

HERITAGE STATEMENT / DESIGN & ACCESS STATEMENT



in respect of

**LAND TO THE
SOUTHWEST OF
HESLEDEN HALL
MONK HESLEDEN
HARTLEPOOL
TS27 4 QB**

prepared for and on behalf of

Mr & Mrs P Garner

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CONTENTS

Page Number

1	PROPERTY DESCRIPTION	
1.1	Listed Status	1
1.2	Location	1
1.3	History of the Area	3
1.4	Existing Structure & Materials	4
2	DEVELOPMENT HISTORY	5
3	PROPOSED WORK	
3.1	Schedule of Works	6
3.2	Protection to surround material	6
3.3	Recordings of materials to be removed.....	6
3.4	Proposed Structure & Materials	6
3.5	Methods & skills	7
4	JUSTIFICATION OF PROPOSED WORK	
4.1	Principles	8
4.2	Justification	8
4.3	Impact	9
5	SUMMARY	
5.0	SUMMARY	10

APPENDICES

- APPENDIX I** - 3D Visualisation and Layout Plan
- APPENDIX II** - Photo Schedule
- APPENDIX III** - Development History of Hesleden Hall

1 PROPERTY DESCRIPTION

1.1 Listed Details

'Hesleden Hall with wall and gate piers attached to the left' is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural and historic interest. It was Listed Grade II on 20th February 1967.

<https://historicengland.org.uk/listing/the-list/list-entry/1120946>

The description within list entry number: 1120946, is given as follows:

"Hesleden Hall with wall and gate piers attached to left II Medium-sized farmhouse. Early C17, of 2 builds with later section to right; altered in C19. Left section dressed limestone, right section coursed limestone rubble front and C19 brick rear. Welsh slate roof and rebuilt brick chimneys. T-plan: central gabled stair wing to rear of left section. 2 storeys, 5 plus 2 bays. Left section has 3 ground-floor openings: C20 glazed porch and door to right and re-set square datestone above with initials I.T. and A.T. and date 1701; 2 restored tall 4-light double-chamfered mullioned windows under hoodmoulds to left. Other windows, in C19 openings with flush lintels and projecting sills, are replaced 8-pane sashes except for small 2-pane sash under hoodmould above datestone. Continuous steeply-pitched roof has right gable and ridge chimneys. Left return gable rebuilt in brick. Lower rear of older section has projecting 3-storey stair wing with a 2-light double-chamfered mullioned window; coped gable with shaped kneelers. Single-storey rear outshot to left has a 12-pane horizontal sliding sash in double-chamfered surround. Short section of wall attached to left return has pair of tall square gate piers with flat-topped pyramidal caps; pier nearest house has ball finial. Farm buildings and C20 additions to right and rear not of special interest."

1.2 Location

Hesleden Hall lies immediately north of Hesleden Dene, immediately South of the Haswell - Hart Greenway and less than half a kilometre east of the village of Monk Hesleden. The location of the property is shown in Figure 1.

Figure 1: Site Location Plan



Heritage Statement

Hesleden Hall Farm

Monk Hesleden

Hartlepool

1.3 History of the Area

Hesleden is believed to be derived from the local word *Dene*(den) meaning a deep forested Valley, and *Hesle* a corruption of Hazel, so the original meaning may have been, "*Forested Valley of the Hazel trees*", which are common in the, Nesbit, Crimdon and Hessleden Denes, that border the village. As for the "Monk", that may either refer to the Church which, once existed, or perhaps some earlier monastic foundation. Or that more likely, the lands around it may have once belonged to the Bishopric of Durham. This had been a common feature, throughout the Palatine of Durham, before the Reformation. The Prince Bishops, later Bishops, had an Archdeaconry in nearby Easington, and it is recorded that a great deal of land in the area lay under their ownership.

The Church of St. Marys, at Monk Hesleden can be dated as far back as the 13th century, though by the time it was photographed in the 19th century, it had been greatly altered, giving the impression, externally at least, of a much later structure, almost Georgian in style. For a long time, St. Marys' was the only local church, until the construction of St. James at Castle Eden, in the 1760s. Even with the advent of the collieries at Blackhall, Hesleden, and Horden, for a great deal of time, St. Mary's was the only local Anglican church, and with Castle Eden, the only local cemetery, so despite the village's dwindling population, the church had survived. Unfortunately the church received some minor vandalism in the 1960s, and the council demolished the structure, leaving us today with only the Graveyard and a post, somewhat like a tombstone, marking the site. Despite the disappearance of the church, the parish lives on in name, and following the reorganisation of parishes in the 1980s, now includes the churches of St. James at Castle Eden, St. Andrews at Blackhall, St Marys in Horden, St. Cuthbert in Peterlee, and the Church at Hesleden.

