

Heritage Statement

Proposed: Erection of Timber Stable Building (retrospective)
At: Land South East of Old School House, Bank Foot, Shincliffe DH1 2PD
For: Miss Kate Shepherd

'The character and appearance should be preserved or enhanced'

The Application Site

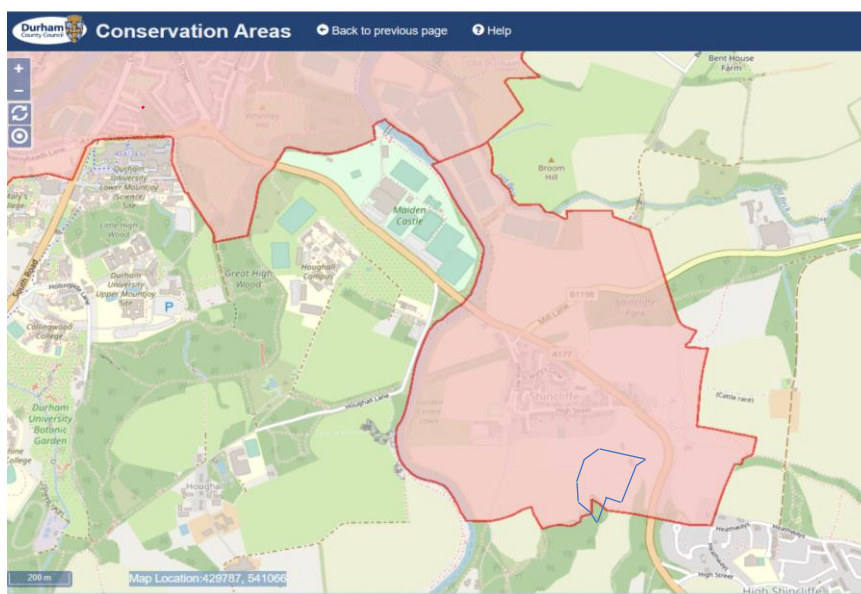
Site Address: Land South East of Old School House, Bank Foot, Shincliffe DH1 2PD

The Field is located within Shincliffe Conservation area which was designated in 1976. Please see the map of the area below.

The main A177 road passes down the west side of the field at the foot of the hill, albeit not visible through mature trees and hedgerows.

The Land itself extends to approximately 3.62 hectares of mainly hillside. The field has many bushes and trees which screen the stables from the main road and the housing estate behind.

Map of Shincliffe Conservation Area



The Nature of the Asset

The grass field is within Shincliffe Conservation Area, designated in 1976. The field has only ever been used for grazing livestock, I can not find evidence of it being used for any other purpose. The steep hillside location, trees and neighbouring fields allow animals shelter from the elements and there is a natural spring allowing running water. The existing clay water trough was evidently used for livestock, although no date can be found for installation, it could go back as far as 1920. The field would be too steep for most other agricultural uses. From 1991 to 2004 my family grazed horses in the field, it was empty until we moved the horses back in 2021/22. Prior to this there were cattle and sheep.

The Extent of the Asset

The field itself has a large perimeter fencing and hedgerows around the full boundary. Much of the boundary is mature trees and woodland on both sides of the boundary. We have not disturbed this in any way. The field sits North of Hill Crest, with the Old School House located at the foot of the hillside.

The Timber Stable Block for which we are seeking retrospective planning permission is located at the very top of the hill, screened by hedgerows and the natural flow of the hillside. The building is visible from the garden of one property, Torquillstone, Hill Crest DH1 2PQ, and is accessible from the gate at the end of that street.

The Significance of the Asset

The land is located within Shincliffe Conservation Area, designated in 1976. Special care should be given to preserving the character and appearance of the site.

The Proposed Works

I am seeking retrospective planning permission for one four stall timber stable block with a central storage room which was erected in 2022. Associated removable rope fencing to contain the horses within the field without touching the boundary trees or hedgerows, and the hard standing areas. I do not believe that the erection of the timber stable harms the character, quality or distinctiveness of the field or important features or views, namely the view of the cathedral.

The Impact on the Asset

There has been no impact on the archaeological, architectural, artistic or historic interest of the asset or its setting. There are no listed buildings within the site, monuments or items of historical interest. All boundary fences, trees and bushes have been left as they were as to not disturb any of the lands features or alter the landscape. The pasture itself is maintained by ourselves to a high standard in terms of annual reseeding of the grasses and removing the manure from the pasture daily. Removal of rubbish and waste items that was dumped on site prior to us returning the animals, allowed a positive change in that the land is now pleasant to look at, a haven for wildlife and safe for animals to graze.

We continue to preserve the land and its character, keeping it as wild as possible, and contribute towards the improvement of the environment with the removal of rubbish and the replanting of grass and wild flowers where we have disturbed the ground. Details of which are outlined in my supporting statement.

Applications for Demolition

No demolition required.

Sources of Information

- The County Durham Historic Environment Record
- County Durham Plan
- Shincliffe Parish Records