

HALLGARTH MANOR HOUSE

PITTINGTON, DURHAM, DH6 1AB

DESIGN & ACCESS STATEMENT Planning Application 28.11.23



PROJECT DETAILS

Project Name: Hallgarth Manor House Development
Project Location: High Pittington, County Durham
Project Reference: 22007
Application Date: 24.11.23
Applicant Name: RC Hotel Management Ltd

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1.0 INTRODUCTION

1.1 THE SITE

Hallgarth Manor House Hotel is located near the Village of Pittington, situated in the North-East region of England within County Durham. The local government responsibilities lie within the local authority of Durham City.

The Application site covers some 15245 m². There is a grassed area of 9,566m² situated at the forefront of Hallgarth Manor House which is currently unoccupied with around 1,899 m² used for car parking.



Existing Images of the Site



1.2 THE HISTORY

Hallgarth was originally established in 1832 and is a small village in County Durham located to the East of the main City Centre. The history of the area was predominantly coal mining with the Manor and Outbuilding being surrounded by pits located in Pittington, Littletown and Sherburn.

Hallgarth The Manor House or 'Manor', is a Grade II Listed Building with the first listing dated the 10 May 1967 as shown below:-

Details

PITTINGTON PITTINGTON LANE NZ 34 SW (East side, off) 7/34 Hallgarth Manor 10/5/67 Hotel. (Formerly listed as Hallgarth Farmhouse) GV II

House, now hotel. Mid C18, extensively altered C19 and C20. Painted render with painted ashlar dressings and plinth. Welsh slate roof with roll-moulded ridge tiles and painted stone gable copings. Irregular plan. North elevation to drive 2 storeys, 6 bays, the sixth wider, with 2 storey, one-bay, and one-storey, 4-bay right extensions. Renewed 8-panel door and overlight in doorcase of plain pilasters and scroll-bracketed pediment in third bay. Principal entrance row through C19 stone-mullioned canopied bay window in third and fourth bays. Slightly-projecting stone sills to renewed 15-pane sashes in 3 left bays, and to 2 with 12 panes over bay window. Venetian stair window in sixth bay has radial glazing bars. Extensions have renewed doors and windows with glazing bars. Roof has raised end gables and dividing walls. The copings ending in short horizontal sections. 6 gabled dormers have sashes with renewed glazing bars; similar dormer in 2-storey extension. Rendered chimney on each gable of main roof; tall ridge chimney on one-storey extension.

Garden elevation has 5-bay main block, and set-back 2-bay extension at right. Central 6-panel door in doorcase of plain pilasters and scroll-bracketed pediment; sashes with glazing bars. 5 gabled roof dormers; C20 pent conservatory in front of extension.

Interior shows large hall at garden side, panelled above prominent dado rail; C18 chimney piece (with pulvinated frieze, and lugged panelled overmantel with Greek fret and acanthus decoration) resited from first-floor room; dentilled stucco ceiling cornice. Wide open-well stair with grip handrail on column-on-vase balusters, and wreath and curtain. Handrail ramped at top of each flight, and curved from landing to second flight; mitred section on first-floor gallery to accommodate change in floor level. Panelled dado to stair well.

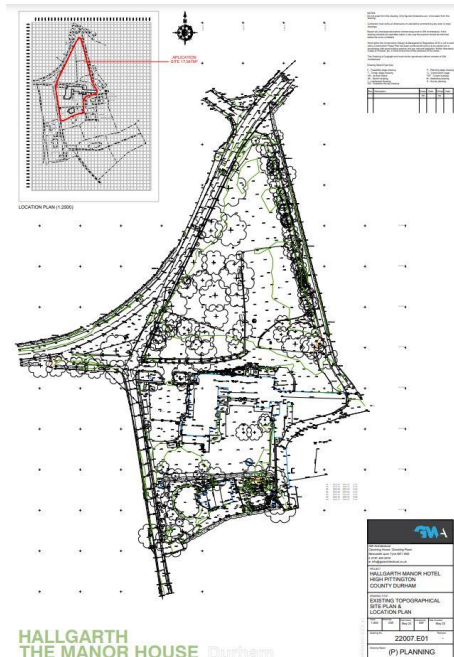
Listing NGR: NZ3282043751



1.3 THE AREA

The area (marked with a red boundary line as shown, is situated off Hallgarth Lane with connections to the surrounding Villages and Hamlets and the wider Durham City, via public transport. The surrounding landscape is a mixture of urban and rural, with many housing estates located nearby.

