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REPORT: Design and Access Statement

PROJECT: Proposed Residential Development
at Croft Farm, Staindrop

APPLICANT: Raby Estates

AGENT: Nicholson Nairn Architects
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PROJECT REF: 32710



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Contents Page

1.0_Introduction	3
2.0_Site Location	4
3.0_Site Photographs	6
3.1_Croft House	6
3.2_Croft Farm	7
3.3_Site Periphery	8
3.4_Site Context	9
3.5_Site Context - Backland Development	10
4.0_Site Analysis	11
4.1_Site Analysis	11
4.2_Croft House	12
4.3_North Barns	13
4.4_West Barns	14
4.5_Village Form	15
4.6_Village Details	16
5.0_Pre Application Enquiry	17
5.1_Pre Application Enquiry	17
5.2_Summary and Design Response	17
6.0_Design Proposals	24
6.01_Site Strategy	24
6.02_Croft House	25
6.03_Proposed Dwellings	27
7.0_Conclusion	28

1.0_Introduction

This Design and Access statement has been prepared to support the refurbishment and redevelopment of Croft House and the associated land, barns and outbuildings, to create five residential dwellings. The development includes selective demolition of dilapidated barns, along with provision of associated access, parking and landscaping.

The application site is located along the south eastern edge of the village of Staindrop, County Durham, and is adjoined by residential properties to the north and east, with open fields and pasture to the south and west.

The existing buildings within the site include Croft House and a stone and brick barn along the northern edge. Croft House has been identified as a non-designated heritage assets and both buildings are considered to contribute to the setting of Staindrop conservation area, immediately to the north of the site.

A large, metal clad modern barn is positioned towards the west side of the site, comprising of a double height dual pitched roof central barn, with two mono pitch lean tos on the north and south sides. The remaining central and southern portion of the site comprises of areas of hard standing and enclosed paddocks and small lightweight sheds.

St Mary's church tower is visible to the north of the site, with the site visible from and defining the edge of Staindrop when viewed from adjacent footpaths around the southern and western sides of the site.



Fig 1.0:View of the western edge of the site, with St Mary's Church tower to the North and adjacent dwellings to the east.

2.0_Site Location

The proposed site is located off Swan Wynd, at the eastern end of the village of Staindrop, County Durham, England, accessed off the A688 which runs east-west through Staindrop.

Staindrop incorporates a range of local services including primary and secondary schools, churches, a convenience store, public house, post office and tea room. Raby Castle estate is approximately 1km to the north, with the Market Town of Barnard Castle located approximately 15km to the South West and Darlington approximately 20km to the east,

Barnard Castle provides a further range of local shops and

services including schools, and medical facilities, with Darlington providing further services, including a train station situated on the East Coast main line, providing national rail links.

The site is currently accessed via a narrow single width lane at the north side of the site, however an alternative access is available on the north east corner of the site directly off Swan Wynd.

The site incorporates a range of buildings including Croft Farm House on the northern edge, connected into the northern boundary wall. A range of stone, brick and metal agricultural buildings are located on the western side of the site.

The site lies directly to the south of Staindrop Conservation Area, and Croft Farm House and the barns attached to the northern boundary are considered 'non-designated heritage assets.



Fig 2.0a: Application Site UK Context

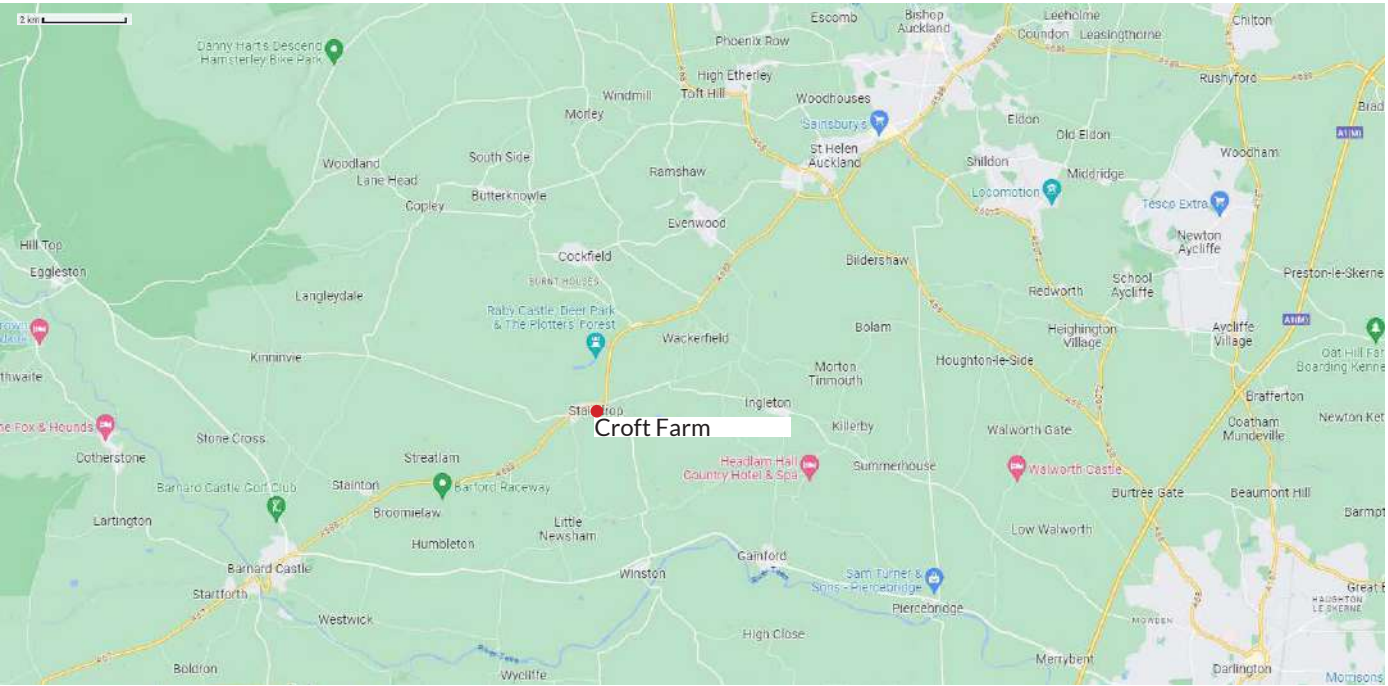


Fig 2.0b: Application Site wider context. (Red dot of site shown)



