

HERITAGE STATEMENT

in support of a Conservation Area Pre-Planning Application and renovation mitigation

Fair View & Fairy Dell Newbiggin COUNTY DURHAM DL12 0TY



1850's mapping

current



The settlement expanded in the late 1700's and with the influx of Derbyshire lead miners to the village - in a form much as it exists today may have been established.

The village rises up the valley side, north from the B6277 towards Miry Lane, where the northern pastures begin to rise more steeply, framing the north side of the village.

The village is loosely ranged around a series of quadrangles of the local lanes - the inner space of these informal squares being pasture - the Newbiggin Beck to the west bounds the main part of the village, with Fellowship Farm forming a loose grouping of vernacular buildings beyond the beck to the west. There is some linear spacing of farm buildings to the south on the main valley road the B6277 and to the north along Miry Lane.

The village is framed to the east by Garth Head and the linking north-south lane at East End.

The lanes and footways within the village running N/S are tight, more scaled on 1700's farm traffic and movement for beasts through the village and between pasture, rather than for modern day 21st C vehicles.

Paddocks lie between to two main roadways and accommodate other period farm buildings and cottages of a similar period constructed late 1700's to mid 1800's.

The original buildings are predominantly coursed squared rubble walls of local sandstone, formal windows show ashlar dressed lintels and cills, original stone slate [large format Dales slabs] roofing prevails and a mixture of sash and casement windows survive.

The main character of the village is of open space, paddocks and two storey dwellings/cottage scale houses, barns, storage adjuncts of single storey all in a loose arrangement - the open spaces between the built structures are paramount to the form of the village, interspaced with mature trees, drystone walls and 360° open aspects.

Generally roadside boundaries along Miry lane are low drystone walls to pasture and built property, there are some open spaces not defined by plot fences or walls - this adds to the open nature of the village and the informality of the spaces between buildings - this results in comfortable accommodation of modern vehicles off the roadways and within loose parking forecourts or spaces adjacent to the dwellings, barns and lanes.

Whilst there are only three main listings of historic heritage buildings within the village, the architectural forms are all of a similar local vernacular and form together an important heritage collection with very little modernisation/modern forms of building within the village, the 18th C character of this vernacular settlement is largely retained intact.

LISTED BUILDINGS

Newbiggin Chapel 1759 - now a holiday let conversion.

Methodist Chapel 20.5.87 GV II

Wesleyan Methodist Chapel. 1759, enlarged 1860. Pecked sandstone ashlar front, rubble left return and rear with ashlar dressings and millstone grit quoins; plinth. Roof of graduated green slates. One high storey, 3 bays. Wide step to central 4-panel double door in keyed round-headed surround; impost blocks form base of high corniced panel over door, inscribed WESLEYAN CHAPEL ERECTED 1760

ENLARGED 1860, in Roman capitals. High flanking windows have keyed round heads with voussoirs, and stone sills, all projecting. Left return has blocked window with flat stone lintel; rear has 2 round-headed windows; all windows have glazing bars. Interior shows west pulpit with single side steps, and short communion rail on flower-patterned wrought iron balustrade, brought from Bowlees Methodist Chapel. Simple pulpit, with raised fielded panelling, in north-west corner original to the building although at one time used at Low Houses. Tiered pews, boarded dado and walls are of 1860, as are the ceiling cornice and 4 fret-carved round wood ventilation panels. Large cast iron free-standing stove "The Romesse.", by Smith and Wellstood Limited, Columbian Stove Works, Bonnybridge, Scotland. C19 coloured glass in top lights of windows.

The 1860 enlargement seems to have consisted of raising the eaves and installing the tiered pews rather than an increase in area. John Wesley preached here.

Source: H.L. Beadle, The Beginning of Methodism in Upper Teesdale, 1980.

Listing NGR: NY9153027670

And

Walls, piers and 20.5.87 gates attached to Methodist Chapel GV II

Walls, gate piers and gates enclosing forecourt of chapel. Late C19. Coursed squared sandstone with pecked ashlar coping and piers; cast iron gates. Walls c.0.7 metre high have coping of curved-topped blocks; square-section piers with similarly-shaped tops flank gates with leaf-headed uprights and dogbars. Railings removed from walls.

Listing NGR: NY9152427661

Chapel View adjacent to Fellowship Farm corner of Miry Lane

Chapel View - grade II House. Probably mid C18. Thinly rendered rubble with boulder plinth, quoins and ashlar dressings; roof graduated stone flags. 2 storeys, 2 bays and one-storey, 3-bay rear wing set-back at right. Half-glazed door in tooled plain stone surround to left of centre; almost-square windows have late C19 sashes; flat stone lintels and flat stone sills. Right end chimney with top string. Right return has small window at front of gable; rear wing has partly-glazed boarded door and 2 late C19 windows with flat stone lintels and projecting stone sills. Interior not inspected, but walls appear to be 0.8 metre thick.

Listing NGR: NY9145227727

Former Hearse House on south side of B6277, tight on verge opposite Post Office Cottage

Former hearse-house II Hearse house. Probably mid C19, after road built in 1830. Sandstone rubble with ashlar dressings, and quoins; Welsh slate roof. 2 storeys, one bay. Boarded double doors in round-headed vehicle entrance with voussoirs. Left return has flat stone lintels over blocked door and large blocked window with projecting stone sill; external stairs removed. Gable to front with top chimney; rear gable has second chimney, both with strings at slates level and rear top.

Included for historical interest.

Listing NGR: NY9150727541

THE NATURE OF THE ASSET

The 2011 Durham County Newbiggin Conservation Appraisal refers to as 'notable unlisted buildings'.

Full Description from the document:

"Fairy Dell and Fair View, with a single storey building attached to the west gable. The entire range has roofs of artificial slates extending as catslides to the rear. There are brick chimneys to each gable and another at the centre of the ridge line. Both houses have symmetrical facades with a front door set between two ground floor windows, with two first floor windows above. The windows are set between thick lintels and narrow sills. Fair View retains four-pane sashes to all four windows; Fairy Dell has sashes to the first floor and modern windows at ground level. Sills and lintels are painted on Fair View and Fairy Dell. To the rear, due to the natural slope of the land, the buildings are set below the level of Miry Lane."

THE EXTENT OF THE ASSET status & context

The dwellings form an important historic part of the village along Miry Lane, defining the upper edge of the village.

The dwellings are substantially constructed from sandstone squared coursed and banded rubble walling, with trussed and rafter timber roofing, under modern concrete tile - originally these will have been local graded large format sandstone slate slabs.

A long period of neglect has led to the buildings most recently being unoccupied and in need of renovation and restoration. The properties were formerly tenanted properties part of the Raby Estate. The Estate historically is split into two main land holdings, traditionally known as the Raby Estate and the Upper Teesdale Estate.

The Raby Estate is still formed locally as two estates including tenanted farms, residential properties and commercial assets spread from Piercebridge in the east to the county boundary with Cumbria in the west. Historically the estate dates back in this area to the 113th Century with a long history of land acquisitions and extensive agricultural and commercial operations over the centuries. Development and land use by the Estate has formed the architectural character and landscape attributes of this part of the northern Dales.