To the North of the Site lies the Village / Hamlet of High Pittington and Low Pittington, To the East lies 'Littletown', to the immediate South and West is farm land.



HALLGARTH THE MANOR HOUSE Durham

Site Location plan



Image showing the topography and Location of the Application Site.



Aerial view courtesy of Google Maps

2.0 DESIGN PRINCIPLES

2.1 EXISTING DESIGN

The existing Hallgarth Manor Hotel is of high Architectural importance, hence the Grade II status the building has been listed against. The building needs maintenance and upkeep to ensure the conservation of its heritage.

The landscaped area surrounding the entrance to the Hotel is currently unoccupied with some space used for parking. There is an existing boundary fence surrounding the site which is in a state of repair. The area is densely populated with vegetation. There is currently only one entrance and exit to the hotel which can be seen on the existing images below. This can cause congestion especially when the hotel is busy.



Hallgarth Manor House

2.2 APPEARANCE



Existing site - A



Existing site - B

The front landscaped area of the hotel is mainly forested with shrubs, planting and trees. The existing car park is tarmacked. There is a stone boundary separating the areas however this needs repair. Towards the north of the site, the paving and grassed areas meet with no real barrier.

The carpark is also in need of maintenance as seen on the existing images.

3.0 ENABLING DEVELOPMENT

The development has been proposed as an enabling development to secure the future conservation of the grade II listed Hallgarth Manor House.

The Manor House Hotel needs repair to maintain the heritage of the building however, funds are needed to be able to carry out these works. As well as the capital investment in the Hall, its future sustainability is dependent upon the ability to raise the room rates. This is being carried out by a number of changes to the Hall including the creation of a new spa facility (already granted planning under a separate application), the conversion of the existing function room to ensuite bedrooms, the conversion of the existing dilapidated outbuilding to new rooms and the creation of a new access road to the primary vista of the hotel along with 6 no. new heavily landscaped glamping pods.

The improved entrance area will be enclosed in a new 1.8m high hedge row to stop visitors and dog walkers using this area as public open space and with the increased landscaping raise the biodiversity and landscaping elements of the hotel.

Further to this, a new School Safety Zone will be implemented to help manage traffic along Hallgarth Lane which currently deals with issues relating to school traffic and the safety of pedestrians crossing the road. The zone will include flashing speed signs and educational outreach improving the area for school children, pedestrians and the residents on Hallgarth Lane and Priors Grange who suffer the effects of school parking periods.



Existing images of the Site

3.1 LIST OF WORKS



<u>22007 Hallgarth Manor House</u>				
<u>List of Works for Hallgarth Manor Hotel</u>				
	Area (m ²) / Quantity	Price £	Total	
Mirror Ball				
Flat Roof Replacement (single ply rubber)	38.4	£128.22	£4,923.65	
Ceiling Replacement & Insulation	335.5	£62	£20,663.45	
Carpet Replacement	335.5	£51.48	£17,271.54	
3 x Sets of Fire Doors (Aluminium)	3	£1,743	£5,229.00	
1 x Main Entrance Double Doors & Side Panels (Aluminium)	1	£874.31	£874.31	
5 x Windows Replaced (Aluminium)	5	£622.71	£3,113.55	
Toilet Refurbishment - Mens, Ladies & Disabled	39.2	£1,500	£58,800.00	
Entrance Roof Replacement (Polycarbonate)	202.2	£106.25	£21,483.75	
Central Heating - Boiler and Radiators		180000	£180,000.00	
Car Park Resurfacing of Tarmac	2473.5	£129.09	£319,304.12	
			£0.00	
Main Hotel				
			£0.00	
			£0.00	
Window Replacement - 11 x Bespoke Arched Windows	11	£726	£7,986.00	
Floors Levelled and Insulated	466.7	£34.23	£15,975.14	
Front Doors & Frame Replacement Bespoke with Stained Glass	1	£3,300	£3,300.00	
First Floor Bedroom Door Replacement (Not Fire Doors)	8	£310	£2,480.00	
Roof Replacement of the Hearty Hedgehog	334.5	£132	£44,154.00	
Kitchen Floor and Wall Tiles Replaced	144.9	£132	£19,126.80	
Asbestos Roof Removal & Replacement	63.5	£15,000	£952,500.00	
Pot Wash Area Floor, Drains and Wall Replacement		£15,000	£15,000.00	
Kitchen Canopy Replacement	1	£2,829.99	£2,829.99	
Fire Door & Frame Replacement of Hearty Hedgehog	1	1743	£1,743.00	
Full Render of Repair and Paint (External)	467.7	£43.26	£20,232.70	
3 x Kitchen Doors, Fire Doors and Frames Replaced	3	£1,060	£3,180.00	
Main Entrance Replacement of York Stone Area	60.6	£111.17	£6,736.90	
			£1,726,907.89	