Fig 2.1: Swan Wynd from A688



Fig 2.2: Swan Wynd



Fig 2.3: Swan Wynd with school and site access



Fig 2.4: Proposed site access off Swan Wynd



Fig 2.5: Application Site within the context of Staindrop and Raby Castle

Fig 2.6: Application Site within Staindrop



Fig 2.7: Application Site aerial view

3.0_Site Photographs - Croft House

3.1_Croft House



Fig 3.10: Croft Farm house from south west



Fig 3.11: Croft Farm house main frontage viewed from the south



Fig 3.12: Croft Farm house from east



Fig 3.13: Lane along north edge of site with Croft Farm house to the south and residential courtyard housing to the north.



Fig 3.14: North side of Croft Farm house directly adjacent to access lane.

3.2_Site Photographs - Croft Farm



Fig 3.15: View south east across site.



Fig 3.16: Modern barn towards the western site edge



Fig 3.17: View north towards St Mary's Church tower, from central portion of site



Fig 3.18: Barn to north west corner of site



Fig 3.19: Brick barn towards north west corner of the site



Fig 3.3: St Mary's church tower, looking north from site

Fig 3.20: View north from central portion of site

3.3_Site Photographs - Site Periphery



Fig 3.21: Residential development to east of site



Fig 3.22: West edge of site viewed from public footpath



Fig 3.23: Allotments and mature trees to the south of the site. Modern barn visible towards centre of the view.



Fig 3.24: Public footpath / track to east of site



Fig 3.25: Public footpath to north of site, looking east



Fig 3.26: Public footpath to north of site, looking west

3.4_Site Context Photographs

Staindrop is primarily focused around a single street running east - west, which widens to incorporate a green towards the centre of the village. The frontage is composed primarily of residential properties of 2 and occasionally 3 stories constructed with a mixture of stone and coloured render, Windows incorporate a mixture of stone heads and cills, window surrounds and occasional bay and bow windows. The roofs are finished in a variety of pan tiles, welsh and stone slate.

The predominantly domestic nature of the village is broken up with occasional public buildings including churches, village halls and a public house.

The properties are either positioned directly to the rear of the footpath or are set back behind a small zone incorporating shrub planting, defined by a low level stone kerb or wall.



Fig 3.0: South Green - A range of scale, colour, materials and detailing creates a rich and characterful street



Fig 3.1: South Green - Variety and character in domestic buildings created through a range of scale, colour, materials and detailing, interspersed with public buildings - Scarth Memorial Hall in the background.



Fig 3.2: Grander stone dwellings adjacent to smaller scale cottages - North Green.



