

Barnard Castle Customer Access Point (CAP) Site Options – Summary of Initial Appraisal (Long List).

| Site area requirement for new CAP = 300 m ² | 1. Woodleigh, Flatts Road | 2. Witham Hall | 3. Teesdale House | 4. Library | 5. Auction Mart | 6. Harmire Enterprise Park |
|--|--|---|--|--|---|--|
| Section 1 - Site Characteristics | | | | | | |
| Nature of Scheme | Adaptation to existing premises | Adaptation to existing premises to include Witham Hall, Library and CAP | Adaptation to existing premises | Adaptation to existing premises | New build | New Build |
| Description | <p>Current use: Tourist Information Centre/café/offices/file storage.</p> <p>Woodleigh is an attractive large stone built detached late Victorian villa. Consists of two storeys of accommodation.</p> <p>Constructed of rough coursed masonry with ashlar detailing. Pitched roof in Welsh Slate.</p> <p>House and parkland (Scar Top) located in a highly sensitive and visible location in close proximity to Grade 1 listed Castle (English Heritage), other listed buildings (including adjacent Methodist Church) and retail centre buildings. Grounds (Scar Top) subject of a 2nd Stage HLF Landscapes bid to implement landscaping improvements.</p> <p>Vehicle access is via Flatts Road and provides small space for parking (5 spaces) and servicing to the North (rear) of the building. Small storage building situated in the corner of the site.</p> <p>The building is not listed but it does lie within the Conservation Area.</p> | <p>Lies at the heart of the Barnard Castle Conservation area and is Grade II listed. Large vacant brown field area behind the hall gifted to the Witham Hall Trustees by former Yorkshire Bank.</p> <p>Its façade makes a valuable contribution to the character of the Horse Market Area. Statement of Significance document produced in 2010.</p> <p>Classical style. 2 storeys. Ground floor use as art/crafts gallery, café, kitchen, linking corridor, music hall, toilets, offices. First floor has room overlooking main shopping street and two ancillary storage rooms..</p> <p>It is in community use and has the potential to link through to Morrisons car park. Charitable status precludes sale for commercial use.</p> | <p>Council offices are located on the site which is approx 0.1Ha in size.</p> <p>Includes buildings fronting onto Galgate (Nos 43-49), with a later addition to the rear of No 45 fronting onto King Street, and also incorporates the north-western two former houses on that side of King Street (Nos 2 and 4). The site lies within both the Barnard Castle Conservation and Archaeologically Sensitive Areas.</p> <p>All of the buildings on Galgate, together with the 1930s extension, are Listed Grade II (HER 388672 and 388673).</p> <p>Small garden to rear.</p> | <p>Modern two storey building, ground floor houses library and small first floor area used as storage, office, toilets and kitchen.</p> <p>Natural stone faced cavity walls and timber link roof trusses supported a slated roof. Flat roof above the main library area – suspended timber type.</p> <p>Abuts the Witham Hall.</p> | <p>Cattle Mart, Salesroom, car parking and agricultural fields.</p> <p>Approaches to the site are via residential and light industrial areas. The site is bounded to the south by Vere Road, to the west and north by residential units and gardens and to the east by Barnard Castle Cricket Club.</p> <p>Current proposal from the Auction Mart directors is to work with a developer to create food store, some housing and car parking.</p> <p>The site lies adjacent to the Conservation Area boundary</p> | <p>33.44Ha</p> <p>Prestige industrial estate, next to Golf Club and adjacent to GlaxoSmithKline on Harmire Road, Barnard Castle.</p> <p>The Harmire site is partially designated as Industrial Land and partially covered by the protected route for a proposed By Pass (a long standing proposal). The site sits within an area of high landscape value.</p> <p>The Enterprise Park has good occupancy rates.</p> |
| Location | Corner of Flatts Road/Galgate, Barnard Castle | Horse Market area of Barnard Castle. Located within the main shopping area and Conservation Area and designated area of Archaeological Interest. Good public access. | The site occupies a rectangular plot of land located at the north-eastern side of King Street at its junction with Galgate, Barnard Castle. | Off main high street in Barnard Castle, along Hall Street and adjoining Queen Street. Has been here since c.1970s and customers are familiar with it's location | The Auction Mart is located to the north of the main thoroughfare of Galgate. It is not central to the town and public access is less direct. | To the north of the residential area of Barnard Castle along the B2678 |
| Ownership / Title | This property is owned by DCC. | Title is with the Witham Hall Trustees (charitable status). Land to the rear gifted by bank with proviso that it is used for community use, not commercial gain. Covenants to this end are in place. | This property is owned by DCC. | This property is owned by DCC. | The land is in the ownership of a third party. | One North East – may become HCA as part of asset transfer. |
| Size | 203 sq m over 2 floors | The site is approx 0.1 Ha in size. CAP provision of 300 ² could be provided? | 0.1Ha | 238msq The current floor plate would require extension to absorb the Customer Services function in a joint CAP/Library. | 1.4Ha | 33.44Ha |

