

Heritage Assessment

The Bay Horse, Hurworth



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This Heritage Assessment has been prepared by Clare-Louise Booth BA (Hons), Dip TP, MA, MRTPI, IHBC. ELG Heritage have significant experience working in the historic built environment, both as a Heritage Consultants and local authority Conservation Officers.

We are competent in the assessment of significance and heritage impact and advise on a wide range of schemes including Conservation Areas, Scheduled Monuments, Listed Buildings, historic Parks and Gardens and Non-Designated Heritage Assets.

This assessment follows Historic England's Conservation Principles guidance; Historic Environment Good Practice Advice: 2 Managing Significance in Decision-Taking in the Historic Environment; and 3 The Setting of Heritage Assets; and Historic England Advice Note 12: Statements of Heritage Significance.

Revision Record

Rev	Description	Date	Author	Checked	Approved
0	Final	16/03/21	CLB	JJG	16/03/21

1. Introduction

1.1 This Heritage Assessment has been prepared by ELG Heritage to accompany an application for Planning and Listed Building Consent for the repair and replacement of windows at The Bay Horse, Hurworth, which is a grade II Listed Building and public house.

1.2 ELG Heritage have been commissioned by Mr J Hall to advise on the significance of the heritage assets and the impact of the proposed works upon their setting.

1.3 The objective of this assessment is to demonstrate a thorough understanding of the heritage assets affected and to explain how the works impact upon their significance and setting as well as matters relating to amenity and landscape impact.

1.4 The aims of this assessment are:

- To identify the assets which could be affected by the proposed development
- To consider the significance and setting of the identified heritage assets
- To demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;
- To assess the effects of the proposed development on the significance of the identified heritage assets; and

- To consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making.

1.5 The assessment identifies the heritage assets surrounding the application site, including Listed Buildings, Conservation Areas, non-designated heritage assets, Scheduled Monuments, Registered Parks and Gardens, and special landscape areas. The zone of interest has been established based on information gained during the site visit and professional judgement.



Figure 1 Site location

2. History & Context

- 2.1 The Bay Horse dates in part to the early 18th and later 19th century and is shown on the 1838 Tithe map (**Figure 2**).

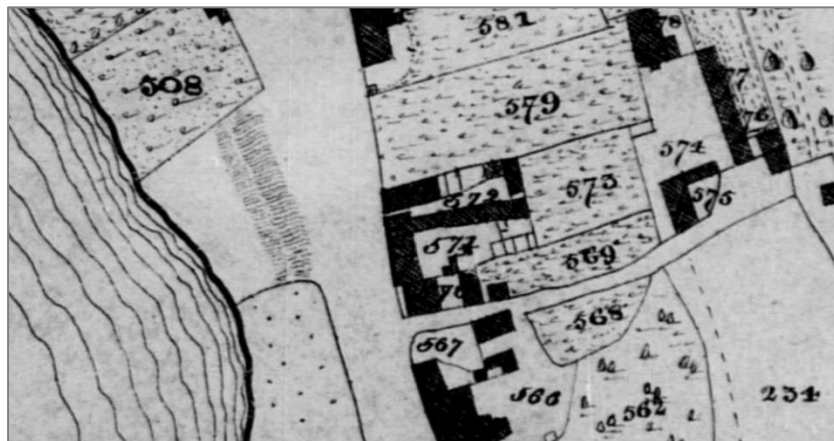


Figure 2 1838 Tithe map

- 2.2 The 1834 edition of Pigot's Durham Trade Directory lists Robert Hodgson as publican of the Bay Horse, Hurworth. At this time there was one other public house in the village, the Wheat Sheaf. Also in the village were a great representation of gentry and clergy, a national boys school and national girls school, blacksmiths, booksellers, boot and shoe makers, brewers, butchers, cartwrights, druggists, grocer, linen and woollen drapers, millers, shopkeepers, tailors and other trades. Hurworth was a vibrant and affluent village on the banks of the River Tees. The 1851 and 1861 Census records George Craddas as Victualler (Inn Keeper) of the Bay Horse, with his two sons and two servants. In 1911 the Innkeeper was Herbert John Brown living with his wife and one servant.



