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# **Heritage Statement**

Shincliffe Hall,  
Hall Lane,  
Shincliffe,  
Durham.  
DH1 2SY.

March 2022.

This proforma and accompanying guidance notes can be used to help produce your heritage statement. You do not have to use the proforma, but the issues outlined below should be incorporated into your statement. Any photos or historic maps sourced should be attached as appendices to your submitted form.

A heritage statement must be submitted with any application for Planning Permission within designated conservation areas, registered historic parks or gardens, or affecting known archaeological sites, and also with applications for Listed Building Consent or Conservation Area Consent. Applications for demolition within conservation areas should also include the supporting evidence and justification required by para 133 of the National Planning Policy Framework.

A statement may also be requested if the Council identifies the building or site as a non-designated heritage asset of archaeological, architectural, artistic or historic interest during the pre-application or application process.

**Planning applications will not be validated or processed unless the required heritage statement has been submitted.**

### **THE APPLICATION SITE**

**Site Address:**

SHINCLIFFE HALL, HALL LANE, SHINCLIFFE,  
DURHAM. DH1 2SY.

Is the development site (please tick appropriate boxes)

- A listed building
- A building of local interest
- A scheduled monument
- A site of archaeological interest
- Within the Durham City World Heritage Site
- Within a designated conservation area
- Within a registered historic park or garden
- Within a registered battlefield
- Adjacent to one of the above

## THE NATURE OF THE ASSET

Please describe the history, character and appearance of the heritage asset. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

SHINCLIFFE HALL IS A GRADE II LISTED BUILDING, BUILT IN 1771 BY WILLIAM RUDD (1731-1795) WHO WAS RECORDER OF DURHAM FROM 1764-1767. SET IN 47 ACRES OF WOOD AND FARMLAND, TWO MILES SOUTH OF DURHAM ON THE EAST BANK OF THE RIVER WEAR. FROM 1821-1829 THE HOUSE WAS GREATLY EXTENDED FOR JOHN PRINCE (1786-1867), A RETIRED NAVAL CAPTAIN, POSSIBLY BY JOHN FOSS, ARCHITECT WHO HAD CARRIED OUT SIMILAR WORK ON HIS FAMILY'S HARTFORTH HALL, NEAR RICHMOND IN 1792.

## THE EXTENT OF THE ASSET

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

1. SHINCLIFFE HALL IS A GRADE II LISTED BUILDING AND IS LOCATED APPROXIMATELY 0.7 KILOMETRES TO THE SOUTH OF THE MAIN CORE OF SHINCLIFFE VILLAGE ACCESSED VIA HALL LANE.
2. THE BUILDINGS STAND IN ISOLATION ON THE EASTERN BANK OF THE RIVER WEAR ENVELOPED BY DENSE WOODLAND ON THREE SIDES WITH OPEN AGRICULTURAL FIELDS TO THE SOUTH.
3. SHINCLIFFE HALL IS OUTSIDE OF THE SHINCLIFFE VILLAGE CONSERVATION AREA.

## THE SIGNIFICANCE OF THE ASSET

Please describe the archaeological, architectural, artistic or historic importance of the asset. This should include for example the age, phases of development, layout, appearance, particular features or characteristics, materials and construction or potential for archaeological remains.

1. SEE ATTACHED DEVELOPMENT TIMELINE AND PLANNING HISTORY.

## THE PROPOSED WORKS

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

1. INSTALLATION OF ELECTRIC CAR CHARGING POINT TO COURTYARD WALL

## THE IMPACT ON THE ASSET

Please describe the impact your proposals will have on the archaeological, architectural, artistic or historic interest of the asset or its setting. This may include for example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

THE PROPOSED REMODELLING IS SMALL IN SCALE AND GREAT CARE HAS BEEN TAKEN WITH REGARDS TO ITS SCALE, LOCATION AND SETTING TO ENSURE NEGATIVE IMPACT UPON THE PHYSICAL CHARACTER, FABRIC AND LOOK OF THE LISTED BUILDING.