List of Works for Hallgarth Manor House

A brief summary of the works required at the hotel has been prepared adjacent which show the extent of repairs and upgrades required to bring the hotel up to the required standard

4.0 HALLGARTH PODS



4.1 PROPOSED DEVELOPMENT

The development proposes the introduction of 6 pods to the East of the site, each with a total area of 68m². The internal area for a Pod is 31.9m².

A new paved road opening will form the entrance to the site. This will create a one-way system for vehicles whilst also enhancing the view of the Grade II status building. New stone pillars with fluted pier caps to match the existing will enrich the new entrance while staying connected with the existing principles.

The pods will merge into the improved landscape area with the use of biodiverse green roofs and timber cladding. All existing trees will be retained, ensuring minimal disruption to the existing site. New shrubs, trees and hedging will be planted to boost the landscape, improve the biodiversity qualities and maintain the privacy within the grounds.

The existing car park will be retained with a new car park proposed near to the exit. This space is currently unoccupied. The visuals below demonstrate the proposed development.



Proposed road opening.



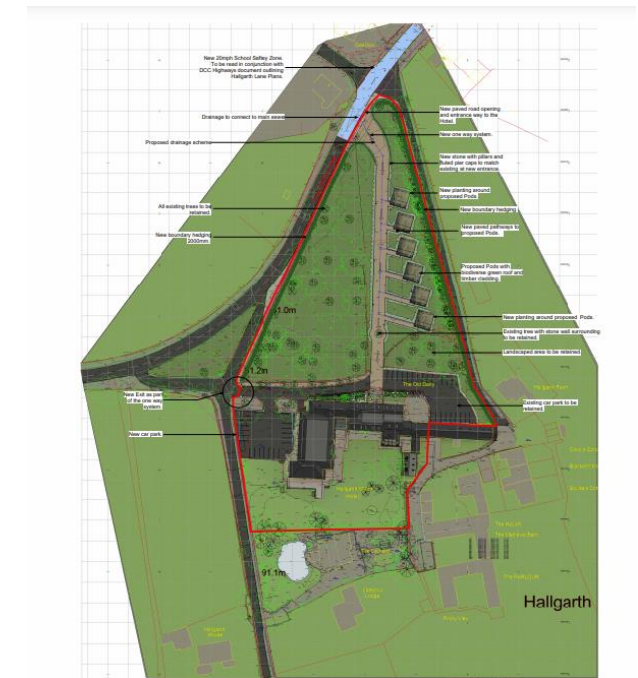
Proposed entrance view.



Proposed pathway to pod.



Proposed 'hidden pods'.



Proposed Site Layout - (1:1250)

- Existing Tree
- Proposed Tree
- Proposed Shrubs
- Proposed Hedge
- Proposed One Way System

Proposed Site Layout

4.2 LAYOUT OF THE SITE



Proposed Site Layout.

The site layout has been developed to ensure minimal disruption to the existing trees. All trees will be retained throughout the development, with the Pods placed around them.

The Pods have been strategically placed to the East of the site with individual paths leading from the main road. Vehicles may use the individual paths to drop off bags however, the vehicles will then be parked within one of the two car parks located around the Hotel.

