



Heritage Statement Checklist

November 2015

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:

The Teesdale Hotel, Market Place, Middleton-in-Teesdale, County Durham. DL12 0QG

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, eg listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

From historicengland.org.uk website:

MIDDLETON IN TEESDALE MARKET PLACE NY 9425 (East side)

Middleton in Teesdale 24/110 The Teesdale Hotel GV II Hotel. Late C19, incorporating fragments of late C17 building. Snecked sandstone with ashlar dressings; roof of graduated green slates with stone coping; rear range of roof of Welsh slates. Elizabethan vernacular style. 2 storeys, 4 bays.

Elliptical-headed moulded and chamfered vehicle entrance in fourth bay; 2 steps up to boarded door in moulded stone Tudor-arched surround in second bay. First bay has 2-storey canted bay window with hipped pent roof under front gable with 4-light window in gable peak. High 6-light window to right of door; single light above door and 3-light window in 2 right bays on first floor. All these windows have recessed chamfered stone mullions and glazing bars (some renewed). Stepped first-floor string, and string below eaves. Ball-and-pyramid finial on first bay front gable; 3-light raking dormers in 2 right bays. 2 corniced ridge chimneys with strings below cornices.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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.

The Teesdale Hotel is situated on the east side of Market Place on the junction of Town Head in Middleton-in-Teesdale, County Durham. It is adjoined to the north by a residential property called Bluebell House and to the south by Barclays Bank on the ground floor with a residential property on the floors above.

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.

From historicengland.org.uk website:

MIDDLETON IN TEESDALE MARKET PLACE NY 9425 (East side) Middleton in Teesdale 24/110 The Teesdale Hotel GV II Hotel. Late C19, incorporating fragments of late C17 building. Sneked sandstone with ashlar dressings; roof of graduated green slates with stone coping; rear range of roof of Welsh slates. Elizabethan vernacular style. 2 storeys, 4 bays. Elliptical-headed moulded and chamfered vehicle entrance in fourth bay; 2 steps up to boarded door in moulded stone Tudor-arched surround in second bay. First bay has 2-storey canted bay window with hipped pent roof under front gable with 4-light window in gable peak. High 6-light window to right of door; single light above door and 3-light window in 2 right bays on first floor. All these windows have recessed chamfered stone mullions and glazing bars (some renewed). Stepped first-floor string, and string below eaves. Ball-and-pyramid finial on first bay front gable; 3-light raking dormers in 2 right bays. 2 corniced ridge chimneys with strings below cornices. This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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.

The replacement of existing dilapidated softwood window frames with hardwood double glazed versions. To be of the same design and proportions with the only alteration being the change from a hinged upper opening being replaced by a sliding sash mechanism. Other windows to have single glazing replaced by slimline double-glazed units; no other change in appearance.

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.

There will be no change to the architectural aspect of the building other than the substitution of a hinged window mechanism for a sliding sash opening mechanism.

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.

No part of the building will be demolished.

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

Historic England North East Office

Tel: 0191 269 1255 or email: northeast@historicengland.org.uk

Web: www.historicengland.org.uk/advice/

County Durham Historic Environment Record

Tel: 03000 267 013 or email: archaeology@durham.gov.uk

Web: <http://www.durham.gov.uk/article/2012/Historic-Environment-Record>

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

For advice on landscape and tree protection

Tel 03000 267 132 or email: landscape.arboriculture@durham.gov.uk

For advice on protected species, wildlife, biodiversity and geodiversity

Tel 03000 267 134 or email: ecology@durham.gov.uk

For advice on scheduled monuments and sites of archaeological interest

Tel: 03000 267 013 or email: archaeology@durham.gov.uk

Central and East Area Development Management Team

Tel: 03000 262 830 or email dmcentraleast@durham.gov.uk

Northern Area Development Management Team

Tel: 03000 264 891 or email dmnorth@durham.gov.uk

South and West Area Development Management Teams

Tel: 03000 261 060 or email dmsouthwest@durham.gov.uk

Strategic Development Management Team

Tel: 03000 261 397 or email dmstrategic@durham.gov.uk

USEFUL WEBSITES

The National Heritage List

<http://www.historicengland.org.uk/listing/the-list/>

The Heritage Gateway

<http://www.heritagegateway.org.uk>

National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance

<http://planningguidance.planningportal.gov.uk/>

Historic England Guidance Notes

<http://historicengland.org.uk/advice/planning/>

Adopted Local Plans for County Durham

<http://www.durham.gov.uk/ldf>

Durham Plan

<http://www.durham.gov.uk/cdp>