Figure 3 Historic photo



Figure 4 Historic photograph looking east

3. Heritage Assets

- 3.1 The Bay Horse is a grade II Listed Building and is situated within the designated Hurworth Conservation Area.

The Bay Horse

- 3.2 The Bay Horse is located on the north side of the street towards the east side of the village overlooking the churchyard towards the river.



Photo 1 Front elevation

- 3.3 The right-hand section of the building dates to the early 18th century with the left hand building added in the late 18th or early 19th century with dual height canted bay windows. A central carriage arch provides access to the rear and a small cottage occupies the right-hand bay.

Listing Description

- 3.4 The listing description for The Bay Horse is as follows:

'Public House and cottage, 2 builds: early C18 with late C18-early C19 section at left. Roughcast brick; pantiled roofs; rebuilt brick chimney stacks. Early C18 section at right 2 storeys, 3 widely-spaced bays. Cottage (No. 46) occupies right end bay. Central segmental archway in raised surround with impost blocks and keystone; boarded door and early C19 canted bay window (with 8+12+8-pane sashes) at left; 2 boarded doors and 2 sashes at right. Central replaced sash and flanking 12-pane sashes above, cutting through stepped eaves courses. Diamond-shaped sundial, dated 1739, with iron gnomon, on first floor to right of central window. Steeply-pitched roof with swept eaves and rebuilt brick verges. Left end and 2 ridge stacks. Left section may have been 2 cottages originally: 2 storeys, 2 bays. Central replaced door behind wide early C20 wood porch with lean-to roof. Flanking early C19 canted 2-storey bays with sill bands, and 12-pane sashes in flat-faced surrounds. Steeply-pitched roof with rebuilt brick verges at left end and centre. Tall ridge stacks above verges. Scattered 12-pane horizontal-sliding sashes on rear of right section'.

- 3.5 The windows within the left-hand canted bay have largely 19th century six over six vertical sliding sashes. That to the centre ground floor (window 2, **Figure 5**) has been replaced with a window of inappropriate detail including horns to the top sash and overly heavy glazing bars.



Photo 2 Left-hand bay

- 3.6 The right-hand bay has entirely replacement sashes, all incorporating horns to the top sash and heavy glazing bars (see **Figure 5** for identification of replacement sashes).



Photo 3 Right-hand bay

Original Windows in yellow blue shows windows already replaced.



Figure 5 Window survey



Figure 6 Window numbering for identification

Significance and Setting

- 3.7 Significance is the concept that underpins current conservation philosophy and the significance of heritage assets is defined in the National Planning Policy Framework as *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 3.8 Archaeological interest derives from the potential of a place to yield evidence about past human activity. The Bay Horse has some archaeological interest in the survival of its built fabric. However, this application does not propose the removal of any element of archaeological interest.
- 3.9 Architectural and artistic interest derives from the ways in which people draw sensory and intellectual stimulation from a place through architectural design. The public house is of architectural interest and this is demonstrated by the earlier right hand section, being much simpler in architectural detail with its carriage arch door and small vertical sliding sash windows of multi pane design. That to the left is much grander in appearance with the double height canted bays and larger sash windows. The pantile roofs, raised verges and tall chimneys add to the architectural interest of the overall building.
- 3.10 Historic interest derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative or associative. The building is of historic interest for its long-standing role as a public house/coaching inn by the River Tees. It is possible

that the left-hand section was once used as cottages, however there is a long association with the public house use. Being at the centre of the village opposite the church there is a key communal interest here too.

4. Impact of Development

- 4.1 The Historic England Advice Note 12 'Statements of Heritage Significance' (2019) recommends a staged approach to decision making which includes an assessment of impact on significance. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, this assessment considers how adverse impacts have been avoided and / or minimised through their design and mitigation measures proposed where appropriate. The Conservation Principles Consultation Draft (2018) states that *'as well as being potentially harmful, change can be neutral or beneficial in its effect on heritage assets; it is only harmful if (and to the extent that) the asset's significance is reduced.'*
- 4.2 It goes on to state that *'if changes to an asset respect its significance, then in most cases they are likely to serve both the public interest of its conservation and the private interests of those who use it. Owners and managers of heritage assets ought not to be discouraged from adding further layers that are judged to be of a **quality** that could add future interest, provided that the current significance is not **materially** reduced in the process.'* It is also the case that alterations to heritage assets can better reveal or enhance the significance of heritage assets and these beneficial impacts will also be set out in this section.
- 4.3 Historic England define harm as *'change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of place'* (Conservation Principles, p71).