New trees, hedges and shrubs will be planted around the site to increase the biodiversity and ensure the pods are hidden within the nature. A 2000mm boundary fence will enclose the space, ensuring a separation from the main road which is located directly to the west of the site. A new 20mph school safety zone is proposed to help with school parking issues and the safety of pedestrians. The zone will include flashing speed lights and educational outreach at the school. The zone would provide a positive impact for the residents on Hallgarth Lane and Priors Grange who suffer the effects of school parking periods, school children and pedestrians.



External Visual A.

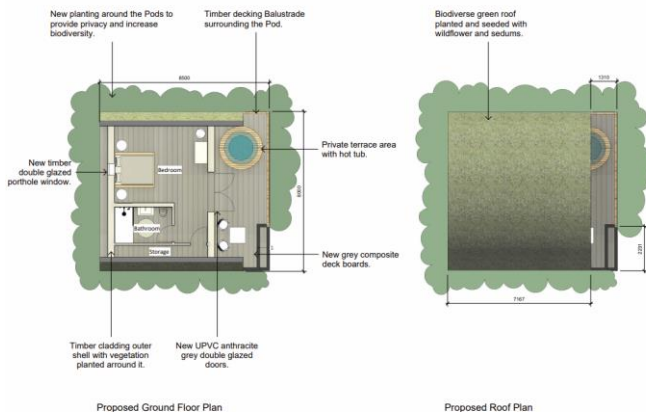


Internal Visual A.



Internal Visual B.

4.3 LAYOUT OF THE PODS



Proposed Plans for Pods.

The Pods have a total area of 68m² with a total internal area of 31.9m². Each pod is provided with a hot tub and outdoor seating area, situated under a private terrace. The internal space within the Pods is made up of a bedroom, shower room and storage area. The visuals demonstrate the internal layout.

The bedroom has an area of 24m².

The shower room has an area of 5².

Paths will lead up to each individual Pod, with shrubs and planting proposed around them to ensure privacy.

4.4 SCALE OF THE DEVELOPMENT



Proposed Entrance

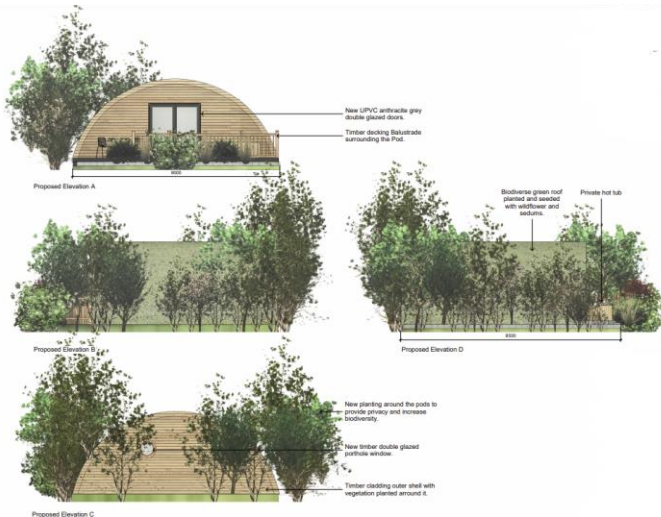
The pods have been designed at a scale which allows shrubs, trees and hedging to grow around them ensuring a non-invasive approach the area.

The visual demonstrates the proposed development when turning into the Hotel. As shown, the pods are not visible due to the additional landscaping. The new paved road creates a direct view of the listed building enhancing the qualities. The maximum height of the pods are 3.5m with additional planting ranging from 500mm – 6m. A landscape architect will be involved.



Proposed External Visuals

4.5 SCALE OF THE PODS



Proposed Elevations

The Pods have been designed with arched biodiverse green roof with a maximum height of 3.5m to fit in with the landscape.

The dimensions of the pods are 8000 x 8500mm.

As seen in the proposed elevations, the planting hides the pods and created a visually unintrusive approach to developing the land to enhance the quality of the hotel.

4.6 USE

The Pods will be used as accommodation for guests. They will be available to book via a system, the same as booking a stay at the Hotel.

The pods will be used to provide a comfortable stay whilst also allowing guests to enjoy and engage with the surroundings of Hallgarth Manor House. The overhang from the biodiverse green roof will provide a shelter for the private hot tub and outdoor seating area for users to enjoy.