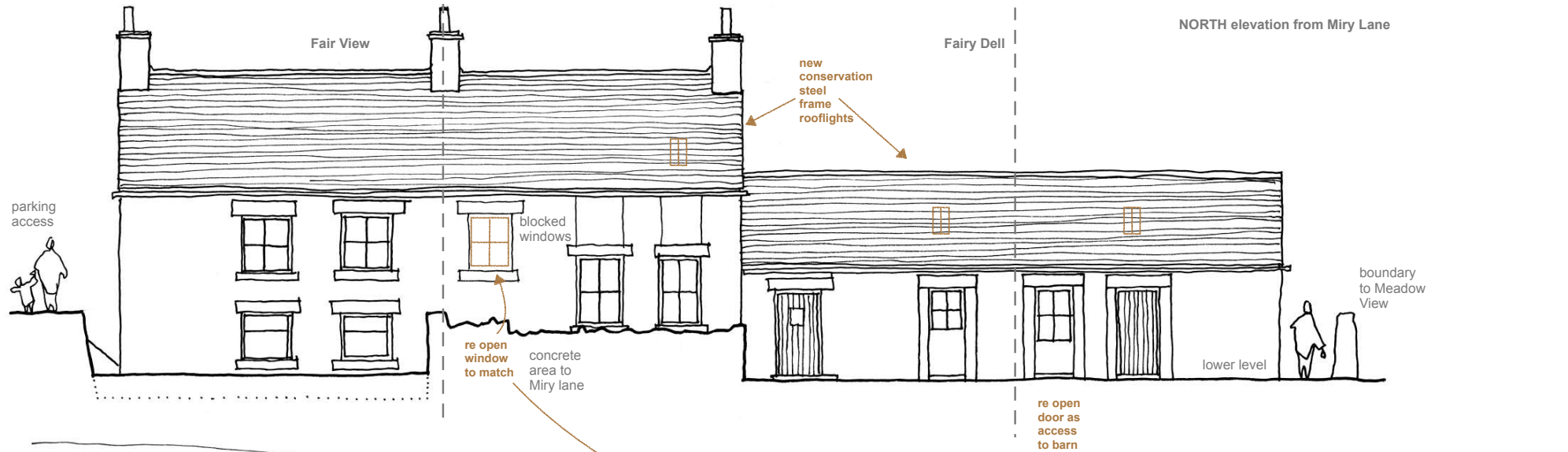
The County Durham Estates include a unique assortment of arable, mixed and upland tenanted farm alongside the Raby Home Farm based in Raby Park. Estate properties were often recognised by their white lime washed walls which can be seen scattered across Teesdale.

With regard to these properties, the applicant has instructed ourselves **NMD** as lead design and construction/materials consultants, alongside procuring a specialist survey by **Heritage House** – who are experts in the fabric of historic property, this survey reveals a series of issues that are requiring immediate attention, to prevent further damage and deterioration to the fabric of the dwellings and to future proof the structures for the 21st C. A programme of essential renovation has commenced, though the applicant is conscious that more fundamental plans for the property will require local permissions due the juxtaposition within the Conservation Area, these include:

- new windows and doors
- new structural openings/reopening historic volumes
- creation of a 3rd residential studio unit in the barn/store area, to form an extended family unit or a use peripatetically as a holiday let
- formal formation of the parking forecourt

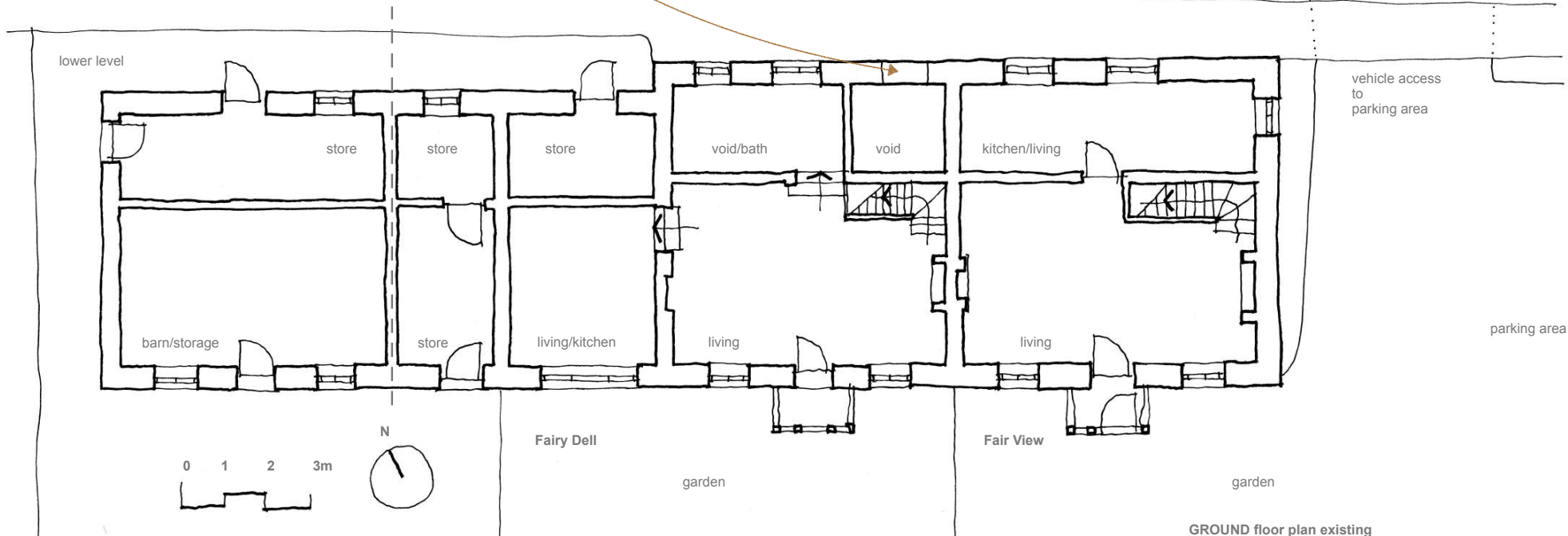
Whilst Fair View & fairy Dell were tenanted properties, repair and maintenance had been inconsistent and on a basic 'needs must basis'.

No long term view or consistent investment in renovation, protection of fabric or holistic management has been carried out over the last 50+ years. Any repairs have been a 'sticking plaster' approach with little care and the wrong base materials often utilised as a quick fix.



VERGE at level of Miry Lane

Miry Lane



GROUND floor plan existing

Fair View

Has been partly modernised over the past four decades. A decorative inspection revealed a reasonable surface condition. Though now that invasive inspection and inappropriate surface decorations have been removed, it is apparent that applied 'modern' materials such as chemical damp-proofing 'painted and injected' over solid walling/flooring, gypsum plasters over older solid stone walling and modern patched mortar of high cement content, have all been applied over friable traditional breathable lime plaster/renders.

In some areas, traditional masonry features or squared coursed rubble/banded walling, dressed stone lintels from the early 1800s have been completely covered. Fireplaces and chimneys blocked and bricked up.

This has resulted in these impervious layers preventing natural breathing and ventilation of structures. Walling and structural fabric has retained inherent moisture, that can not drain naturally from masonry/building fabric.

Overall, the property fabric could not allow the egress of moisture/condensation, allowing a gradual build up of captured moisture behind finishes with impervious or 'modern plastic' finishes, this has created a 'rotting trapped environment' that has promoted further retained damp, fungus growth and surface mould.

Fairy Dell has been renovated less with modern finishes and materials and as such has suffered less from the problems found within Fair View, though the general neglect is still the underlying issue with this part of the building.

Basic materials have not been protected and afforded simple 'good housekeeping' management and as such decay has further contributed to the decline of the property.

Traditional lime plastered internal wall finishes were still in evidence but most of the original York stone flag flooring had been lifted and replaced with poor quality poured concrete.

Sections of traditional wood plank flooring from upstairs rooms have been completely removed, in some cases as result of decay and localised rot. One room has been completely sealed/bricked up.

This is also typical of windows on the north side that have been lost/closed over the years.

There are damp issues from trapped condensation to a lesser extent as there has been a lesser application of ad-hoc modern finishes.

An exacerbating external feature to the north is the modern formation of a large area of concrete slab externally, maybe formed at an earlier date for fuel tank storage. This structure holds surface run-off and directs rainwater into the northside structure/retaining wall at the 'back' of the two properties.