Monk Hesleden village never had any connection with coalmining. The sub-district of 'Monk Hesleden' contained three collieries - Castle Eden (c. 1840-93), Hutton Henry (c.1869-97) and South Wingate (c. 1840-57), also known as Rodridge or Hart Bushes. As all three of these closed in the 19th. century the sub-district has long since lost any coalmining connection.

Today only one cottage (once part of a row of cottages, as you enter by the one road, into the village), Browns' Farm, the former Rectory, as well as, a couple of more recent bungalows, are all that remain of the village.

Hesleden Hall is a Grade 11 listed building. Originally the site is believed to have been the location of a small monastery, hence the name of the village, Mink Hesleden. In 1569, Elizabeth I granted Hesleden Hall to Robert Bowes as a reward for his services during the rebellion of the north. In 1572 it was then conveyed to Nicholas Tweddell, who's descendants continued ownership listed until 1759 when it was sold to Roland Burdon. It stayed with the Burdon family until the death of CM Burdon in 1920.

Heritage Statement

Hesleden Hall Farm

Monk Hesleden

Hartlepool

1.4 Existing Structure & Materials

The existing structure is a freestanding timber garden shed, with a dual pitched (internally trussed) roof, and is without any permanent foundations; sat atop stacked paving slabs.

Externally the shed measures ~4.4m wide x ~3.2m deep x ~2.6m high (ground to ridge). Lowest internal height being ~1.8m due to the central roof truss.

Construction Materials:

- **Structure** – Timber framed sat atop paving slabs.
- **External cladding (Front)** – Timber cladding.
- **Roof** – Double pitched, Felt roof. Patch repaired.
- **Door/Windows** – Timber Door. Timber, single glazed windows. Metal security mesh installed externally.
- **Internal Finish** – Painted mdf throughout.

Photo Schedule included within appendix II.

Heritage Statement

Hesleden Hall Farm

Monk Hesleden

Hartlepool

2 DEVELOPMENT HISTORY

Below is a list of applications with references and dates taken from hard copies provided by the previous property owner. Full copies have been included within appendix III.

1. 5/PL/2011/0194. Planning application: Listed building application: Erection of 6no. Stable block.
2. 5/90/182. Planning application: Listed building application: Installation of Dormer Windows.
3. 5/79/763/DM. Planning application: Listed building application: Renewal of porch and all windows on south elevation.
4. 5/81/24. Planning application: Listed building application: Extension to Utility Room and Covered Area.
5. DM/16/02405/LB. Planning application: Listed building application: Remedial and renovation works comprising internal and external alterations.
6. DM/19/03387/FPA. Planning application: Change of use of land and installation of an outdoor manege within an existing grassed paddock including 6no. floodlight columns.

Please note, we have not included applications associated with the surrounding barn conversions and new build houses in this section.

3 PROPOSED WORK

3.1 Schedule of Works

Removal of garden shed and replacement with new garden room.

3D Visualisation and Layout Plan included within appendix I.

3.2 Protection to surrounding materials.

The proposed works location is ~85m from the listed building with discrete access. No measures are required to protect any existing/surrounding materials.

3.3 Recordings of materials to be removed.

It is not proposed to remove any significant materials as part of these works and therefore no recordings are proposed.

3.4 Proposed Structure & Materials

The proposed structure is a purpose built, fully insulated garden room. This is a non-permanent structure, sitting atop removable ground screws, with no requirement for permanent foundations.

Photos of examples of the proposed structure can be found on the proposed installers website:

<https://www.mymodular.co.uk/gallery/>

Materials:

- **Structure** – Insulated timber joist cassette system with 22mm T&G floor boarding.
- **External cladding (Front)** – Red Western Cedar to front elevation.
- **External Cladding (Sides & Rear)** – Grey Anthracite, powder coated steel cladding.
- **Roof** – Insulated, Grey Anthracite, steel profile sheeting and roof flashings.
- **Door/Windows** – Bi-fold, Grey Anthracite, Powder coated aluminium, double glazed units. Chrome handles.
- **Internal Finish** – Plastered and painted throughout.