Fig 3.3 Front Street - variety of scale and detailing

3.5_Site Context Photographs - 'Backland' Development



Fig 3.4: Burgage development - Queens Head Wynd



Fig 3.5: Informal garaging - Beckside



Fig 3.6: New development - Ladyclose Croft



Fig 3.7: Duke Street outbuildings



Fig 3.8: Stangarth Lane - rear development



Fig 3.9 Westfield Paddock courtyard development

4.0_Site Analysis

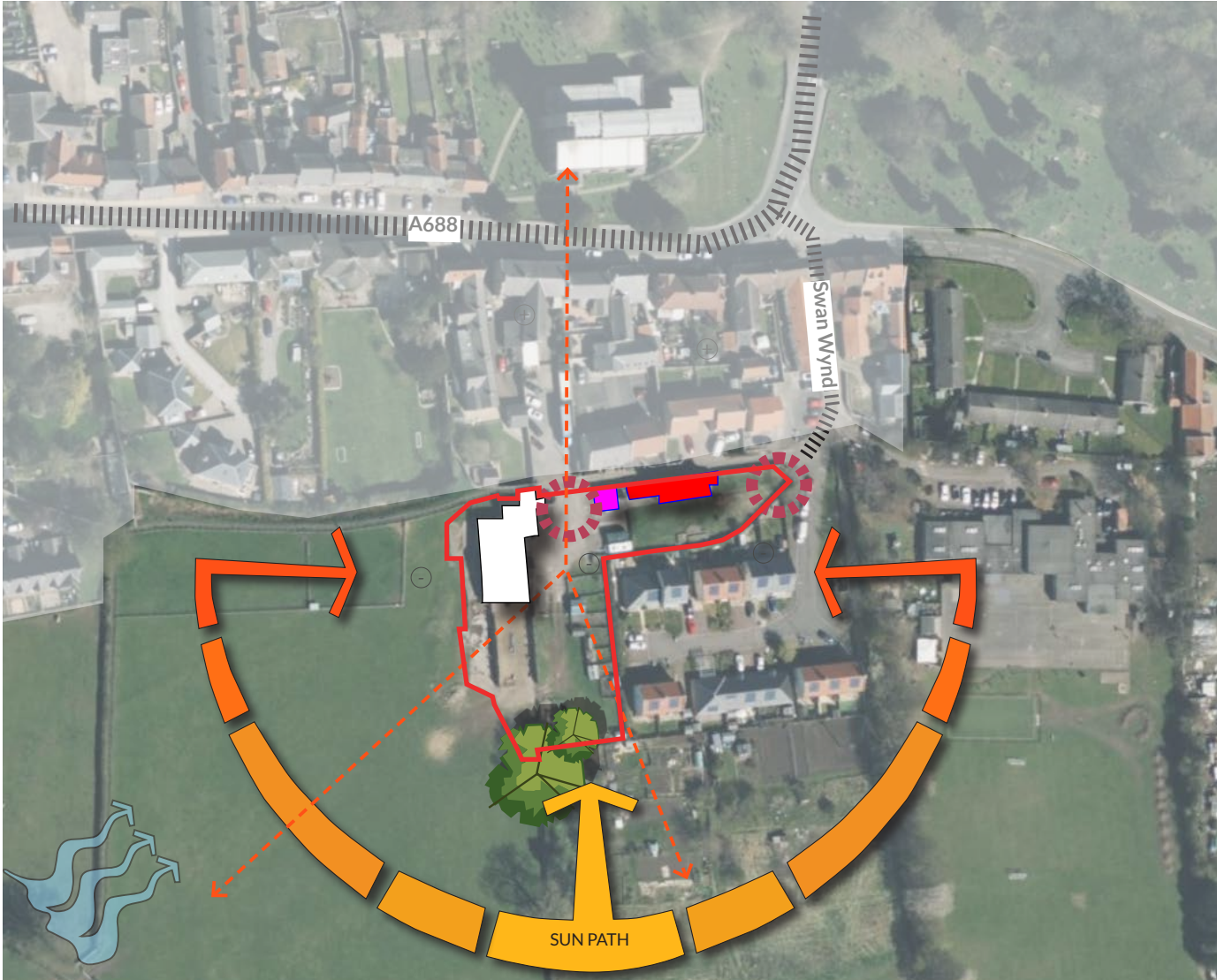


Fig 4.0 - Diagram showing desirable and adverse views of the existing local context with access and sun path.

4.1_Site Analysis










The site comprises an 'L' shaped portion of land towards the south eastern edge of Staindrop village, set to the south of the historic core of the village and conservation area. The site is accessible from Swan Wynd to the north east, leading to the east corner of the site. A single track lane continues along the north of the site. The northern boundary of the site is defined by a large stone and partially brick wall, which incorporates Croft Farm House and a range of outbuildings and barns along it's length. An opening in the wall towards the western side provides a further access point.

The southern boundary of the eastern portion of the site is defined by the rear boundaries to the adjacent housing development, along with the eastern side of the southern portion of the site. The remaining southern and western boundaries are defined by stock fencing, with a further modern agricultural barn positioned towards the north west corner of the site.

The site is broadly level, with open views towards the south and west. The site is largely self contained and screened from view from the historic core of the village, with views back to the site achievable from the adjacent public footpaths and fields, with mature trees provide screening to the southern side of the site.

A number of existing buildings are contained within the site, including Croft House on the North

KEY

-  Sun Path
-  Prevailing Winds
-  Existing Trees
-  Existing Buildings
-  Main Roads
-  Views
-  Access Points
-  Site Boundary
-  Conservation Area

4.0_Site Analysis

boundary. This is a 2 storey stone built property with pantile and concrete tile roof, with single storey brick lean tos and extensions to the gable ends. Croft House has been identified as a non-designated heritage asset. A further free standing black metal clad outbuilding is located to the west of Croft House, and a range of traditional single storey barns are located in the north west

corner of the site constructed from a combination of stone and brick with corrugated metal roofs.

A large metal clad barn is located along the west side of the site. A number of further small barns/sheds are incorporated within the land towards the south of the site.



Fig 4.1 - Existing Site Plan



Fig 4.2 - View towards north east corner of the site, and along the northern edge of the site



Fig 4.3 - View north from the central portion of the site

4.0_Site Analysis - Existing Buildings

4.2_Croft House

Croft House, built into the northern boundary wall of the site dates from the turn of the 19th Century with the construction of the eastern portion of the house. Constructed with stone and

incorporating quoins and stone heads, cills and jambs. The roof incorporates a water table and is finished with pan tiles. The house was extended towards the end of the 19th century, with the addition comprising simpler stone detailing and presently finished with a concrete tile roof. A brick lean to is attached to

the eastern gable, and a further brick outbuilding is attached to western gable. A metal clad garage/outbuilding is located to the west of the building.



Fig 4.4 - Croft House - Existing Plans and Elevations



Fig 4.5 Croft House viewed from the east



Fig 4.6 - North side of Croft House

4.0_Site Analysis - Existing Buildings

4.3_North Barns

TBA



Fig 4.6 - North West Barns

4.4_West Barn

TBA



Fig 4.6 - West Barn

Suburban 'cul-de-sac'



Courtyard development



Frontage and burgage plot



Frontage and burgage plot



Informal suburban development



Courtyard development



Rear almshouse development



Frontage and burgage plot

The properties throughout Staindrop Village present a variety of traditional approaches to scale, massing, fenestration and detailing typical of the periods of the villages' development, ranging from 3 storey Georgian town houses to modest cottages and Victorian terraces.