This concrete slab is also partly propping the Miry Lane to the north, contributing to the contiguous damp issues within Fair View.

Within Fairy Dell, half the floor area of the single storey western part of the dwelling is made up of domestic accommodation, with the western most part adjacent to the barn area formerly used as a workshop/storage.

As noted, several windows and doors throughout the property have been blocked with stone/concrete block, including one door accessing the single storey building on the roadside, this has been converted into a window.

The original stone jambs are retained, still evident at ground level - visually the alterations over time have not contributed to the coherence of the elevations and give a disjointed appearance to the continuity of the properties as a collection.

Generally

At some point, the original stone slate 'Dales slab' roofing has been removed, replaced with a flat plain interlocking concrete tile. The concrete roofing across all the buildings, described in the Conservation Audit 2011, has a plasticised impermeable felted layer, which results in the buildings as a whole and the roof void spaces over the whole length of the property retaining condensation and allowing background build-up of inherent damp within the masonry and contributing to the degradation of timber, especially where timbers bear on wall tops or as sitting on timber wall plates.

It is evident that the ground levels to the north rear/back side of the property adjacent to the lane have been raised with the roadway over time, with deposits/layers of new organic materials/earth/stone. This resultantly has the lane sitting at a considerable higher level than the interior ground floor. Without any form of drainage or tanking, the ground water/drainage from the lane contributes to damp issues within the general structure as a result of the higher external water table to Miry Lane and beyond to the north.

Externally, the range of buildings were partly lime washed and also to a greater extent the stone walling was decoratively finished with modern acrylic 'plastic' based paints. This has resulted in the lime mortars being delaminated and then in turn bonded to the modern materials, preventing the breathability of the structure. This situation was working against the self repairing, flexible nature of traditional flexible lime mortar and causing the mortars to be stressed, displaced and weakened.

This has caused a wide spread deterioration of the original lime pointing, which has overtime lead to further 'patched modern overpainting' to try and preserve a waterproof layer over the walling - though this has only exacerbated the decay. The east gable has particularly deteriorated and an over grown creeper of Ivy has contributed to the original lime mortar pointing being pulled from the masonry bedding joints.

All the external stone jambs and lintels had been painted with impermeable acrylic/plastic-based navy blue paint. Underneath is an extensive walling of fine masonry banding, in grey sandstone, that will have originally been a strong architectural feature and an artisan craft importance of the walling style.

There are non of the original sash windows, modern softwood windows of varying forms and histories have installed and been over-painted in more recent years with modern plastic-based paints, earlier rot and damp ingress has been trapped, leading to further recent rot and degradation.

THE SIGNIFICANCE OF THE ASSET potential & context

The properties need a sympathetic and intelligent renovation, to preserve the dwellings for the 21st C and beyond, this needs to be done in a holistic fashion, that manages the fabric of the buildings and the accommodation they can provide.

The dwellings need to be brought up to the standards of modern day expectations, in qualitative terms, providing well insulated, dry and well maintained family accommodation - to foster good maintenance and preservation going forward.

The redundant barn space is an adjunct that does not lend itself ideally to extending into the dwellings but provides the scope for a small self contained studio/dwelling unit, that could be used peripatetically as an adjunct to the family space for an elderly relative or older offspring, within the multi generational extended family of the applicant - or with potential for occasional holiday lettings.

Intrinsically the intent is that the buildings are preserved and continue to contribute to the setting of the Conservation Area, adding value and preserving the amenity of all, for all.

Ordnance Survey extract of the site area highlighted in red outline



THE PROPOSED WORKS

Combined Design & Access Statement - intent of renovation & development

Development

The applicant chose to work with Heritage House and NMD, as we share a sensitivity to regeneration of historic buildings and a firm advocacy of using traditional materials and techniques, married to 21st C ideology and practice.

The main branch of the proposed work is undoing the harmful practices of the previous owners. By using traditional lime mortar, limecrete, stone, wood, and lime plaster, we intend to create comfortable dwellings sympathetic to the past - but internally with contemporary attributes to help preserve these important assets.

The applicant knows from neighbour consultations locally and discussions within the village, that those residents of older buildings, who have used modern materials and damp proofing chemicals, now permanently use dehumidifiers and still have underlying damp issues.

We are conscious that this isn't the route to long term preservation and modern use of the dwellings.

The applicants aim is to convert Fair View into a comfortable modern Dales cottage, to restore Fairy Dell into a three bedroom residential family home, and part of the single storey barn building into a single studio space, for extended family living or peripatetic use as a holiday rental. The key intent is to maximise the usable volumes, open up blocked windows and work within the volume of the buildings - there is no intent to build new adjuncts or alter the intrinsic historic plan form layout of the properties.

Fair View to the east

We are in the process of removing deleterious and decayed materials, stripping back the gypsum and concrete, reopening the old stone fireplaces and restoring this building to one sympathetic to the area - with the replacement of casement windows in a traditional style.

Fairy Dell in the middle

Fairy Dell is on multiple levels and heights, including part of the single storey building.

Internally, a room had been bricked up, this will be restored into a WC/bathroom, with a Northside window that is currently blockwork reopened/restored.

A small room to the north is proposed to become a bathroom to the first floor, other void spaces will be used as a linen/storage rooms, This Northside area currently has no floor or windows.



An historic window is blocked, however, it is on the gable-end and only serves into the loft of the single storey.

This room will connect to [the bricked up] proposed WC facility - as this area has no natural light of its own, we propose a conservation style roof window to improve daylight on this north side..

The kitchen has a dilapidated, double sized modern window sat over modern block-work and concrete. The intent is to replace this with French style glazed casement doors that will increase the amount of light entering the property, and allow the easy enjoyment of the outdoors space to the south creating new aspect for family living.

Other downstairs windows are in poor repair, and need replacing with windows sympathetic with those on the rest of the property - the intent is to use a high-performance laminated timber, triple glazed casement unit, with a traditional form and narrow section glazing bars - there is a balance here, to utilise modern glazing technology/manufacture but to provide a high quality and low maintenance unit, as these windows are mainly on the south and not the public face of the building we accept that it is equitable to utilise manufactured units that have a slightly more contemporary style in close register but when viewed in the context of the Conservation Area the aspect is traditional.

Having spoken to elderly locals, they have said that entrances to all parts of the property was historically on the roadside, but as the road has risen, and the void between Miry Lane and the properties has been slowly filled in, it led to flooding and these entrances being abandoned. We will re-establish this road-side entrance to Fairy Dell, to match other doors and entrances. We intend to reintroduce steps & paving to access the lower roadside levels to the rear of Fairy Dell and the barn area.

Above the kitchen/living area is a roof void space. The intent is creation of a 3rd bedroom. There are currently dilapidated roof-lights to this loft space, we will introduce conservation style modern roof lights on the garden side of the property, adding light and views to this proposed bed room.

Other Development

The rest of the single storey building not part of Fairy Dell is to be converted into an open-plan holiday dwelling (permissions dependent). This will mean various repairs to the stonework, the creation of a mezzanine level with small format conservation style roof lights to improve light and ventilation.

Across all buildings, additional air-bricks are required to allow chimneys to breathe and loft spaces to dry out. We also plan to repair as an ongoing programme the external walls, which will require the renovation of pointing, ongoing removal of modern plastic paint that mimics the traditional lime washes found locally.

All ready undertaken is the replacement of some areas of loose render, lime mortar and paint. This has resulted in exposing the characterful banded stonework of the main house, this is a distinctive feature, more pronounced than some of the local squared rubble walling, such as other adjacent properties within the conservation area.

All window and door frames that can be retained are to be stripped from their plastic paint, and repainted with a breathable water based/linseed oil-based paints, more in keeping with the period character of the buildings, and to prevent rot. A final colour has not been chosen, it will be one sympathetic of the character likely an off white or pale opaque colour with a low gloss % surface sheen.