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| Accessibility/Condition | <p>Ground floor accessible, first floor adaptations required to make the CAP totally accessible.</p> <p>Requires repairs and maintenance for longer term use.</p> <p>The street-front part of the property is likely to overlay the site of medieval and early post-medieval structures. The rear part of the site overlies the in-filled castle moat. The site lies within the Barnard Castle Conservation and Archaeologically Sensitive Areas.</p> | <p>Recent condition survey shows that the building is in need of repair, with the roof needing urgent attention. Not currently DDA compliant.</p> <p>No dedicated parking, but town centre provides parking</p> | <p>The accommodation is cellular, there is no off street parking. Building in need of significant repair and remedial works to meet basic health and safety requirements. Not currently DDA compliant.</p> <p>No dedicated parking, but town centre provides parking.</p> | <p>The building is DDA accessible. The existing public lift can be used to gain access from the street to the ground floor although this is far from ideal and wastes valuable space.</p> | <p>Struggles to meet Defra auction mart standards.</p> | <p>Out of town. Main access road opposite GlaxoSmithKline, easy access by car and selection of different units.</p> <p>Public transport stops at nearby GlaxoSmithKline, opposite the Enterprise Park entrance.</p> |
| Availability of property | <p>Currently in use as TIC/Café/office storage. TIC likely to cease current operation in October 2011.</p> <p>Current redevelopment and restoration of Witham Hall building presents an opportunity for temporary re-location of Witham Hall services, such as the box-office, to this building.</p> | <p>A partnership has been formed with the Witham Hall Trustees and Durham County Council in relation to future use.</p> <p>The Witham scheme would allow for the opportunity to combine customer services and existing library services.</p> <p>The library service needs to be consulted regarding the sharing of services.</p> | <p>Currently occupied by DCC staff including customer services desk.</p> | <p>DCC owned.</p> | <p>Private ownership.</p> | <p>Vacancy rates are low.</p> |
| Considerations, opportunities and benefits | <p>Potential for Witham Hall box office, local food hub and office use whilst Witham Hall is redeveloped (2011-13). Will bring in rental income.</p> <p>Site runs alongside proposed access/walking/cycle route to riverside paths, and proposed suspension bridge 0.8 miles upstream, Site not large enough to combine with other front facing services e.g. library. Ongoing Revenue savings not therefore possible.</p> <p>Site is close to a number of significant landmarks for the town including the Castle and Trinity Methodist Church. This is a highly visible site which can be seen from the town centre and the Castle and therefore design and context must be carefully considered.</p> | <p>Potential to take on a more mixed use offer and include small units as meeting space/conferencing space as well as maintaining the existing community uses.</p> <p>Suitability as office accommodation established and proximity to library allows co-location of public services. Access from high street and supermarket car park.</p> <p>The Witham Hall is the subject of DCC supported redevelopment and restoration. Architects appointed, some planning permissions in place and project underway.</p> <p>Opportunity for amalgamation with library site.</p> <p>Morrisons' car park is located to the north of Witham Hall; there is an opportunity to create a direct pedestrian link between the two sites as part of development proposals.</p> <p>Enables co-location of public services and enabled joint provision of customer/library services.</p> | <p>Longer term this site will be disposed as the condition of the building is poor and the size exceeds current staffing requirements.</p> <p>There is the opportunity to generate a Capital Receipt for DCC through the disposal of the site. This is estimated to be between £500,000 and £380,000 (Carvers Commercial and DCC estate management). Robust current valuations are being sought and will be verbally reported at the board meeting.</p> | <p>Co-location of public services cannot be met without significant expenditure and there is no budget provision for a stand-alone library enhancement.</p> <p>Condition survey shows capacity to extend first floor area</p> | <p>The Auction Mart directors wish to re-locate to out of town site and are progressing with an offer from a developer who is seeking to deliver a retail led scheme including food store, some residential and car parking.</p> <p>Analysis of offer to provide customer services/back office accommodation found that the proposal was too expensive in terms of cost/benefit ratios.</p> <p>An offer has been made to DCC to provide office accommodation for customer services/back office staff, at cost of providing the building.</p> | <p>Commercial rents as properties currently in the ownership of One North East.</p> |
| Section 2 - Assessment of Options | | | | | | |