Windows are typically sash with either stone heads and cills or stone surrounds, arranged in a simple regularised arrangement. Variety is introduced through occasional bay, bow or oriel windows and entrance doors which include simple timber panelled doors, sometimes with fanlights or arched heads. The juxtaposition of materials, scale and detailing creates an overall interest. Away from the Front Street, detailing becomes less formalised, with increased asymmetry to the fenestration



Fig 4.9: Window Details



Fig 4.10: Bay Window Details

Fig 4.12: Door Details



Fig 4.11: Typical detailing within Staindrop

5.0_Pre-Application Enquiry

5.1 Pre Application Enquiry

A Pre-Application enquiry (PREAPP/24/01124) was submitted in 2024, based upon options developed by Crosby Granger Architects Ltd, to seek initial comments and advice to ensure the principles established for the development aligned with Planning Policy at a local and national level. A Full Pre-Application Advice Report was a formal response was subsequently received detailing the relevant planning policies and context, along with officer and consultee comments on the initial proposals.

5.2 Summary and Design Response

The response provided an assessment of the proposals against the relevant policies of the Statutory Development Plan, the current use of the building and site, the land and property history, key relevant planning constraints and other known key material planning considerations. These are noted in detail within this section.

CROFT FARMSTEAD, STAINDROP

7.0 Proposed Visualisation



Fig 5.0 - Pre-Application Visualisations- Crosby Granger Architects Ltd

CROFT FARMSTEAD, STAINDROP

5.0 Proposed 5 Unit Development

Staindrop is located within a designated rural area, therefore the trigger for affordable housing is 6 or more dwellings, at a rate of 25%. The proposed development falls under this threshold.

The development comprises 4 new detached houses which are located across the site with generous outdoor space and parking arrangements that can accommodate a garage if desired. 3 No. Visitor parking spaces (2 required) have been positioned close to the boundary with Broumley Court to minimise the visual impact from the neighbouring gardens.

5+ Dwellings should incorporate 66% of the dwellings achieving M4(2) standards

5 Units (No Affordable)

4 Detached houses
Existing farmhouse refurbished

PLOT 1
New Build (3 - 4 Bedrooms)
Site Area - 683m²
GIA - 148m²

PLOT 2
New Build (3 - 4 Bedrooms)
Site Area - 550m²
GIA - 148m²

PLOT 3
New Build (3 - 4 Bedrooms)
Site Area - 715m²
GIA - 177m²

PLOT 4
New Build (3 Bedrooms)
Site Area - 332m²
GIA - 112m²

PLOT 5
Existing Farmhouse Refurbished (3 Bedrooms)
Site Area - 416m²
GIA - 136m²



Fig 5.1 - Pre-Application preferred plan - Crosby Granger Architects Ltd

5.0_Pre-Application Enquiry

Relevant Policy

National Planning Policy Framework (NPPF)

The following parts are of particular relevance to this proposal:

NPPF Part 2 Achieving Sustainable Development - The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives - economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.

NPPF Part 5 Delivering a Sufficient Supply of Homes - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

NPPF Part 4 Decision-Making - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

NPPF Part 9 Promoting Sustainable Transport - Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised.

NPPF Part 12 Achieving Well-Designed Places - The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.

NPPF Part 15 Conserving and Enhancing the Natural Environment - Conserving and enhancing the natural environment. The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate.

NPPF Part 16 Conserving and Enhancing the Historic Environment - Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

NPPF Part 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change - The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

County Durham Plan

Policy 06 - Development on Unallocated Sites Policy 10 - Development in the Countryside Policy 15 - Addressing Housing Need

Policy 19 - Type and Mix of Housing

Policy 21 - Delivering Sustainable Transport Policy 26 - Green Infrastructure

Policy 27 - Utilities, Telecommunications and Other Broadcast Infrastructure Policy 29 - Sustainable Design

Policy 31 - Amenity and Pollution

Policy 32 - Despoiled, Degraded, Derelict, Contaminated and Unstable Land Policy 35 - Water Management

Policy 36 - Water Infrastructure Policy 39 - Landscape

Policy 40 - Trees, Woodlands and Hedges Policy 41 - Biodiversity and Geodiversity

Policy 43 - Protected Species and Nationally and Locally Protected Sites

Policy 44 - Historic Environment

Residential Amenity Standards Supplementary Planning Document (SPD)

Parking and Accessibility Supplementary Planning Document (SPD) 2023

Neighbourhood Plan

The application site is not located within an area where there is a Neighbourhood Plan to which regard is to be had.

NNA Response: The proposals have been developed to address the relevant Planning Policies as documented in the Planning Statement associated with planning application, produced by Lichfields

5.0_Pre-Application Enquiry

Principle of Development

It is noted that the site comprises of previously developed land, bounded by residential development to the north and east and open countryside to the south and west, and is considered to be 'within the built up area and well related to Staindrop'. It is noted that CDP Policy 6 would be applicable, for which the principle of the development could be supported subject to specific detail consideration and plans.

Visual Amenity

It is noted that Policy 29 of the CDP requires 'all development proposals to achieve well designed buildings and places. It supports development which would contribute positively to an area's character, 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', as well as promoting the use of 'renewable energy technologies and requires new development, especially in off-gas areas to utilise renewable and low carbon technologies as their main heating source.'

A 'fabric first' approach is to be taken to the energy approach to the proposals, minimising energy demand on the properties. Renewable Energy Technologies to be reviewed in the detail design of the dwellings.

Additionally, all new residential developments are required to 'comply with the Nationally Described Space Standards (NDSS)' with an 'Internal Space Assessment required with the application to show how the scheme complies with these standards.'

All dwellings to be designed to NDSS

Policy 44 (Historic Environment) seeks to ensure that developments should contribute positively to the built and historic environment and seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets.

The policy advises on when harm or total loss of the significance of heritage assets can be accepted and the circumstances/levels of public benefit which must apply in those instances.

