Hall</li> </ul>   | ●     |
| 3. Public Transport      | Does the scheme have good access to public transport to help reduce car dependency?  | <ul style="list-style-type: none"> <li>• X75 and X76 Darlington to Barnard Castle bus service stops in Gainford</li> <li>• Bus stop is a short walk from the site</li> </ul>   | ●     |





| ITEM  | QUESTION   | INITIAL ASSESSMENT  | SCORE   |
|---|--|---|---|
| 7. Creating well defined streets and spaces | Are buildings designed and positioned with land-scaping to define and enhance streets and spaces and are buildings designed to turn street corners well? | <ul style="list-style-type: none"> <li>• The design of the roads and location of buildings has been considered together to ensure streets are well defined and legible with good frontage</li> <li>• Principally this has been realised in the form of a perimeter block structure</li> <li>• The layout, width of streets and separation of building frontages has been considered to reference the existing street character of Gainford</li> <li>• A street hierarchy has been considered using secondary and mews lanes</li> <li>• Buildings shall be designed to facilitate good passive surveillance throughout the site</li> <li>• Where mews lanes are proposed for parking these will be populated by coach houses or have housing located to provide surveillance</li> <li>• Gables that front onto a street shall contain windows, blank gables to the public realm shall be avoided</li> </ul>            |    |
| 8. Easy to find your way around             | Is the scheme designed to make it easy to find your way around?  | <ul style="list-style-type: none"> <li>• A legible layout has been designed with a clear street hierarchy</li> <li>• The street network provides clear views to connecting streets</li> <li>• The central North- South street and East- West green on the line of the historic railway shall be identifiable locations within the layout for orientation</li> <li>• Focal buildings shall be designed that assist with orientation</li> <li>• Alternate North- South and East-West routes are provided across the masterplan to encourage permeability</li> </ul>   |  |
| 9. Streets for all                          | Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?   | <ul style="list-style-type: none"> <li>• The layout is designed to achieve a 20mph zone across the site</li> <li>• Highway features including shared surface areas, narrowings and transition strips are proposed to ensure adequate traffic calming at appropriate intervals to achieve this</li> <li>• Traffic calming features shall be effective yet subtle and not detrimental to the intended character</li> <li>• Mews lanes will be shared surface areas</li> <li>• A comprehensive hard landscaping strategy will be developed to select materials that assist with achieving a 20mph zone and create a safe a legible vehicular and pedestrian movement network</li> <li>• Building frontages will actively contribute to the street providing natural surveillance. In the Mews lanes this will be in the form of coach houses with living space located above garages with overlooking windows</li> </ul> |  |



| ITEM                                    | QUESTION   | INITIAL ASSESSMENT   | SCORE   |
|---|--|--|---|
| 10. Car parking                         | Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?  | <ul style="list-style-type: none"> <li>• An appropriate level of car parking shall be provided to meet the council's parking standards</li> <li>• A mix of car parking solutions are proposed across the site including on plot parking, street parking, and mews lane parking</li> <li>• Mews parking has been limited to a smaller number of spaces and will be laid out so as to be overlooked</li> <li>• Parking within Mews lanes will be clearly demarcated. The method of demarcation will be determined as part of the hard landscape strategy</li> <li>• Routes from parking spaces to properties shall be carefully considered as part of the detailed masterplan development process</li> </ul> |    |
| 11. Public and private areas            | Will public and private spaces be clearly designed and designed to be attractive, well managed and safe? | <ul style="list-style-type: none"> <li>• A palette of boundary treatments has been developed as part of the detailed design process to ensure clear demarcation between public and private space</li> <li>• Boundary treatments are appropriate for the status of the building/ space they belong to</li> <li>• Care shall be taken with the elevational design to ensure there is good natural surveillance from buildings across both public and private spaces</li> <li>• The layout shall provide a variety of open space. The detail of this shall be developed as part of the masterplan development process</li> </ul>  |    |
| 12. External storage and amenity spaces | Is there adequate external storage space for bins and recycling as well as vehicles and cycles?          | <ul style="list-style-type: none"> <li>• A comprehensive refuse strategy including the storage of bins on plot shall be considered as part of the detailed masterplan development process</li> <li>• Garages will be a minimum of 6x3m in order to fit a modern family car</li> <li>• Gardens are appropriately sized for the corresponding property and sufficient for external storage</li> <li>• All flats are provided with one covered cycle space in communal stores</li> <li>• All houses have sufficient garage or garden space for storage</li> </ul>   |  |







Illustrative view showing the site entrance from A67 / Spa Road, marked by a new green space.

#### 9.01 CONCLUSION

The proposals for Gainford will deliver an exemplar housing development and provide funding for essential repairs to Gainford Hall.

The aspiration is to create an addition to Gainford that looks closely to the existing village using an architecture of traditional character with great attention to detail, visual composition and high-quality materials and construction.

The connections and relationship of the site to the countryside beyond and integration with the surrounding landscape are also of utmost importance.

Considered use of materials, bespoke architectural detailing and a strong emphasis of landscape is proposed to provide visual interest, high quality street scenes and a pleasing environment for future residents and visitors.