## APPLICATIONS FOR DEMOLITION

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

1. NO DEMOLITION WORKS WILL TAKE PLACE.

## **SOURCES OF INFORMATION**

Please confirm which of the following sources you have consulted (tick boxes)

- The County Durham Historic Environment Record
- Keys to the Past website
- The National Heritage List
- National Planning Policy Framework (NPPF)
- NPPF Planning Practice Guidance
- The current local plan
- Draft Durham Plan
- Conservation Area Character Appraisal (if available)
- County Durham Landscape Character Assessment
- Historic ordnance survey maps

## **USEFUL CONTACTS**

### **English Heritage North East Office**

Tel: 0191 269 1200 or email: [northeast@english-heritage.org.uk](mailto:northeast@english-heritage.org.uk)  
Web: [www.english-heritage.org.uk/caring/](http://www.english-heritage.org.uk/caring/)

### **County Durham Historic Environment Record**

Tel: 03000 267 013 or email: [archaeology@durham.gov.uk](mailto:archaeology@durham.gov.uk)  
Web: [www.durham.gov.uk/Pages/Service.aspx?ServiceId=841](http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=841)

### **Heritage, Landscape and Design Team, Durham County Council**

For advice on listed buildings, conservation areas and urban design  
Tel 03000 267 146 or email: [design.conservation@durham.gov.uk](mailto:design.conservation@durham.gov.uk)

For advice on landscape and tree protection

Tel 03000 267 132 or email: [landscape.arboriculture@durham.gov.uk](mailto:landscape.arboriculture@durham.gov.uk)

For advice on protected species, wildlife, biodiversity and geodiversity

Tel 03000 267 134 or email: [ecology@durham.gov.uk](mailto:ecology@durham.gov.uk)

For advice on scheduled monuments and sites of archaeological interest

Tel: 03000 267 013 or email: [archaeology@durham.gov.uk](mailto:archaeology@durham.gov.uk)

### **Central and East Area Development Management Team**

Claypath Office Tel: 03000 262 830 or email

[dmcentraleast@durham.gov.uk](mailto:dmcentraleast@durham.gov.uk)

### **Northern Area Development Management Team**

Chester le Street Office Tel: 03000 264 891 or email

[dmnorth@durham.gov.uk](mailto:dmnorth@durham.gov.uk)

**South and West Area Development Management Teams**  
Spennymoor Office Tel: 03000 261 060 or email  
[dmsouthwest@durham.gov.uk](mailto:dmsouthwest@durham.gov.uk)

**Strategic Development Management Team**  
County Hall Tel: 03000 261 397 or email  
[dmstrategic@durham.gov.uk](mailto:dmstrategic@durham.gov.uk)

### **USEFUL WEBSITES**

**The National Heritage List**  
[www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/](http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/)

**The Heritage Gateway**  
[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

**Keys to the Past**  
[www.keystothepast.info](http://www.keystothepast.info)

**County Durham Landscape Character Assessment**  
[www.durhamlandscape.info/Pages/Home.aspx](http://www.durhamlandscape.info/Pages/Home.aspx)

**National Planning Policy Framework**  
<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

**Planning Practice Guidance**  
<http://planningguidance.planningportal.gov.uk/blog/guidance/>

**Adopted local plans for County Durham**  
[www.durham.gov.uk/Pages/Service.aspx?ServiceId=494](http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=494)

**Durham Plan**  
<http://www.durham.gov.uk/pages/Service.aspx?ServiceId=856>

## DEVELOPMENT TIMELINE & PLANNING HISTORY

In the Middle Ages, Shinkley (Shincliffe from C18th) was an agricultural community belonging to the Prior of Durham Cathedral.

- 1771** Mansion house or villa, built by William Rudd (1731-1795), Recorder of Durham from 1764 to 1767, was set in 47 acres of wood & farmland.
- 1796** Purchased by William Hutton of Carleton Hall, Cumberland.
- 1802** ...the pleasant seat of R. Scott Esq. called Shincliffe Hall. [Cooke]
- 1805** Shincliff Hall [Cole & Roper map]
- 1819** Shincliffe Hall was advertised for let, partially furnished 'pleasantly situated on the banks of the Wear...may be viewed on application to John Watson at the House'. [Newcastle Courant 3/4/1819]
- 1821-9** The house was extended by Lt. John Prince (1786-1867), a retired Naval Captain, to create Shincliffe Hall as it is now. The design was based upon his wife Isabella's family home, Hartforth Hall, near Richmond (Grade II\*), which had been extended by John Foss (1745-1827), Architect, in 1792, who may also have extended Shincliffe Hall.
- 1825** Robert Scott of Shincliffe Hall [Burke]
- 1852** Isabella Prince died at Shincliffe Hall [The Gentleman's Magazine] Conveyance & release of Shincliffe Hall. [DRO D/Cr 65-72]
- 1860** Glasshouse, Garden Heated Wall & Boiler House existed [OS 1860], possibly built as part of the 1821-9 expansion work. South wing of House not enlarged
- 1869** The Hall was bought for about £9,500 by the Dean and Chapter of Durham Cathedral who housed their clerk Richardson Peele there.
- 1890** Mr. Richard Forster of Shincliffe Hall, died suddenly aged 45 having been consulting engineer for the South Hetton and Murton Collieries.
- 1902** Mr. William of Shincliffe Hall [The Potato, Findlay]
- 1923 -1938** the Glasshouse and structure against the North side of the Garden Heated Wall were removed and a large outbuilding was built on the North side. [OS]
- 1939-1945** House used as a Land Army girls' hostel. Small outbuilding constructed at the West end of the North side of the Heated Wall.
- 1946-2001** House used as University of Durham Hall of Residence.
- 1947** St. Aidan's Society was formed for students living in Shincliffe Hall.
- c1950** Garden Room constructed on South elevation of House.
- 1961- 2007** Long outbuilding between Boiler House and gate at East end.