Further to this, the Pods will be used as a source of income to repair and maintain Hallgarth Manor House. The investment brought to the grounds from visitors will create a flow of money to maintain the needed upkeep of the grade II listed building and retain the heritage of the area.

An arborist has worked through the design process to ensure the glamping Pods have minimal impact upon the nature of the site and the existing trees.

A noise curfew for using the outdoor space of the Pods would be introduced for guests to ensure no noise from visitors impacts residents on a night / early morning.

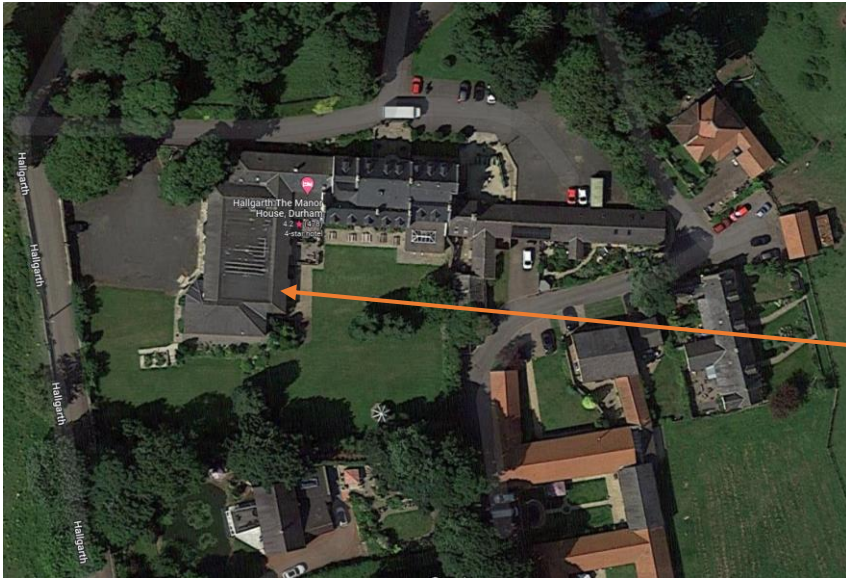


External Visual of a Proposed Pod.

5.0 HALLGARTH MANOR HOUSE FUNCTION SUITE



5.1 THE SITE



Hallgarth Function Suite

The Hotel application site covers some 17,947m², with the Function Suite located at the rear end of the Manor House. The Manor House sits centrally within the boundary demise.

The space is currently used as a wedding function suite. The images show the existing design and purpose of the space.