Conservation and Design

With reference to the adjacency of Staindrop Conservation Area and is within the setting of Listed Buildings, the Design and Conservation Team noted the following comments:

Croft House ... whilst in a degraded form is considered to be a non-designated heritage asset.

The redevelopment of the site therefore has the capacity to impact on the setting and significance of the conservation area but also deliver the appropriate and sensitive re-purposing of Croft House. The site also lies to the south of a number of listed buildings, however, given intervening built development and the layout of the settlement it is considered that an appropriate scheme can be delivered without detriment to their setting.

Croft House is proposed to be converted into a 3 bedroom dwelling. Minor internal configurations are proposed to enable spaces suitable for contemporary living. The eastern lean to is to be retained and utilised as a utility. The Western addition is to be retained in form, with the southern elevation largely glazed to create an entrance and secondary sitting area. The existing adjacent black metal clad outbuilding is to be demolished and re-provided in a similar location and form.

The general principles of the proposal are considered acceptable for a residential use including conversion, however, the following should be considered in the further development of the design proposals.

It is noted that whilst the grain of the settlement very much follows an east west orientation, elements of this proposal do not follow this and maybe the design of certain units or the layout should be reconsidered to address this.

NNA have carried out a full analysis of the site, within the context of the Staindrop Village. Whilst the conservation comments of east-west grain of development is noted, this is applicable primarily to the overall village form. The village comprises of properties typically fronting onto the 'Front Street', with development running 'north-south' from these plots, along the length of the associated burgage plots. Within the proposed site, whilst set further south from the core of the village and the burgage pattern, the site defines a strong east west 'frontage' along the northern boundary of the site comprising of Croft House, a range of barns in the north west corner and the stone boundary wall. It is considered that a linear north-south arrangement of properties running down from the north west barns continues the burgage plot grain, whilst also tying in to the east-west development to the east of the site, and creates a defined edge to the section of the settlement, whilst retaining a degree of openness to the south and west.

The selected point of access which is adjacent to the access to the adjoining cul de sac will result in considerable highway infrastructure at the entrance to this area, this should be mitigated with appropriate materials and detailing along with landscaping.

To be considered in the highways/landscaping proposals.

Full justification for the choice of large detached houses would be required. The character of the area could be considered to be more modest in these secondary locations with small groupings rather than large plots.

Viability

5.0_Pre-Application Enquiry

The current layout appears to remove the vernacular stone buildings to the north west corner of the site, full justification of this loss will be required as they make a positive contribution to the setting of the conservation area and the wider character of the settlement.

It is proposed to retain the stone elements of the north west barn cluster, with the brick elements removed. The stone wall is to be extended and a field access provided adjacent to the existing footpath, and as a continuation of the single track road.

Highway Safety

Policy 21 (Delivering Sustainable Transport) requires all development to deliver sustainable transport by: delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; ensuring that any vehicular traffic generated by new development can be safely accommodated; creating new or improvements to existing routes and assessing potential increase in risk resulting from new development in vicinity of level crossings. Development should have regard to Parking and Accessibility Supplementary Planning Document.

The Council's Highways Team note the following comments:

The current use of the farmhouse will generate a certain amount of vehicle trips and parking demand which has been taken into consideration regarding the potential generated vehicle trips from this proposal.

As the number of proposed dwellings is five, the proposed layout is considered as a private shared drive and as a result DCC's 10.8m Refuse vehicle will not enter the development therefore future residents will be required to place their bins behind the adopted highway on collection days and returned on the same day.

The internal layout ensures a large service/delivery type vehicle can enter and exit in a forward gear.

Subject to parking, cycle storage and EVC provision are in accordance with DCC's Parking and Accessibility SPD 2023, this application is agreeable in principle from a Highways perspective.

Also, each dwelling would need to provide an electric vehicle charging point as part of its overall design.

Bin collection point to be provided at the entrance to the site, to the rear of the highway.

Turning within the site provided for large service vehicle.

Cycle storage provided in line with SPD within garage (minimum internal size 3x6m for a single garage or 6x6m for a double garage) or within a secure store of 2x2m to provide sufficient space for 4 cycles.

Vehicle Parking provided in line with SPD at a rate of 2/3 in curtilage parking spaces per 3/4 bedroom property respectively, with visitor/non allocated parking provision at a rate of 1 per 4 dwellings.

Electric vehicle charging point provided for each dwelling.

Residential Amenity

Policy 31 of the CDP states that development will be permitted where it can be demonstrated that there will be no unacceptable impact on amenity, and states that the proposal will need to demonstrate that future occupiers will have acceptable living and/or working conditions. Proposals which will have an unacceptable impact such as through overlooking, visual intrusion, visual dominance or loss of light, noise or privacy will not be permitted unless satisfactory mitigation measures can be demonstrated whilst ensuring that any existing business and/or community

facilities do not have any unreasonable restrictions placed upon them as a result.

The Residential Amenity Standards SPD outlines the minimum privacy distances and minimum garden lengths required for new development which are as follows:

- A minimum distance of 21 metres between habitable room windows, where either dwelling exceeds single storey, and a minimum of 18 metres between habitable room windows and both dwellings are single storey.
- Where a main facing elevation containing a habitable room window is adjacent to a gable wall which does not contain a habitable room window, a minimum distance of 13 metres shall be provided where either dwelling exceeds single storey or 10 metres where both dwellings are single storey.

The length of gardens will generally be dictated by the minimum separation distancing standards, however they should be no less than 9 metres in length when measured from the rear elevation to the rear boundary, unless site specific circumstances allow for an alternative solution and it is deemed that privacy and amenity would not be adversely affected.