**1961- 2015** Small lean-to greenhouse on South side of Garden Heated Wall and Tennis Court at South of Garden

**1987** House, East Courtyard Wing and Heated Garden Wall, Listed Grade II.

**2001-2005** University of Durham Graduates' Society.

**2001-2005** Small greenhouse on South side of Wall demolished.

**2006** Purchased by Mr & Mrs G. Hampton.

**2007** Planning & LBC refused for demolition of Garden Room and construction of a large Orangery along the Heated Wall section.

**2015** Purchased by Mr & Mrs Daniel Roe.

## LISTING DESCRIPTIONS

### 1) THE GARDEN WALL AND BOILER-HOUSE



Date Photographed: 18 June 2001

Date listed: 07 December 1987

Date of last amendment: 07 December 1987

Grade II

SHINCLIFFE HALL LANE NZ 2840 (South end, off) 13/90 Garden wall and boiler-house on east return of Shincliffe Hall GV II Garden wall and boiler-house. Late C18-early C19. Narrow brick in irregular English garden wall bond with flat stone coping. Boiler-house has pantiled roof. Tall double-skin wall, formerly heated, runs from east return of Shincliffe Hall for about 15 metres. Segmental-headed doorway near junction with house. Small boiler-house, facing courtyard on centre of rear of wall, has an open-pedimented gabled front with recessed round-arched wall panel containing blocked doorway. Remains of round-arched kiln inside, against garden wall. Included for group value. C20 lean-to range of sheds to left of boiler-house are not of interest.

## 2) SHINCLIFFE HALL



Date Photographed: 18 June 2001

Date listed: 07 December 1987

Date of last amendment: 07 December 1987

Grade II

SHINCLIFFE HALL LANE NZ 2840 (South end, off) 13/89 Shincliffe Hall GV II House, now occupied by Durham University Graduates' Society. Circa 1771 for William Rudd, with C20 alterations. Narrow brick in Flemish bond with painted stone dressings. Main block has graduated stone tiles on roof; wing has Welsh slate roof. Old brick chimney stacks. Double-span main block with contemporary wing set corner-to-corner on right rear. 2-storey, 3-bay garden front has band between storeys and replaced sashes with projecting stone sills and segmental brick heads. Late C20 addition on ground-floor right bay. Steeply-pitched 2-span roof with stone-coped gable parapets and shaped kneelers. Tumbled-in brickwork on gables. Twin-gabled returns: 2-storey canted brick bay, with replaced sashes and hipped roof, on left return of front range; some 12-pane sashes on left return of rear range; 2-storey late C19 lean-to addition on right return. Tripartite sash window and early C20 glazed octagonal porch on rear of main block. 3-bay wing, of 2 storeys and attics, has mainly replaced sashes, some in altered openings and a cat-slide roof with transverse end stacks. Lower 2-storey rear facing courtyard. Interior: main block contains cut-string, open-well staircase, of 3 flights plus landing rail, with 2 turned balusters per tread and a ramped and wreathed handrail. Staircase hall has modillion cornice. 6-panel doors in architraves with panelled reveals. Late C20 flat-roofed addition on right ground-floor bay of garden front is not of interest.