Exterior

The applicant intends to undertake a programme of external works around the dwellings, creating new pedestrian access from the roadside to the north and west, repaving approaches, infilling with free draining gravel areas and replanting and landscaping the garden areas with a sympathetic planting schematic.

To reintroduce native plants species, to create defensible spaces around the dwellings, to define the outside spaces and to enhance a small scale bio diversity. Creating an outside extension to the living spaces, to improve the amenity of the properties - that has been lost whilst tenanted by the Raby Estate over the last few decades.

This will reinforce the character of the Conservation Area and improve inward and outward views to and from the properties - creating a renewed strong bond within the village setting.

The concrete surface slab to the north adjacent to the lane which poses risks to the building 'tipping water' into the fabric is to be removed, localised free draining soak-aways are to be created.

Historically 3-4 parking spaces are provided with vehicle access off Miry Lane to the east in the side garden precincts, with an informal forecourt - currently unkempt.

Here the proposal is to alter the angle of the grade, to provide a safer ingress/egress to the lane.

The drystone walling is to be reinstated/renovated and rebuilt. This will create a zone for parking that can be integrated with the garden area, utilising planting, screening and a free draining forecourt. Secondary parking is available on the north side of Miry Lane to the west, where the property has a shared apron of off-road space for 4 cars.

The garden to the south has been an uncared for 'paddock', for some time, and contains overgrown trees. Some that are non-native species and that block out light from the house.

Permission needs to be sought for removal and a scheme of replanting,

We will in due course seek approval within the Conservation Area/Ecology Officers to remove/cut back the overgrown Sycamore which significantly blocks the light and view of Fair View and the Cypress Leylandii that was once part of a hedge but now mature trees.

These non-native Cyress Leylandii also block light from the southern aspect to the rooms in Fairy Dell, but also causes soil degradation in the form of soil podsolisation and create a very limited zone of bio diversity.

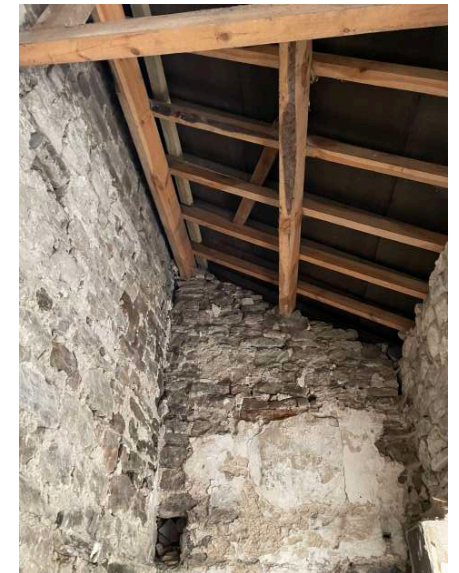




THE IMPACT ON THE ASSET positive outcomes

All the intent is to improve upon the status quo, to add to the longevity of the properties with workable renovation/maintenance that is easy to carry forward and to enhance the accommodation for modern living, whilst retaining the balance of the historic perspective, with these intact heritage assets within the Conservation Area setting and the wider aspect of the northern Dales.

These buildings are an important part of the village - in the here and now, by working with these properties to foster renewed use and life use in the 21st C, we can preserve historic features the vernacular detail and character, making sure that for generations to come that the Conservation Area and the context of the setting is enhanced.



The proposal is to replace windows with the traditional format and proportion of casement timber windows with a natural paint finish, to pick-up on the existing local heritage style and forms whilst ensuring a contemporary unit is used, that provides the best performance, style and eco credentials.

High performance triple glazed factory painted, authentic Scandinavian-style windows.
All these traditional style and construction casement sash windows are available in laminated timber framing.

Narrow traditional format 24 mm glazing bars maintain the heritage style as well as being low maintenance long-lasting windows - high quality crafted windows that are CE-marked, using FSC timber - guarantee of energy performance with a cottage window style is a rare proposition

Designed to provide an effective barrier against inclement Scandinavian weather, a triple-glazed window is one of the best solutions available. It allows you to strike the balance between a light-filled home with views of the outdoors, and one that will stay warm and cosy throughout the chilliest of winters - in addition to impressively low U-values 1.1 or better, the low-maintenance outer-face gives great performance for years to come with minimal upkeep.

The solid timber core of the windows means they score high in terms of acoustic performance



Proposed barn-store refurb as a residential studio unit



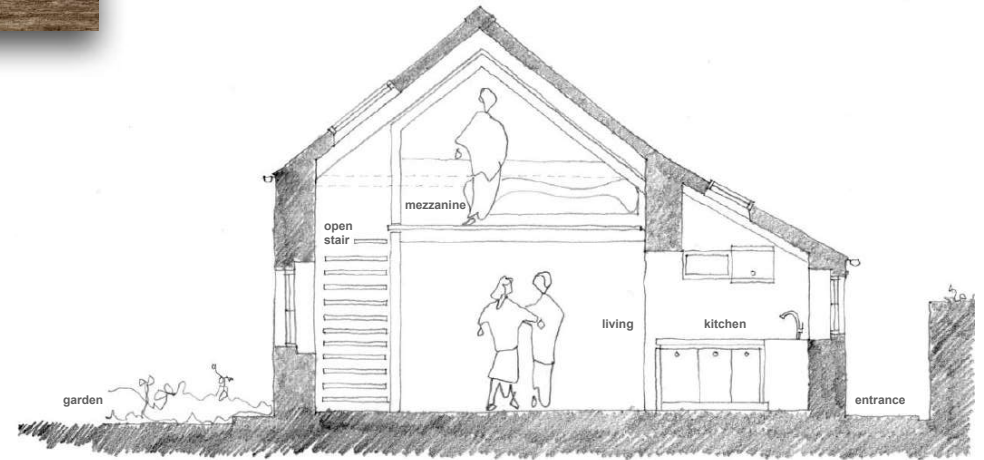
dryline walls & insulate



delicate open stair



concrete or stone floors



structure of mezzanine exposed

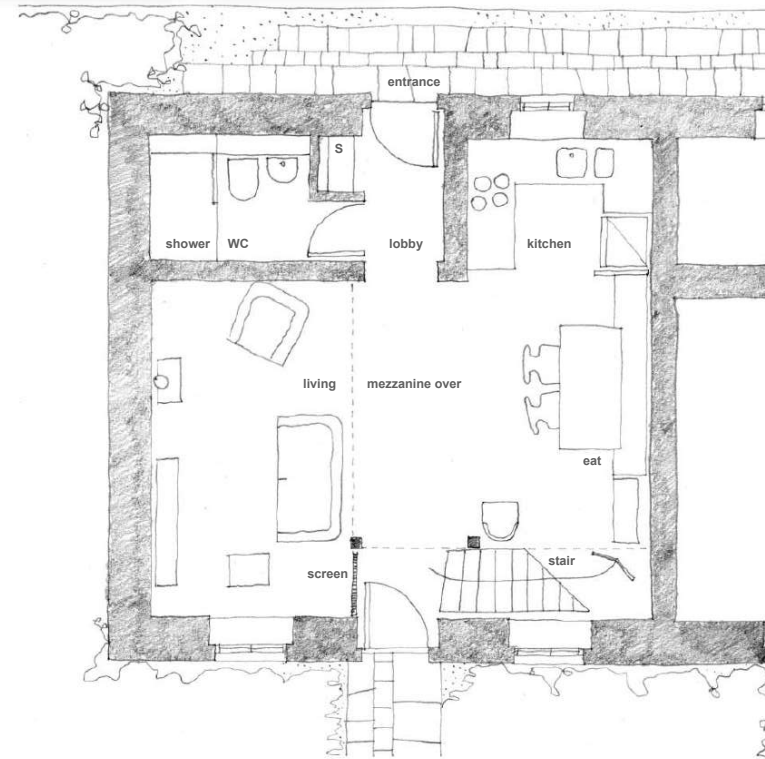
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exposed
& expressed
natural materials