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| 1. Capital Costs (or receipt) | <p><u>£40,000</u> Cost of minor adaptations.</p> <p>Access to first floor is not DDA compliant. This would require installation of a lift.</p> | <p>£3M redevelopment costs (DCC/ERDF/HLF) £1.28m for the provision of a co-located CAP/Library with back office service provision. The individual values are estimated as: Library Refurb £285,000 CAP £549,000 Back Office £447,000</p> <p>Cost of adaptations to include refurbishment, furniture and ancillary items. The co-location of the library and the CAP can be funded as part of Witham Hall redevelopment.</p> <p>Re-location of customer services to the new development on the Library site will free up Teesdale House for disposal and capital receipt.</p> | <p>Cost of adaptations/work required to make this option feasible would include works to meet DDA compliance and access to first floor plus immediate repairs and essential maintenance. The total estimate for all of the critical works required is £921,811 exclusive of dry/wet rot, bat, DDA, all refurbishment and provision of a new CAP.</p> | <p>Witham project funding could incorporate extension works to enable joint library / CAP £1.25M).</p> | <p>The fit out costs of a new build were prohibitive – estimated to be circa £1million.</p> | <p>Commercial rental – see comment above plus fit out costs circa <u>£1million*</u> are prohibitive.</p> |
| 2. Revenue implications | <p>No current revenue. Use by Witham Trustees/office accommodation as temporary rentable space will bring in rental income to DCC.</p> <p>Mothballing of site would result in additional revenue costs until long term future of building becomes known</p> | <p>No revenue implications to DCC. Staffing revenue savings on operation of one reception desk</p> | <p>As existing</p> | <p>As existing.</p> | <p>New running costs estimated to be £55,000 per annum</p> | <p>Significant increase in revenue as new accommodation (see above).</p> |
| 3. Site Suitability | <p>Existing premises currently delivering TIC services. Has accessibility issues to first floor.</p> | <p>Amalgamation of Witham/Library will create potential for combined customer services/library services and access to Morrisons car park. Off the main high street. Good location , CAP could operate effectively between Witham/Library. Co-location of DCC services.</p> <p>Potential to create joined-up DCC service delivery. It would also offer opportunity for linked trips to community facilities.</p> | <p>Good location. DCC ownership.</p> <p>Issues over DDA capability – unlikely to be able to be fully DDA compliant</p> | <p>Off the main high street. Good location , DCC ownership</p> | <p>Off main street and away from town centre. Car parking.</p> | <p>More suitable as employment land for local businesses.</p> <p>Lack of current passing footfall due to its location away from residential area.</p> |
| 4. Location that supports service delivery | <p>Central location. Easily accessible by public transport, and close to visitor attractions, shopping and riverside walks/ cycleways.</p> | <p>Central location. Easily accessible by public transport, and close to car park. Joining the library building to the new Witham will enable access to Morrison's car park.</p> | <p>Central location. Easily accessible by public transport, and close to car park.</p> | <p>Central location. Easily accessible by public transport, and close to car park.</p> | <p>Not a prime location. Public access would be via a discreet entrance and short walk from town centre.</p> | <p>Away from town centre. Would not be suitable for Customer Services.</p> |
| 5. Regeneration impact | <p>The existing visitor numbers at the Castle are low and it feels 'separate' from the rest of the Town. Improved visitor infrastructure would enhance orientation for visitors. A consultation process has highlighted the need to make more use of the Castle which is one of the key historic and authentic assets of the Town</p> | <p>The Witham Hall currently offers educational and social activities and events for all ages and serves people from all of the rural district of Teesdale. However, the Grade II listed building is in need of repair and restoration and significant investment is needed to preserve the structure, upgrade the services infrastructure to current regulatory standards and ensure DDA compliance. An improved Witham</p> | <p>This building represents an opportunity to house local businesses in terms of office accommodation. Hotel development is another option. The buildings could be converted back to their original purpose of residential development</p> | <p>Little impact retaining the 'as is'.</p> | <p>The most significant issue to consider, and aside from access constraints and deliverability is the future of the Mart as a focal point and functioning Mart for the Market Town.</p> <p>A new retail scheme may weaken the independent food offering in the town centre.</p> | <p>From a regeneration perspective it is important that this site is able to accommodate future traditional employment demand.</p> |

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| | Scar Top parkland identified as part of Heritage Lottery Fund landscaping improvement area. | would provide a venue for theatre, cinema and the performing arts and contribute to the development of an evening and night time economy in Barnard Castle. The Hall is in a prominent location and the proposed focus on creative and cultural activity fits with the wider economic development and diversification of Barnard Castle's economy. Co-locates services and creates joined-up service delivery for both the CAP and library. | | | | |
| 6. Risks to successful delivery | Limited size of the building restricts potential usage. | Listed building status entails sensitive treatment and liaison with Conservation bodies. | Lack of market demand due to slowing of property market. | Will require planning consent if library is to be extended. | Auction Mart scheme may not go ahead – an application to planning has been delayed by the developer and may not gain approval. The cost of providing customer services/back office staffing accommodation in this location is judged to be too expensive. | Impact on the revenue budget. Out of town site. |
| Section 3 - Conclusions | | | | | | |
| Recommendation for Short List Consideration | It is appropriate to retain the existing building and allow uses that reflect the visitor and amenity potential of the area. | The development will provide a multi-purpose community resource, shared customer services/library service, improved evening economy for the town, including an auditorium /cinema and an expanded programme of cultural activities. It will also create studio/office space. Opportunity for joint provision of library/customer services. | Discount –Whole life costing business case for longer term retention is not viable. | Opportunity for combined CAP and Library Services. | Discount due to – a) Out of town location b) Fit out and running costs too high c) Risks & deliverability | Discount due to – a) Out of town location b) Rental cost of prime units and fit out costs too high |