### 3) EAST RANGE



Date Photographed: 18 June 2001

Date listed: 07 December 1987

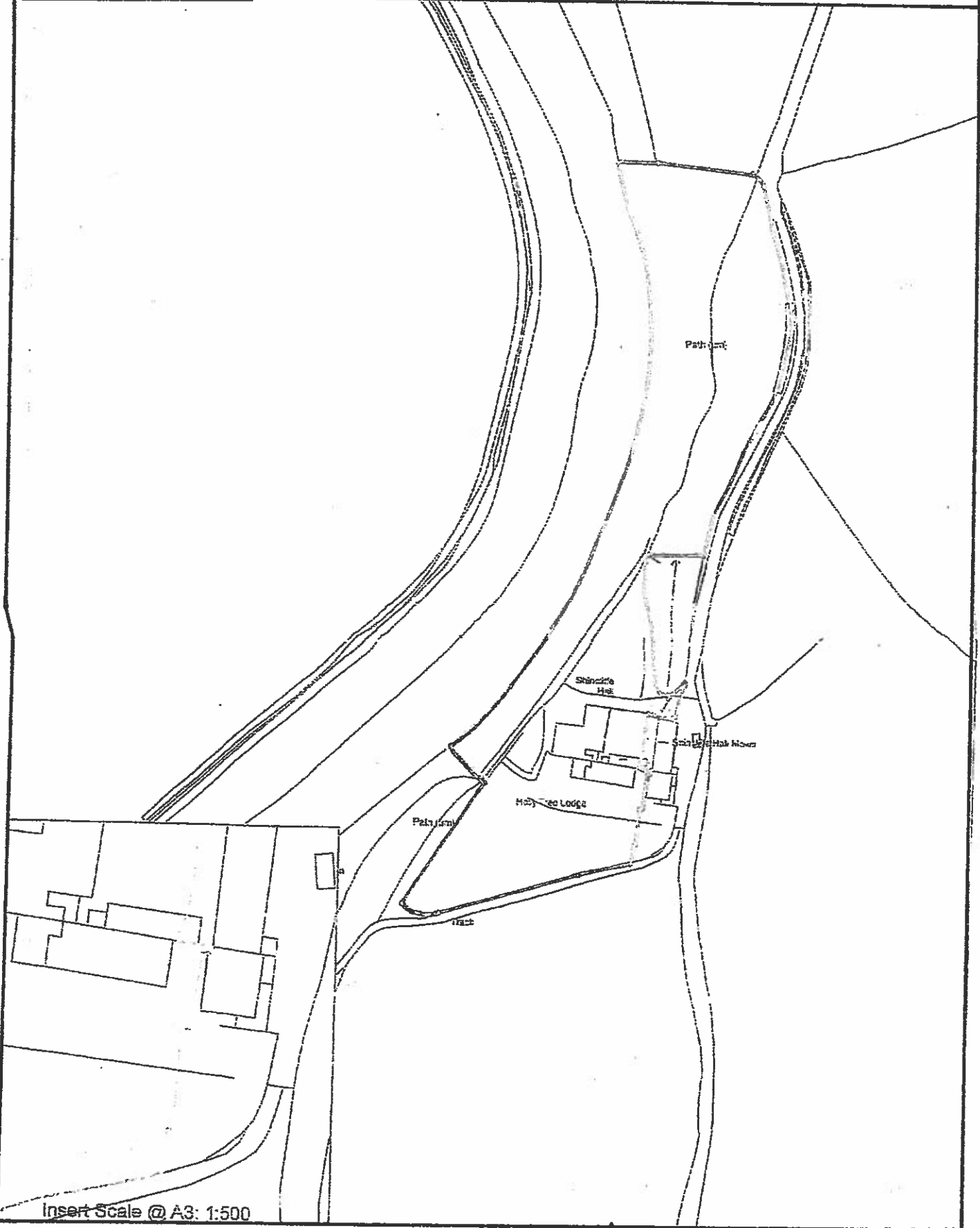
Date of last amendment: 07 December 1987

Grade II

SHINCLIFFE HALL LANE NZ 2840 (South end, off) 13/91. Range on east side of courtyard at Shincliffe Hall GV II Former coach-house/stables, now student accommodation. Late C18-early C19 with C20 alterations. Hand-made brick in irregular English garden wall bond with painted stone dressings and Welsh slate roof. 2 storeys, 3+1+3 bays. Wide, pedimented centre bay breaks forward and has a replaced boarded door with margined over-light, sashes in altered openings, band between storeys and a Sun Co. Fire-Insurance mark in centre of pediment. Replaced sashes in flanking bays: 12-pane on ground floor and 6-pane above with projecting stone sills and segmental brick heads. Steeply-pitched roof has stone-coped gable with shaped kneeler at left. Added outshoots of several builds on rear. Included for group value. Late C20 house on right return is not of interest.



Shincliffe Hall



Insert Scale @ A3: 1:500

Site Location Plan

March 2022.