Image taken from Google Earth

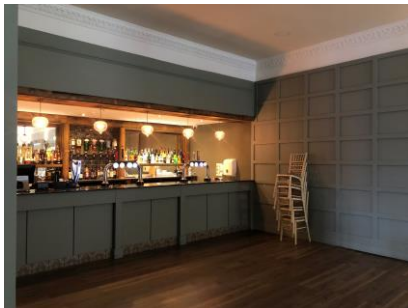


Existing Design



Existing Design

5.2 EXISTING DESIGN

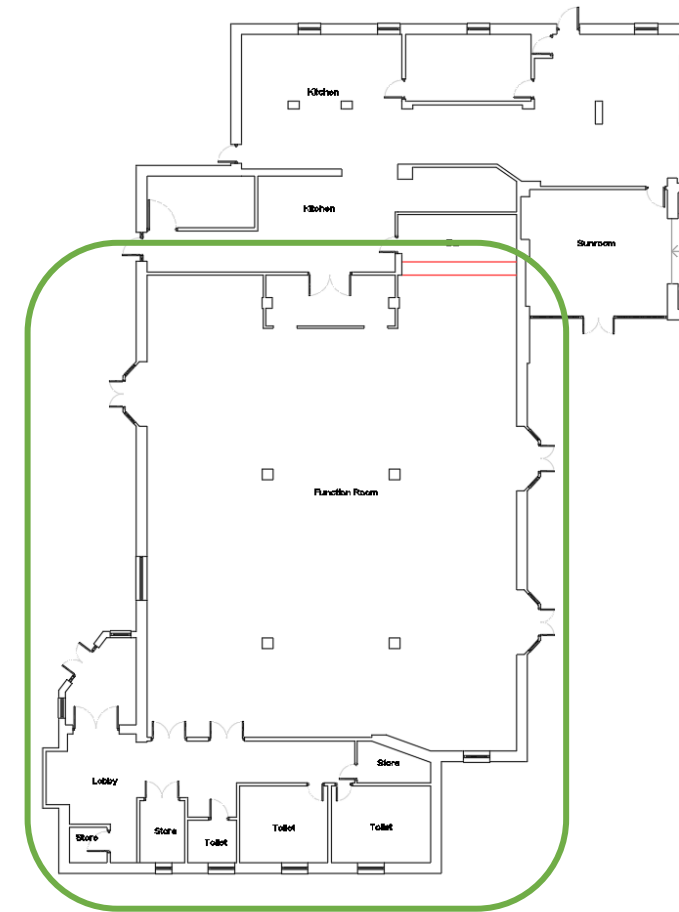


The existing function suite is situated in a building of high Architectural importance, hence the Grade II status the building has been listed against.

The space is currently being used as a wedding reception venue. The generously sized room offers seating and a bar. The room has five sets of French doors leading outside to the car park and garden area. The main entrance is to the rear of the room. The staff access the room through a split door off the kitchen.

The design is neutral and traditional with sage wall panelling surrounding the room. The space features high ceilings and luxurious furnishings. Both the dance and bar area are floored with wood for practicality while the rest of the room is carpeted.

The function suite currently receives noise complaints from hotel guests and local residents. Upgrading and repurposing the facilities will ensure the hotels longevity in the future.



5.3 EXISTING DESIGN



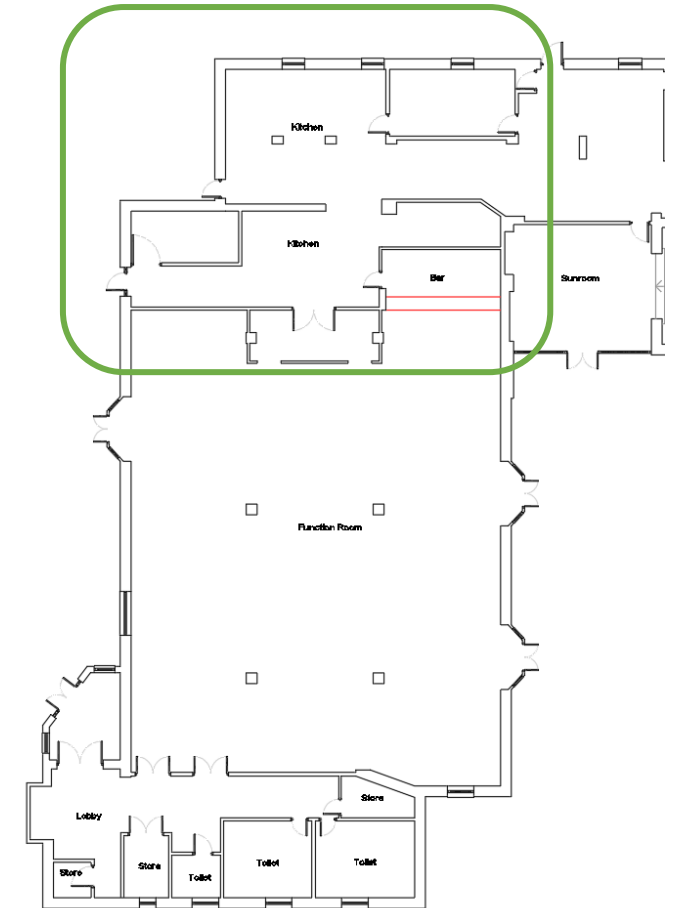
The existing kitchen will be remodelled to suit the hotel's evolving needs, streamlining processes for the chefs.

This development will involve internal reconfiguration, with no changes to the hotel elevation.

The kitchen will be updated with new storage and cooking facilities.



Existing Kitchen Design



5.4 PROPOSED DEVELOPMENT – AMOUNT

With hospitality becoming increasingly popular, The Manor House would benefit from upgrading/ repurposing facilities to ensure the hotel's longevity in the future. This means that the current function suite could be put to better use as an extension to the hotel. The proposed space would offer seven deluxe double bedrooms and two generously sized apartment suites. The design would maximise the current space.