As the design of the proposal evolves, the above separation distances and garden lengths will need to be met to accord with the Residential Amenity Standards SPD.

The proposed layout has been designed to achieve the minimum amenity standards.

Broadband Connectivity

Policy 27 (Utilities, Telecommunications and Other Broadcast Infrastructure) requires any residential and commercial development should be served by a high-speed broadband connection, where this is not appropriate, practical or economically viable developers should

5.0_Pre-Application Enquiry

provide appropriate infrastructure to enable future installation.

TBA

Ground Conditions

Policy 32 (Despoiled, Degraded, Derelict, Contaminated and Unstable Land) requires that where development involves such land, any necessary mitigation measures to make the site safe for local communities and the environment are undertaken prior to the construction or occupation of the proposed development and that all necessary assessments are undertaken by a suitably qualified person.

The Council's Contaminated Land Team have been consulted and advise that the application should be accompanied by a Phase 1 Preliminary Risk Assessment in regard to contaminated land as the development results in a more sensitive receptor. Following the results of this, subsequent contaminated land investigations may be required.

Phase 1 Preliminary Risk Assessment is included within the application.

Green Infrastructure

Policy 26 (Green Infrastructure) requires proposals for new residential development to make provision for open space to meet the needs of future residents having regard to the standards of open space provision set out in the Open Space Needs Assessment (OSNA). The OSNA sets out the most up to date position in respect to open space provision across the county and provides a formula for calculating requirements on a site-specific basis.

Please be aware that the Council has recently adopted a 'Development Viability, Affordable Housing and Financial Contributions' SPD and from the 1st of August 2024 will be requiring all applications proposing to create between 1-9 dwellings to make a financial contribution to go towards the provision and/or enhancement of public open space, to be secured by a legal agreement.

The proposals incorporate a private drive, with adjacent boundary planting and trees. An area of communal open space is to be integrated into the landscaping.

Any contributions for additional off site provision/contributions TBA

Drainage

Policy 35 of the County Durham Plan relates to water management and surface water drainage. Policy 36 of the CDP deals with the disposal of foul water.

In terms of surface water drainage, it must be managed at source wherever possible and disposed of in the following order:

1. To infiltration or soak away system;
2. To a watercourse open or closed;
3. To a surface water sewer;
4. To a combined sewer.

Therefore, additional information will need to be submitted to address Policy 35 and 36 of the County Durham Plan.

Refer to Drainage Scheme Design

Ecology

Policy 41 (Biodiversity and Geodiversity) restricts development that would result in significant harm to biodiversity or geodiversity and cannot be mitigated or compensated. The retention and enhancement of existing biodiversity assets and features is required as are biodiversity net gains. Proposals must protect geological features, have regard to Geodiversity Action Plans and the Durham Geodiversity Audit and where appropriate promote public access, appreciation and interpretation of geodiversity.

Under the Conservation of Habitats and Species Regulations 2017 (as amended) (Habitat Regs), the Local Planning Authority must consider the nutrient impacts of any development proposals on habitat sites and whether those impacts may have an adverse effect on the integrity of a habitats site that requires mitigation, including through nutrient neutrality. In this respect Natural England have identified that the designated sites of the Teesmouth & Cleveland Coast Special Protection Area/Ramsar (SPA) is in unfavourable status due to excess Nitrogen levels within the River Tees. The application site is within the River Tees catchment.

Development proposals where the primary objective is to conserve or enhance biodiversity or geodiversity will be permitted if they comply with other local plan policy. Development proposals which are likely to result in the loss of deterioration of irreplaceable habitats will not be permitted unless there are wholly exceptional reasons and a suitable compensation strategy exists.

The Council's Ecology Team have been consulted and have the following comments:

A PEAR (preliminary ecological appraisal report) of the existing site and proposals will be required as a minimum in support of the application and prior to determination. The results will determine whether any further surveys will be required. Please note these may be seasonally restricted and cannot be left to condition. The completed development will also need to attain a minimum 10% net gain in biodiversity, in line with Planning Policy and

5.0_Pre-Application Enquiry

the Environment Act 2021. The results of the PEAR will determine which Defra Metric will be required. Please refer to DCC validation checklist which provides a full list of required supporting documentation with reference to BNG. All proposed mitigation, enhancement, and compensation to be clearly shown on the proposed site plans/landscaping plans prior to determination.

Finally, it is noted that the site lies within the Tees catchment, and as such the development will need to attain nutrient neutral status, in line with the requirements of Nutrient Neutrality. A duly filled in calculator will be required as supporting information, together with the proposed mitigation strategy, prior to determination. If a package treatment works is proposed as part of the mitigation strategy, a copy of the efficiency certificate, which clearly shows the TN (Total Nitrogen/Nitrate) output of the plant, will be required as supporting information and to enable the LPA to undertake the required Habitat Regulations Assessment (HRA). Therefore, additional information will be required in regard to how the development will deliver a 10% biodiversity net gain and how it will mitigate its impact in regard to nutrient neutrality.

Ecology / Nutrient neutrality and BNG to be considered and reviewed as necessary as scheme proposals develop.

Natural England

Policy 39 (Landscape) states that proposals for new development will only be permitted where they would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or to important features or views. Proposals are expected to incorporate appropriate mitigation measures where adverse impacts occur. Development affecting Areas of Higher landscape Value will only be permitted where it conserves and enhances the special qualities, unless the benefits of the development clearly outweigh its impacts.