rustic contemporary



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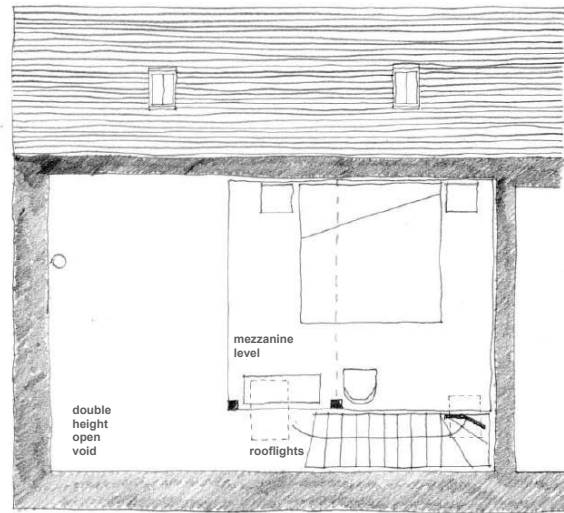




minimal sculptural stair



pared back detail natural lime or render wall finishes



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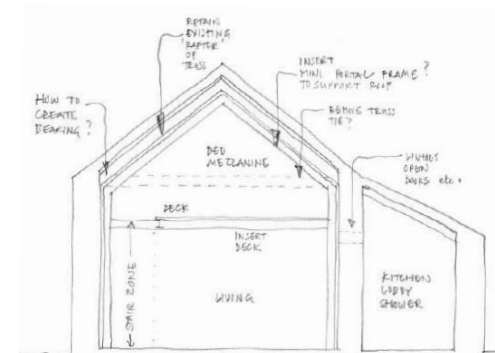
artisan detail door pulls handrails etc



NMD © 2021



insert steel frame as new supports for timber truss/rafter roof as part of mezzanine deck frame



SOURCES OF INFORMATION policy influence

We are conscious to enhance and preserve whilst working within the prevailing legislation and guidance - we've highlighted in 'blue' key policy notes:

NORTH PENNINES ANOB & EURO GEOPARK

The principle effects of the designation are as follows:

1. *The Council is under a duty to prepare proposals to ensure the preservation or enhancement of the area.*
2. *Consent must be obtained from the Council for the demolition of any building in the area.*
3. *Special publicity must be given to planning applications for development in the area.*
4. *In carrying out any functions under the Planning Acts (and in particular in determining applications for Planning Permission, Listed Building Consent and Conservation Area Consent) the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area.*
5. *Six weeks notice must be given to the Council before works are carried out to any tree in the area.*

The intent is to preserve and enhance:

ANOB management plan

Scope and purpose

The main objectives of the Guidelines are to:

- *help promote new development that conserves and enhances the natural beauty of the North Pennines while accommodating the needs of its communities;*
- *stimulate the highest standards of design, conservation and development;*
- *support the production and implementation of local planning policy; and*
- *secure a consistency of approach towards planning matters across the AONB.*

No distinction should be made between AONBs and National Parks on grounds of landscape quality and they receive the same level of protection. This was confirmed in June 2000 by Nicholas Raynsford MP, the then Minister for Housing, Planning and Construction who announced that:

'In relation to major projects, it is the Government's view that, henceforth, the assessment required in paragraph 4.5 of PPG7 in National Parks should also apply to proposals for major development in AONBs'.

Raynsford's position, subsequently incorporated in PPS7 (which replaced PPG7), was reiterated in a policy statement by Defra released in 2005:

'National Parks, the Broads and Areas of Outstanding Natural Beauty (AONBs) have been confirmed by the Government as having the [highest status of protection in relation to landscape and scenic beauty](#). Each of these designated areas has specific statutory purposes which help ensure their continued protection'.

Change has been a pattern of development in the northern Dales and here we accept that minor modernisation and repurposing of the built heritage assets are needed and will be sensitively encompassed in these proposals:

Forces for change

There are many forces for change at work in the North Pennines landscape. These come in many forms, including more obvious features like wind energy development, communications masts, new housing development, increasing traffic, changes in agriculture, mineral developments and military use of the area. There is also the gradual erosion of rural character that accompanies unsympathetic management of roads, out-of-keeping conversion of traditional buildings and the gradual loss of historic features. The communities of the North Pennines are also under pressure from economic forces including rising house and fuel prices, changing patterns of employment and a decline in key services. Climate change is likely to bring many new pressures to bear on the landscape, some of which are difficult to quantify at this stage.

The main forces for change in the varied landscape of the AONB are summarised in the table below. The list does not include issues arising, for example, from changing land management practices, but focuses on those related to development which are the subject of these guidelines.

These forces for change do not always exert a negative influence on the landscape. Sensitively located and well-designed development can strengthen the character and 'sense of place' of the landscape, and can often contribute to meeting other environmental objectives such as enhancing biodiversity and reducing energy use.

By proposing the reuse of parts of the building, the barn/store, as a multi use dwelling - for extended family or as a holiday let - fosters improvement to the locally economy by boosting both the permanent and peripatetic population:

Tourism and leisure

Tourism is an increasingly important part of the economy of the AONB. The character and quality of its environment is fundamental to its attractiveness to visitors. [Environmentally sustainable tourism can encourage the appreciation of the landscape, wildlife, culture and history of the AONB while providing new opportunities for diversification and employment](#). The most sustainable developments will be those that bolster local distinctiveness, help to showcase local products, crafts and traditions and contribute to the conservation of local character and enhancement of natural beauty. While new tourist accommodation and leisure development can improve the tourism offer, it is essential that they don't detract from the very qualities that make the countryside attractive to visitors and residents.

Tourism and leisure development is in its very nature diverse and encompasses a range of development types including visitor centres, major attractions, accommodation (catered and self-catering), chalets and caravan sites, equestrian development, cafés, restaurants and car parks. Most of these will involve a change of use of land or buildings which will generally require planning permission and which will be determined against policies in the LDF. In determining such applications Local Planning Authorities must have regard to the requirements in PPS4 (EC7) that they should support [sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors](#), and PPS7 (21) that the conservation of the natural beauty of the landscape and countryside should be given great weight in development control decisions in the AONB.

The intent is for no new construction:

Guidelines detail:

- *The conversion of traditional buildings and the scale or design of new buildings may be out of keeping with the vernacular character of the locality;*
- *Recreational developments may bring [opportunities to re-use and maintain traditional buildings](#), or to support traditional forms of land management; and*

TL1

Tourism and leisure

- [Consider re-using existing buildings where this is appropriate and can be done sensitively.](#)

By improving the immediate garden areas with improved planting/landscape we intend to contribute to bio diversity and preserving the 'nature'pockets' within the village.

Planning Design Guidelines ANOB management plan

Habitat creation

The creation of open habitats such as species-rich grassland, heathland and wetland is a specialist exercise and you should consult your local planning authority ecologists for advice. On larger sites, talk to your local Wildlife Trust about developing a Biodiversity Action Plan.

[The creation of features such as ponds, green roofs, nesting and hibernation structures for a wide range of species and the planting of climbing, flowering and fruiting plants can all contribute to the biodiversity of the site.](#)

Ponds and wetlands of different shapes and sizes can provide valuable habitat. Traditional garden ponds, marshy or boggy areas, and temporary swales that flood seasonally or after rain, can provide a range of complimentary habitats and particularly where planted with native species. Avoid stocking ponds with fish as this will reduce their value for invertebrates and amphibians.