Similarly, the kitchen space will be remodelled and maximised to allow for the new design of the building. Although the kitchen walls will be adapted, the room will remain the same size with a generous amount of space for cooking facilities and staff. The proposed kitchen will no longer hold chair and other furniture and separate storage rooms will be built between the new kitchen and proposed suites.

Proposed development imposes minimal change to the exterior of the building meaning it stays very much in keeping with the rest of the hotel. The small changes to the exterior include new windows, doors and a very slight change to a section of the existing roof. The main proposed development takes place in the building's interior.



Proposed South Elevation with minimal changes



Proposed East Elevation with new doors to suites

5.5 PROPOSED DEVELOPMENT – LAYOUT

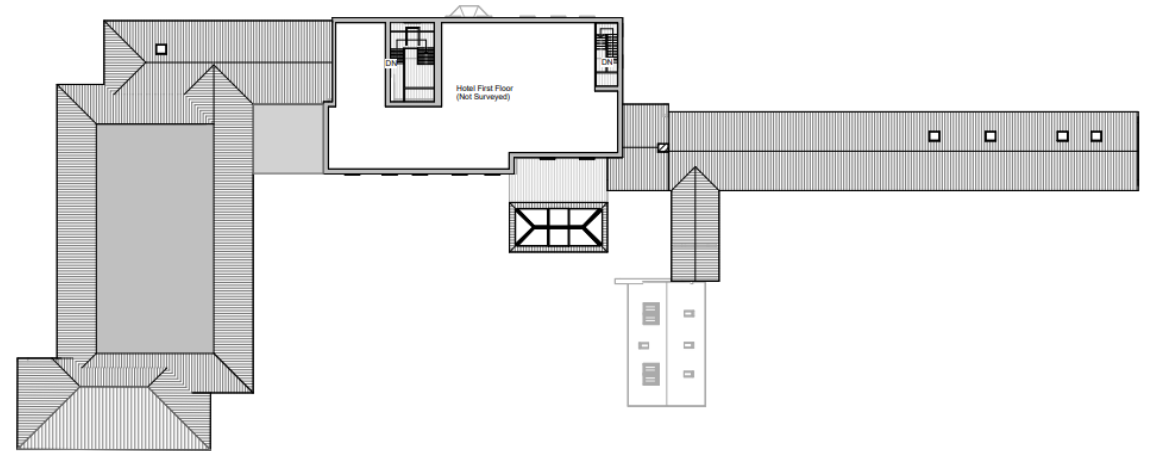
The proposed design will house nine suites. They will be accessed through the Manor House main doors and follow a hallway through the building to the rear where the rooms can be found. The hallway will be in the middle of the design allowing access to all seven suites and the two apartment-style suites.

The two apartment-style suites will be found to the south of the building. Each apartment will offer a lounge, kitchen, bathroom, dining space and sleeping area.

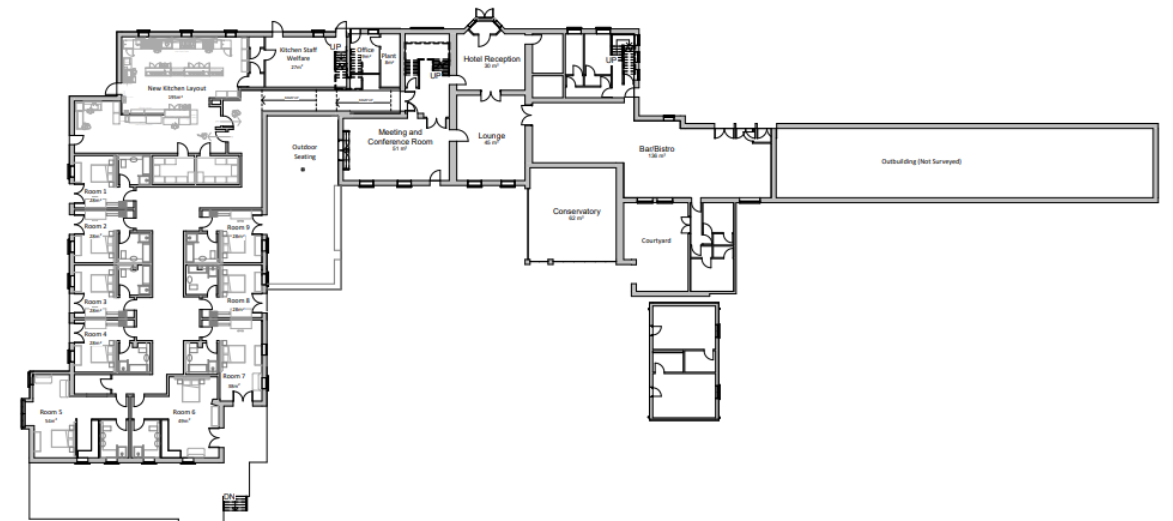
The proposed kitchen will stay within its current premises with the exception of minor wall changes to allow for the new hallway access from the suites to the main Manor Hotel.