4.4 Development does not necessarily mean harm. As stated above, it is only development which reduces the significance (special interest / value) of the asset in a material way which is harmful. The scale of harm can be measured using the 'Scale of Harm' table. Harm within the red section; minor adverse; moderate adverse; or substantial adverse may require public benefit to outweigh that harm if it has not been balanced through beneficial effects. If harm is identified then this should be weighed against the benefits of the proposal, including securing its optimum viable use.

Table 1 Scale of harm

Scale of Harm
Substantial beneficial
Moderate beneficial
Minor beneficial
Negligible beneficial
Neutral or nil
Negligible adverse
Minor adverse
Moderate adverse
Substantial adverse

- 4.5 Palmer v Herefordshire Council & Anor (Court of Appeal – Civil Division, November 04, 2016,[2016] EWCA Civ 1061 (Case No: C1/2015/3383) found *'that where proposed development would affect a Listed Building or its settings in different ways some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the Listed Building or its setting.'*
- 4.6 The following methodology has been used as a guide to quantify the magnitude of impact, combined with professional assessment (**Table 2**).

Table 2: Factors in the Assessment of the Magnitude of Impact (Source: Design Manual for Roads and Bridges - Volume 11, Part 2 Cultural Heritage)

Level of Impact	Factors in the Assessment of the Magnitude of Impact
Substantial	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements / setting, such that the resource is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic buildings elements or setting that hardly affect it / not readily evident.
Neutral	No change to fabric or setting

4.7 The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good

Practice Advice in Planning: 2 'Managing Significance in Decision-Taking in the Historic Environment' advises that:

- the significance of the asset is understood;
- the impact of development on significance is understood;
- ways to avoid, minimise and mitigate impact are explored;
- harmful impacts be justified through and balanced; and
- that negative impacts on aspects of significance are offset by enhancing other aspects of significance

4.8 The proposed scheme seeks to replace the modern sash windows with single glazed timber windows to match the historic sashes in detail. Repairs will be undertaken to the older windows, which does not require consent.

4.9 The proposed works seek to achieve an improvement to the architectural interest of the building. The replacement windows will provide a cohesive/consistent appearance across the façade, presenting the most historic window detail throughout. The works will result in moderate beneficial effects on the significance of the Listed Building and contribute to the preservation and enhancement of the Hurworth Conservation Area.

5. Decision Taking

- 5.1 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a Listed Building, its setting, or any features of special architectural or historic interest which it possesses (Planning (Listed Buildings and Conservation Areas) Act s.66(1)). This assessment has considered the significance and setting of the Listed Building.
- 5.2 The National Planning Policy Framework requires that *'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'* (para 189). This Heritage Assessment aims to provide sufficient information for the significance of the heritage asset and the impact of development to be properly considered.
- 5.3 The NPPF states that *'when considering impact upon significance, great weight should be given to the asset's conservation, relative to its significance. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'* (para 193).
- 5.4 *'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will require clear and convincing justification'* (para

194). Any harm to the architectural or historic interest, or the setting of the asset will need to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Moderate beneficial effects have been found as a result of these works.

- 5.5 Historic England Conservation Principles (2008) recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the archaeological, historical, architectural and aesthetic interests of the heritage assets affected by such a proposal. This assessment has considered the significance of the heritage asset which lies primarily within its historical and architectural interests.

6. Conclusion

- 6.1 This Heritage Assessment has identified the heritage assets which have the potential to be affected by the proposal and considered the impact of such on their special interest. The historical development of the site has been explored and established the significance of the building within the Conservation Area. The heritage value of the site relates primarily to its historical and architectural interests.
- 6.2 This assessment has found there to be moderate beneficial effects which will not result in any loss of historic fabric. The replacement windows will enhance the architectural interest of the building and both preserve and enhance the character and appearance of the Conservation Area.
- 6.3 It is considered that this proposal complies with both national and local policy.