Green roofs can be developed on a range of buildings and structures. Planted with, or colonised by, native species which thrive in the extreme conditions found there, green roofs also reduce water run-off and add thermal insulation. An alternative is the 'brown' or rubble roof covered in locally sourced aggregate. These are a cheap to build and maintain, and provide opportunities for mosses and lichens, flowering plants, invertebrates and birds associated with naturally occurring rocky habitats and screes.

particularly valuable for some specialist species. Planting locally native species can also bring a distinctive 'sense of place' to a private garden or public space and help bring the wildlife of the wider landscape into the urban realm

[Avoid introducing invasive species either intentionally as ornamental plants or unintentionally through poor quality control on imported soils or plants](#) (see Appendix 6).

Only locally native species and disease free plants should be planted near watercourses to avoid the spread of invasive species (see Appendix 6) or water-borne pathogens. Care should be taken in buying plants to select stock which is free from diseases such as phytophthora: using local growers can reduce the risk of introducing such diseases into the area.

Boundaries and openings

Preserving and enhancing existing features of the dwellings and the enclosure of space around the site utilising natural stone and replacing indigenous materials through renovation of the properties is key:

Walls

Stone walls are a key feature of the North Pennines landscape. Often the stone used in their construction comes from the same quarries as the finer dressed stone of the buildings, sometimes coming from the thinner

or more weathered strata.

The craft of stonewalling is still very much in evidence in the North Pennines and though it is a slow and relatively expensive form of construction, the stone wall proves a durable investment. Many of our gardens today shelter within walls built in the 18th and early 19th centuries which have required or received almost no subsequent repair.

Conserving and repairing existing dry-stone walls in and around the development site, and building new walls of an appropriate character, can help assimilate new development into its surroundings and make a positive contribution to the character of the area. In doing so it is important to use local walling styles and materials where possible.

There is considerable variety in the character of walls in the North Pennines, which may reflect their age, local walling styles, or the different types of stone available for their construction. Older walls, or those built near rivers or in areas of boulder clay, may be built with irregular rounded stone from the river bed or stone clearance in the adjacent fields. Later walls, or those built in areas with thinly bedded and readily worked stone, may be constructed of more regular material.

Coarse Carboniferous sandstone is widely used in the North Pennines, as is Carboniferous limestone and red Triassic sandstone where it outcrops along the western scarp. Walls may include other material such as whinstone found in river cobbles or boulders in the glacial clays. In some areas different materials may be combined. For example in the Eden valley earthenware coping stones may be found complimenting red sandstone walls. Closer to Penrith, red sandstone through stones or 'thruffs' can be found reinforcing walls of smaller limestone rubble.

The dimensions of walls vary with the locality as do coping styles which include rough, angular or rounded cope stones stacked vertically, or flat flagstones laid horizontally. Variations of 'buck and doe' coping with alternating larger and smaller or vertical and horizontal stones are common. Coping with turves or sods is found occasionally.

Although it can be difficult today to obtain newly quarried stone from very local sources, there are a number of quarries in the AONB supplying material of an appropriate general type. There is also often a ready supply of salvaged material available through builders or stone-wallers in the area. Stone already present on site should be preserved and set aside for re-use. Stone gateposts in particular are expensive to replace and should always be salvaged.

Boundary walls made in pre-cast concrete blocks are not appropriate in the AONB. Artificial stone is rarely successful and is usually out of character with local stonework. These and many other obviously engineered or artificial products should be excluded from the designer's palette.

Stone walls, particularly dry-stone walls, can be valuable refuges for wildlife and present opportunities for enhancing the biodiversity of a site. The dry conditions provide an ideal habitat for invertebrates, birds, reptiles and small mammals, and also for a wide variety of plants. If local stone (and lime mortar) is used, the plants, lichens and mosses that grow on the wall will reflect local geology and flora and reinforce the sense of local distinctiveness. Walls can also provide shelter for hedges and more fragile planting and assist in initial establishment

The intent is to preserve and enhance within the meaning of Local Planning Policy and working with the heritage assets to secure and further proof the buildings uses:

TEESDALE Local Plan – Adopted June 2002

4.3 CONVERSION OF RURAL BUILDINGS

4.3.1 Due to the changing nature of the rural economy, many existing traditional rural buildings have become redundant from their primary use, or suitable for re-use and adaptation. These buildings, although not listed, make a valuable and positive contribution to the character of the area. Conversion can often lead to the preservation of a rural building which might otherwise fall into dereliction. However alterations to accommodate new uses can have a detrimental impact on important architectural and historic features of the building. It is important that new proposals for traditional buildings in the countryside are in keeping with the building and its surroundings and should not introduce a distinctly urban design into a rural setting.

Durham County current Planning Policy

Conservation of our historic places does not mean preventing all change, preserving a place as if frozen in time. Nor is conservation about restoring a place to how it appeared at one period in time. Implicit in the term conservation is an acceptance of appropriate change as society's requirements for buildings or places alter over the years.

Conservation and heritage statements enable the significance and special character of historic places to be understood and consequently retained in a sustainable way as they continue to evolve.

A heritage statement must be submitted with any application for listed building consent, scheduled monument consent or any application for planning permission involving:

- designated heritage assets such as a conservation area, world heritage site, registered battlefield or registered historic park and garden*
- demolition or construction of a new building within the curtilage of a listed building or scheduled monument*
- demolition of a non designated heritage asset*
- known archaeological sites.*

ENV2

Development Within Or Adjacent To The North Pennines AONB

SAVED

*Policy: Within and adjacent to the North Pennines Area of Outstanding Natural Beauty, as indicated on the proposals map, **development will only be permitted where it protects the landscape quality and natural beauty of the designated area.** Large scale development will not be permitted within the AONB unless demonstrated to be in the public interest, having regard to environmental and landscape impact, need for the development in terms of national considerations and the impact on the local economy and the cost of and scope for meeting the need in some other way. Such development proposals should accord with policy GD1.*

ENV3

Development Within Or Adjacent To An Area Of High Landscape Value

SAVED

*Policy: The proposals map defines an area of high landscape value where the distinctive qualities of the countryside are worthy of special recognition. **Development will be permitted where it does not detract from the area's special character, and pays particular attention to the landscape qualities of the area in siting and design of buildings and the context of any landscaping proposals such development proposals should accord with policy GD1.***

ENV5

Development Within Or Adjacent To Nature Conservation Sites

SAVED POLICY: *Proposals for development or land use, which may affect a nature conservation site of international importance, will be subject to the most rigorous*

examination. Such proposals not connected to and related to the management of the site will not be permitted if they have significant effects on the site, unless the council is satisfied that there is no alternative solution and there are imperative reasons of overriding public interest for the proposal. Where such development does proceed, it will be subject to planning conditions and obligations to

secure mitigation or compensatory measures, including those necessary to ensure that the overall coherence of Natura 2000 is protected. Where such development does proceed, it may be subject to planning conditions and obligations to secure mitigation or compensatory measures, including those necessary to ensure that the overall coherence of Natura 2000 is protected.

BENV 4

Development within and / or adjoining Conservation Areas

SAVED POLICY: Development within and/or adjoining conservation areas will only be permitted

provided that:

- A) the proposed location, design layout, materials and scale respects the quality and character of the area;*
- B) materials for buildings and hard landscaping must be appropriate to and sympathetic with the characteristics of the area;*
- C) the proposal does not generate excessive traffic, parking, noise or other environmental problems which would be detrimental to the character and appearance of the conservation area;*
- D) the proposal does not destroy trees, hedgerows, landscape features, views and undeveloped areas which contribute to the character or the appearance to the area and its settings;*
- E) any services which lead to the new development should wherever possible be located under ground;*
- F) proposals should meet the requirements of other relevant policies of the local plan.*

Proposals which would adversely affect the setting of a conservation area or the views into or out of the area will not be permitted.

