

Design & Access Statement for planning Proposal for works to the facade of The Teesdale Hotel, Middleton-in-Teesdale

The Teesdale Hotel is a historic grade 2 listed building which presents a very prominent landmark in this conservation area. The beautiful facade of the building is in need of some renovation so that it can fulfil and maintain its potential.

The six windows on the left, newer, annexed portion of the building are all softwood and are in a very poor state. We propose to replace them with hardwood sliding sash windows with the same number of panes (4) per window. We believe that this will return them to a more authentic design. Those six windows are the most urgent for replacement.

The windows on the remainder of the facade are all hardwood and still in good condition but they are mostly single glazed which makes the hotel bedrooms very cold in the winter. We would like to alter the existing frames to accept individual double glazed units. We would conduct this work as our budget allows. The bay window on the ground floor is a very unattractive upvc version which was installed already when we took over the lease. If the budget allows we would like to replace this with an authentic hardwood double glazed version as it is in a very prominent and visible position.

We would also like to repair the pointing on the stonework which we would have done with a lime mortar mix which the appropriate authorities at the council could specify.