In line with pre-application advice, there is no provision of UPVC in windows/doors or any other external component.

Heritage Statement

Hesleden Hall Farm
Monk Hesleden
Hartlepool

3.5 Methods & skills

All works to be undertaken by competent workmen suitably experienced in erection of high-quality garden rooms. Company selected has additional experience in working within the grounds of listed properties. Please see below link to supplier/installer website for reference:

<https://www.mymodular.co.uk/gallery/>

4 JUSTIFICATION OF PROPOSED WORK

4.1 Principles

This proposal looks to replace and upgrade an existing garden shed. The proposed building would occupy the same location as that being replaced. By doing so an existing relationship between the main residence and the shed can be maintained (without the need for additional structures onsite), while improving aesthetic quality of the structure and providing a much more usable space within. Nominal increases in overall dimension and provision of a flat roof, provide a much more versatile and useable space for the residents.

The design looks to incorporate materials which complement their surroundings and actively look to minimise their visual impact on the landscape. Grey anthracite, powder coated steel elements to the sides and rear actively look to reduce the already limited visual impact through tree lines from the listed property. While red western cedar to the front elevation provides a high end, yet traditional timber façade in line with features on neighbouring barn conversions; and approved details on new homes shortly being built to the North.

A premium installer with a proven track record has been selected, to ensure the highest quality of finish. My Modular, based in Otley. Link to website: <https://www.mymodular.co.uk>

As with the existing structure, this would be non-permanent structure, sitting atop removal ground screws.

The work will follow all relevant good practice guidance notes.

4.2 Justification

The existing shed was installed in 2008 by the previous owners of Hesleden Hall Farm. After 15 years the shed, although still a functional storeroom, is very tired, subject to several aesthetic defects and patch repairs. Additionally, the pitched, trussed roof, limits internal heights resulting in limitations on any prospective use. The proposed replacement would look to update this tired utilitarian shed with a high-end replacement more suited to the high-quality residence it will form a part of. Providing a much more versatile space for the residents of the Hall, for several years to come.

4.3 Impact

4.3.1 – Listed Building

The impact on the listed building itself would be negligible with the proposed location sitting ~85m at its closest point and being visually obscured by several mature tree lines. The addition of darker materials to the rear and sides of the proposed structure look to further camouflage the building through the trees when viewed from the listed building.

Utilising the same location as an existing structure, the proposal looks to build on an existing relationship, between the main residence and the shed. The design features mentioned above would further obscure the proposed structure when compared to the existing.

4.3.2 – Surrounding Landscape and Registered Footpaths

The proposed location is sited at the southern edge of Hesleden Halls private garden and abuts the northern edge of a ~12-acre parcel of agricultural land; also owned by the applicant.

The closest public footpath with any visual access to the location, lies ~145m to the East at its closest point. The visual access from this footpath is, however, well obscured by a mature hedge along the extent of the Western boundary of said footpath. Additionally, another mature hedge line / mature shrubs to the East and Northeast of the proposed location further obscure direct views from outside the property boundary.

The addition of darker materials to the rear and sides of the proposed structure, further look to camouflage the building when view from a distance or through vegetation.

4.3.3 – Neighbouring residents

All neighbouring properties within the hamlet sit to the Northeast with no direct view of the proposed location. Varying combinations of buildings, garden walls, treelines, mature hedging presenting several levels of visual barrier.

Heritage Statement

Hesleden Hall Farm

Monk Hesleden

Hartlepool

5 SUMMARY

This application has been drafted in support of the proposed replacement of an existing garden shed with a garden room for the sole and personal use of the residents of the host dwelling, Hesleden Hall Farm.

As outlined within pre-application advice, 'the existing shed is not a historic built element, is detached from the primary listed asset that would be physically unaffected'.

The proposal would not directly affect any landscape features on the site, other than the existing shed it is looking to replace and improve upon. The impact of the proposal on the listed building, surrounding landscape and neighbouring residents would be very low.

The proposed building looks to occupy the same location as an existing structure. As a result, a more functional and aesthetically pleasing building can be erected without the need for any additional structures onsite.

Following pre-application advice, comments and concerns have been taken on board in developing a design which looks to reduce or remove its impact on the landscape and the heritage asset. The applicant has looked to premium materials, and a premium supplier to ensure the quality of the finished product aligns with nature of the heritage asset and the area in which it is proposed to be located.