BENV 14

Change of Use or Conversion to Residential Use in the Countryside

SAVED POLICY: The change of use or conversion of a building in the countryside to residential use will only be permitted if it can be shown that an alternative use such as those suggested in policy BENV13a) has been fully pursued and subject to all the criteria in BENV13b) being met.

Proof would involve all the following criteria:-

- A) the property has been marketed without a residential value for at least one year.*
- B) the property has been advertised in local media at least four times in that year over an even period throughout the year.*
- C) no reasonable offer for an alternative use has been refused.*

Further development and extensions beyond a building proposed for residential use will not normally be allowed. Permitted development rights normally attached to dwelling houses will be removed by condition.

TR1

New Visitor Accommodation

SAVED

POLICY: New hotels, motels, guest houses, bed and breakfast and self-catering accommodation or extensions to existing accommodation on sites within settlements as identified in policy h3, will be permitted provided that:-

- A) they satisfactorily respect the form, character and setting of the settlement; and*
 - B) adequate servicing and access are provided; and*
 - C) the proposal does not adversely affect the amenity of occupants of adjoining properties; and*
 - D) its design in terms of scale, proportion, materials and architectural detail is sympathetic to its surroundings.*
- Proposals should comply with the criteria of policy GD1 where relevant to the development involved.*

TR2

New Visitor Accommodation

SAVED POLICY: Within the countryside, planning permission will be granted for new visitor accommodation within conversions of existing buildings or where new buildings can be added to an existing farmstead or existing traditional group of buildings, provided that:-

- A) the proposal does not detract from the character of the area; and*
- B) the scale, design and materials of the proposal are appropriate to the existing group of buildings; and*
- C) the proposal is not detrimental to road safety; and*
- D) where it involves conversion of an existing building then that conversion accords with policy BENV13 and subject to complying with the criteria of policy GD1, where relevant.*

Local Plan

5.20 Historic rural estates play an important role in County Durham, in social, economic and environmental terms. Sensitive development, including forms of rural diversification, will be supported where it can be demonstrated to be necessary to secure the long-term future of rural estates and their historic assets.

5.22 Planning for tourism should make the most of our assets, enriching them rather than harming the very character, quality and beauty that makes them attractive to residents and visitors. This can be achieved by ensuring development is appropriately located and levels of visitor activity are not likely to significantly affect protected sites and species, particularly those of national and European importance.

Policy 8

Visitor Accommodation

- 1. Subject to parts 2 and 3 of this policy, all new visitor accommodation or extensions to existing visitor accommodation, will be supported where:*

CDP Adopted Version 2020 75

- *it is appropriate to the scale and character of the area; and*
- *it is not used for permanent residential occupation.*

2. *Proposals for visitor accommodation that are in the countryside will be supported where they meet criteria (a) to (b) and where:*

c. it is necessary to meet identified visitor needs; or

- *it is an extension to existing visitor accommodation and helps to support future business viability or is a conversion of an existing building; and*
- *it respects the character of the countryside; and*
- *it demonstrates clear opportunities to make its location more sustainable.*

3. *Proposals for new, and extensions to existing, sites for chalets, camping⁽⁴⁶⁾ and caravanning (both static and touring) along with associated storage and infrastructure will be supported where they meet criteria (a) to (f) and where:*

- *they provide a specific Flood Risk Warning and Evacuation Plan in accordance with Table 2 in the National Planning Policy Framework (NPPF) Technical Guidance; and*
- *they are not unduly prominent in the landscape from either long or short range views by ensuring:*
 - (i) adequate year-round screening through existing topography, vegetation or other features which are compatible with the landscape. Where new or additional screening is required this must be suitably established before development can take place;*
 - (ii) the layout would not adversely affect the character of the area; and*
 - (iii) the materials and colour of chalets or static caravans, site services and infrastructure are designed to blend with the surroundings of the site and are limited in scale to the needs of the site occupants only.*

ANOB North Pennines local Plan

Conservation Areas

- the demonstration of understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is [respectful of historic interest, local distinctiveness and the conservation or enhancement of the asset](#);
- the manner in which the proposal responds positively to the findings and recommendations of conservation area character appraisals and management proposals; and
- respect for, and reinforcement of, the established, positive characteristics of the area in terms of appropriate design (including pattern, layout, density, massing, features, height, form, materials and detailing).

Heritage at Risk

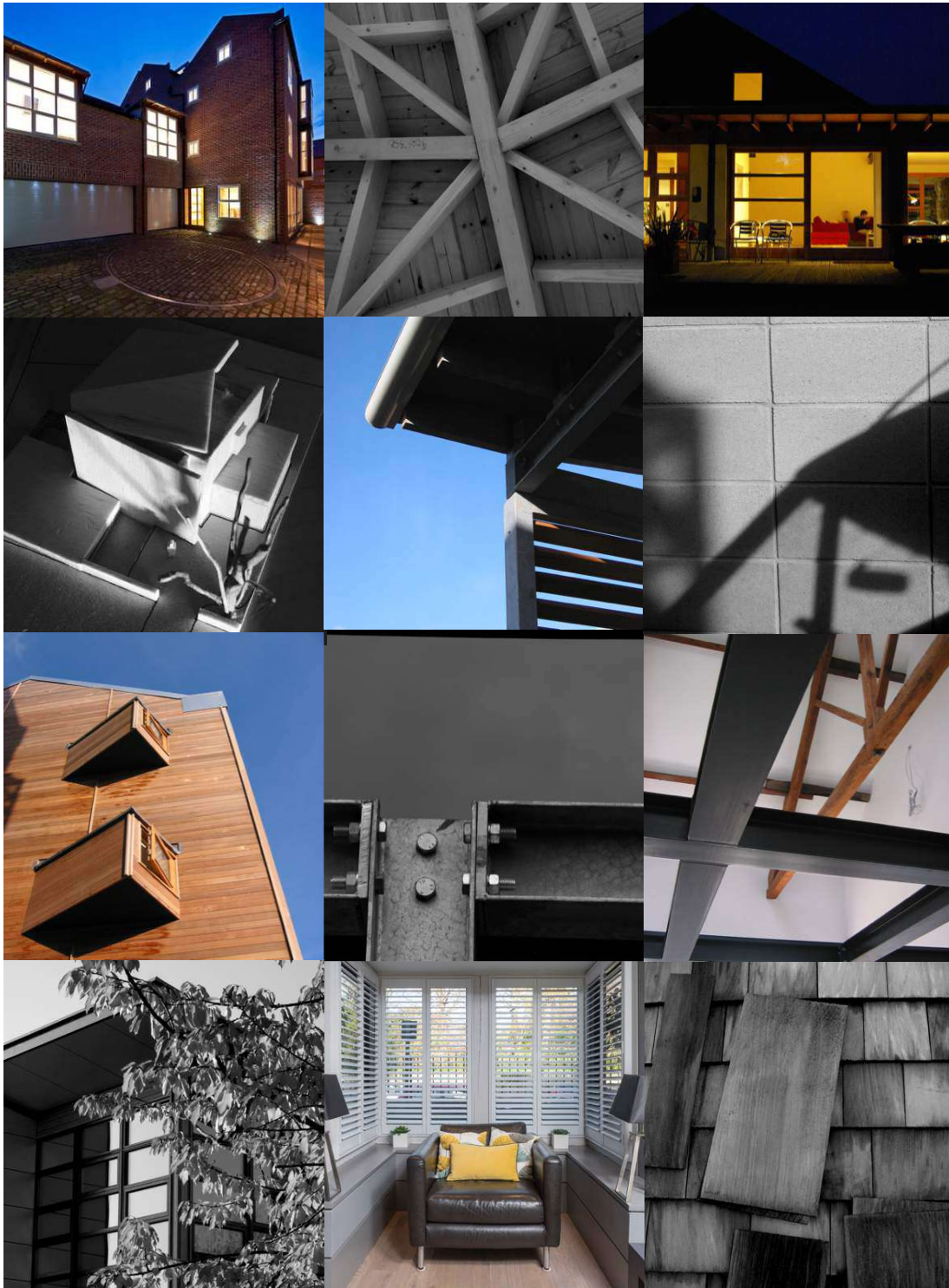
The council will seek to [reduce the number of heritage assets](#) identified at risk, from either neglect, decay or other threat, and seek to avoid assets becoming at risk in the future. Weight will be given to any significant improvements to at risk heritage assets as a result of development proposals. The deteriorated state of the heritage asset will not be taken into account where evidence shows that the asset has been deliberately neglected or damaged.