Policy 40 (Trees, Woodlands and Hedges) states that proposals

for new development will not be permitted that would result in the loss of, or damage to, trees, hedges or woodland of high landscape, amenity or biodiversity value unless the benefits of the scheme clearly outweigh the harm. Proposals for new development will be expected to retain existing trees and hedges or provide suitable replacement planting. The loss or deterioration of ancient woodland will require wholly exceptional reasons and appropriate compensation.

The Council's Landscape Team have been consulted and they advise that should the development be acceptable in principle, a well-designed structural landscape treatment should be included to the western and southern site boundaries. This should be composed of both hard and soft elements that are typical of the area and will partly inform the density of the development.

Parking, access infrastructure and domestic spaces should be carefully considered to not impact on the landscape and neighbouring AHLV and the key visual receptors of PROWs 20, 22 and 23.

Existing stone boundary walls should be retained. There are notable views out of the site to Staindrop Church and mature trees on adjacent sites, that could inform the site layout.

The Council's Tree Officer has been consulted and have the following comments:

The site is outside of the Staindrop Conservation Area and is not protected any TPO.

While there are no trees on site, there is a hedgerow running down the eastern boundary, as well as a number of trees just outside the site adjacent to the southern boundary.

In the feasibility study provided, a range of options are raised. In several options and layouts, one plot, number 3, is located just north of the southern boundary. If a plot is to be located within this area, then in order to fully assess whether any impact would be placed on the adjacent trees, it would be necessary to provide an Arboricultural Impact Assessment (AIA of BS5837:2012

Trees in relation to Design, Demolition and Construction. All plans should show individual trees/groups clearly identified in relation to proposed buildings, paths, roads. All trees should be categorised as per section 4.5 of BS5837 as well as identifying their Root Protection Area (RPA). Any areas of impact on the RPA should be highlighted, with any mitigation clearly described in the appropriate report mentioned above.

Therefore, additional information and consultation will be required to be considered against Policy 39 and 40 of the County Durham Plan.

The proposals seek to retain existing Tree planting to the south and adjacent to the site, and reinforce existing field boundaries with native hedge planting. Additional tree planting is to be incorporated to the site perimeter, within private gardens as well as within the shared access courtyard.

The existing North stone wall is to be retained within the proposals.

Refer to Landscaping and Ecology report for further information - TBC.

Arboricultural Impact to be reviewed as scheme design develops.

Validation Requirements

It was noted that the following documentation would be required to make an application valid:

- Application Form
- Planning Fee
- Location Plan
- Existing and Proposed Site Plan, Elevation Plans, Floor Plans
- Internal Space Standards Assessment for each dwelling
- Ecological Impact Assessment
- Biodiversity Net Gain (BNG) Plan and Biodiversity Management and Monitoring Plan

5.0_Pre-Application Enquiry

- Bat Survey
- Structural Survey of the existing building on site to be demolished
- Heritage Statement
- Phase 1 Preliminary Risk Assessment
- Nutrient Neutrality Information
 - o A completed Natural England nutrient neutrality budget calculator for the relevant catchment (most recent version); and
 - o A detailed nutrient neutrality mitigation strategy. (If the strategy relies on credits, a copy of the provisional credit certificate is required.)
- Arboricultural Impact Assessment

6.0_Draft Proposals

6.01.1 - Site Strategy

Following the analysis of the site within the context of Staindrop, along with an assessment of the existing buildings, and a review of the pre-application response, the design response to the site has been further considered and refined.

Aligned to the pre-application proposal, it is proposed to retain and refurbish Croft House ensuring the longevity of this non-designated heritage asset adjacent to Staindrop Conservation Area. As a deviation to the pre-application proposals, an additional new build house immediately to the west of Croft House has been removed from the proposals, due to amenity issues with the existing properties to the north. In lieu of this property, the existing outbuildings to the west of Croft House are proposed to be re-provided as garaging and entrance for Croft House, in a form reflecting the original structures.

As a further deviation to the pre-application proposal, the north western barn cluster is proposed to be retained in part, maintaining a historic element adjacent to the Conservation area. These barns will be utilised as outbuilding for a new build property located to the southern side of the barns.

A further 3 detached or semi detached 'link' properties are proposed in a north-south arrangement from the northern dwelling and barns. These properties are focused around an entrance drive/court to the east, with rear gardens to the west and south.

Figure 6.0 and 6.1 illustrate a couple of layout variations under review by the client and design team. Figure 6.1 includes the demolition of the northernmost lean to on the existing barns to incorporate a link to the adjacent western pasture land. Additionally, the southern most plot (Plot 5) is positioned further west within Figure 6.1 retaining 'openness' between the existing and proposed dwellings.



Fig 6.0 - Proposed Schematic Plan - Version 1a



Fig 6.1 - Proposed Schematic Plan - Version 1b

6.02_Proposals - Croft House

6.02.1_Croft House

Croft House is proposed to be retained and refurbished to create a single family 3 bedroom dwelling. The exterior of the main dwelling is to remain as original, with re pointing, structural repairs, re-roofing and replacement windows all carried out sympathetically to the original property.

The western lean to is proposed to be retained and incorporated

into the dwelling as a utility space. It is proposed to re-provide the western barns and outbuildings as garaging and an entrance/sun room for the refurbished Croft House.

The internal layout of Croft House is proposed to remain largely as the original property, with a living room located to the western end, the stair retained in the central location.

It is proposed to incorporate the 2 eastern spaces into an open plan kitchen/dining space suited to contemporary living.

The first floor accommodation is to retain the existing bedroom and bathroom arrangement, with en-suite accommodation proposed to be incorporated into the master 'western' bedroom.