If the loss of the whole or part of a heritage asset is accepted, conditions will be secured to ensure the new development proceeds after the loss has occurred. Full and proper recording of the asset must be undertaken and made publicly available prior to its loss, in a manner proportionate to the importance of, and impact upon, the asset.

5.446 The historic environment is a non-renewable resource and once harmed, buildings and places can irretrievably lose their character and their significance. [A sustainable historic environment is one in which future generations will have the same opportunity as people today to enjoy, study and make use of our heritage assets](#). There is a presumption in favour of sustainable development of which the conservation and enhancement of the historic environment forms an important part. In seeking sustainable development great weight will be given to the conservation of heritage assets in the county.

5.451 [Sustainable management of the historic environment can have valuable economic benefits by creating attractive places to work and do business, which helps to attract inward investment and support regeneration](#). It can also have valuable environmental and social benefits, particularly in relation to education, recreation and leisure opportunities.

5.452 Development will be of a high standard in order to [maintain and enhance the quality of the historic environment](#). [Development should give great weight to the conservation of the asset](#). Development should avoid or mitigate harm and take the opportunity to better reveal significance. The use of appropriate materials that are in keeping with the setting of the heritage asset will be required. Applicants are expected to reference and clearly respond to adopted conservation area character appraisals and management proposals and other guidance produced at a national and local level.



NMD

historic
contemporary
contextual

Nick Midgley runs the specialist Yorkshire based building design consultancy NMD - established in 1990.

Designing contemporary interventions, refurbishing & regenerating historic buildings where detail is key - often in sensitive historic urban or rural locations.

His expertise encompasses a 34 year career as a lead consultant working across the UK, leading teams for the design, delivery & project management of outstanding architectural design schemes that have won multiple national & regional awards.

Nick qualified as an RIBA/ARB architect in 1987 - and founded NMD in the early 1990's, now running a small multi-disciplinary design firm, no longer styles himself as just 'an architect' - as his role stretches from Listed Building design, Planning consultancy, to Business Management & Construction Expert - though contemporary design is still his first love.

Bringing a holistic response for clients to every project, he has an established track record with successful Planning Approvals to create buildings across all types of projects - private, public & commercial, often creating contemporary responses in sensitive historic & rural settings.

Nick's career started as an architecture student designing the 1980's refurbishment for Lloyds Bank Plc at 102 Grey Street in Newcastle, the Grade II* listed building, built in 1839 for Richard Grainger, forming a large contemporary double height banking hall and a customer business centre on the mezzanine and first floors.

With other early career projects as team leader for new buildings within the Grade 1 listed buildings for Oxford Colleges Magdalen & Pembroke whilst working with Maguire & Murray architects, then as the senior architect/project director with corporate international computer clients Apple for their European headquarters in London & also the central London HQ for the Architectural Review on Roseberry Ave., with Troughton McAslan architects.



nick midgley design historic
contemporary
contextual
01422 255 818 077 111 82 313

award winning designer
AECB TRADA

He has as NMD worked across the UK in National Parks & with listed buildings, extensively for over 30 years within the historic core in York with multi award winning buildings, to currently working with scheduled ancient monuments & listed buildings across the UK.

In the York 'historic core' winning Planning Approvals, with Ogleforth House, building the newest house within 150m of York Minster for 250 years, in the precincts of the Grade 2* Dutch House & refurbishing the adjoining Grade 2 Georgian house & also for current contemporary additions to Edge House an historic property in York's central conservation area - all schemes within the groupings of multiple listed buildings, often sitting over the 15' deep archaeological assets since the pre Viking era, that form the centre of York - NMD unfolds the solutions to the repurposing & regeneration of important historic assets in the built environment.

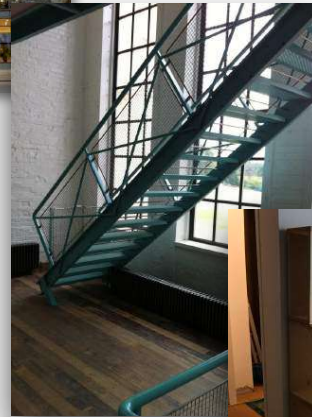
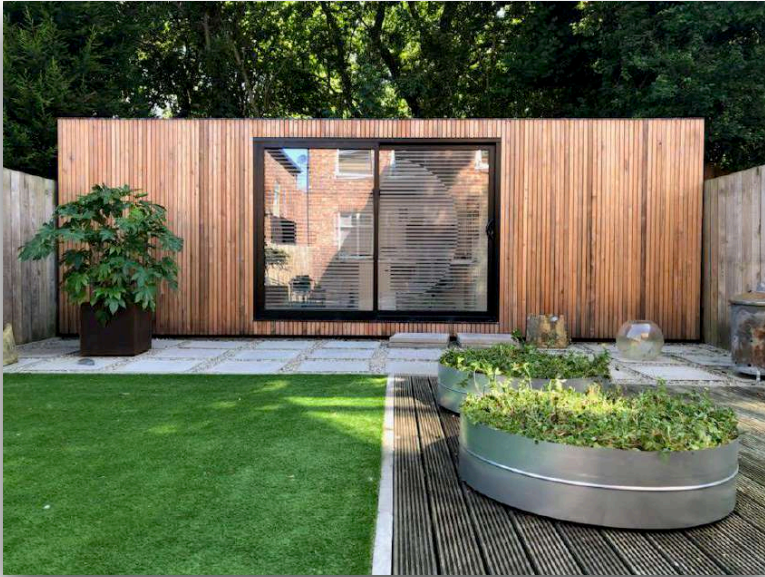


Nick always brings a team that appraises cost, feasibility, design excellence & sustainability as a bench mark - whilst Nick works one to one with the client on a personal level, as the immediate point of contact & design lead with all agencies.

As lead consultant, Nick creates with the client a team who are the key to project success - years of experience in regeneration architecture gives access to some of Yorkshire's & the UK's leading experts in the fields of building renovation, project cost appraisals, integrated & forward thinking structural design all married with a commercial realisation by working with brand & concept creatives in the business & retail world.

Nick lives in & is hands-on restoring and extending a 1776 former Georgian quarry house in West Yorkshire, with contemporary interventions & eco M&E systems as his home & design studio.





NMD are currently working in various city centres, historic urban cores and numerous conservation areas, redesigning and rejuvenating listed buildings - contributing to commercial solutions & hospitality venues through the current challenging times & fast evolving economy. Designing everything from interiors, furniture, refurbishments & extensions - to complete buildings.

Also handling current interventions at the scheduled ancient monuments at Hunmanby Castle & Catterton Hall Farm, both Motte & Bailey castles in North Yorkshire - NMD are working with Historic England & have gained Secretary of State approval for their proposals.

NMD have projects in central London, Scotland, Manchester, York, Newcastle - working with cost consultants, surveyors & property experts to offer real time solutions, advice & foresight in the rapidly changing marketplaces - often design is the tip of the solution, NMD are offering & shaping programmes & responses for a client, in the role of the lead consultant - bringing to the table considered responses with a nearness to need.



NMD