Fig 6.2 - Croft House - Proposed Southern Elevation



Fig 6.3 - Precedent images illustrating garaging and entrance link

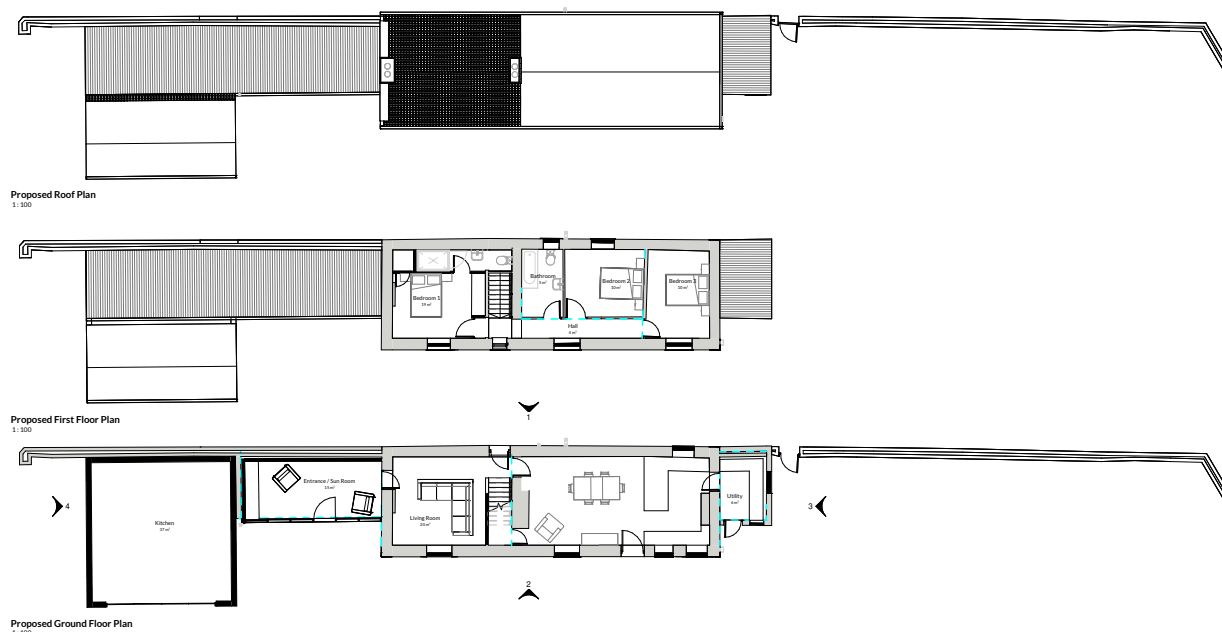


Fig 6.4 - Croft House - Proposed plans

6.02_Proposals - Croft House

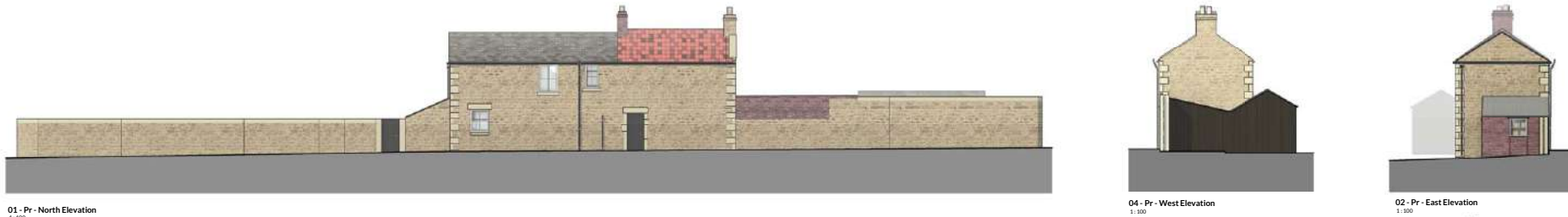


Fig 6.5- Croft House - Proposed North, East and West Elevations

6.02.2_Materials

The existing Croft House is primarily constructed of stone with pan tile and concrete tile roofing, which is to be retained or renewed to match original. The secondary extensions incorporate, brick, timber and metal cladding. It is proposed to retain or re-provide these structures, utilising new materials reflective of the original materiality.

The original traditional building will be complimented with contemporary, simply detailed additions. inspired by the original site and outbuildings as well as contemporary precedents, picking up on the following features:

- Original stone walling retained and re-pointed.
- Existing roofing finishes replaced with new materials to match original.
- Contrasting and complimentary materials utilised to outbuildings and extensions. Metal and timber.
- Vertical timber to add verticality to the elevations.
- Window within Croft House to be match original traditional timber sash.
- Anthracite window frames to western entrance extension.



- Stone

Existing stone to the main house and garden wall will be lime pointed and any new stone will harmonise with the original.



- Pan Tile

The existing pan tile roof to be replaced with matching tile.



- Slate

It is proposed to replace the existing concrete tiles with welsh slate



- Profiled Metal Cladding

The garage is proposed to be finished in black profiled cladding to reflect the original agricultural buildings and subsidiary nature of this element.



- Timber

The glazed link to incorporate timber cladding reflective of the existing outbuilding.

Fig 6.6- Proposed Material Samples

6.03_Proposed House Types - Materiality and Detailing



Primary External Wall - Random coursed walling stone

Complementary external wall finishes may include ashlar stone, timber boarding, brick or render



Roofing may include a mix of pan tile and welsh slate.



Fig 6.6: Typical Elevation variant - Traditionally Detailed

Uncontrolled when printed



Fig 6.7: Typical Elevation variant - Contemporary Detailing, utilising traditional materiality and principles

V01

Pg.27

7.0_Conclusion

TBA