5.6 PROPOSED DEVELOPMENT SCALE

The proposal is enclosed within the existing building envelope. One porch on the west elevation, which was previously used as an entrance to the function room, will be removed for design clarity.



PROPOSED FIRST FLOOR PLAN
1 : 200



PROPOSED GROUND FLOOR PLAN
1 : 200

5.7 PROPOSED DEVELOPMENT – APPEARANCE

The proposed design will remain in keeping with the current design. The exterior will stay as it currently is with white rendered walls with a slate cladding roof.

The proposed room finishes will mirror the other suites the hotel has to offer. This means high quality furnishings and luxurious interiors. The hallway will feature similarly luxurious design and will be filled with seating and aesthetic décor due to its spacious design.



6.0 HALLGARTH MANOR HOUSE OUTBUILDING

6.1 THE SITE



Aerial view courtesy of Google Maps



Existing images of the site

Hallgarth Manor House
Hallgarth Outbuilding
St. Laurence's Church

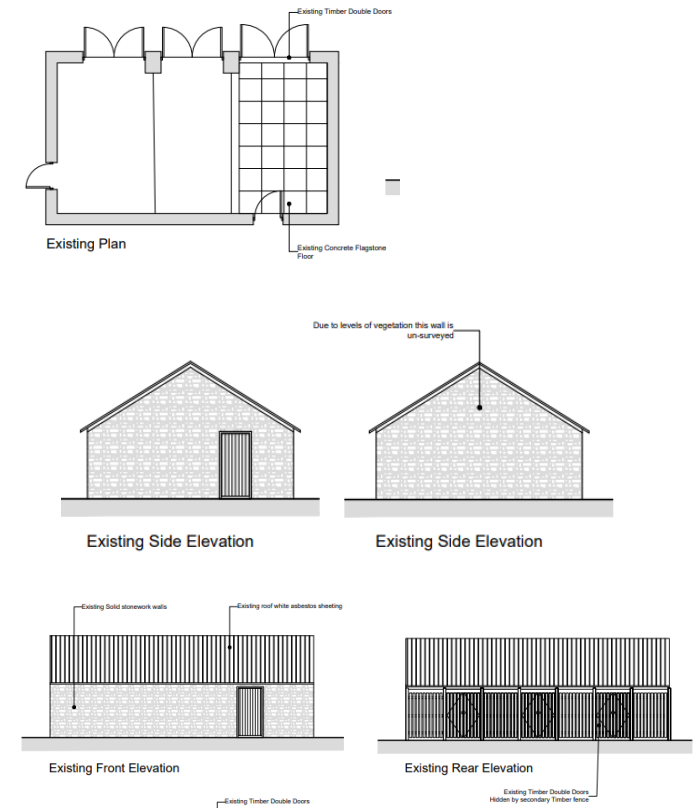
6.2 EXISTING DESIGN

The existing buildings are of high Architectural Importance, hence the Grade II status the building has been listed against.

The Outbuilding is being used as a storage room/garage for the hotel. The building is accessed through 5 doors, 2 of which are now permanently blocked. Access is from the hotel gardens, rear lane and private courtyard linked to the hotel.

The outbuilding is currently in a state of repair with a dangerous asbestos roof. The space around is currently dilapidated and overgrown with vegetation making its way through the walls and roof.

The design of the Outbuilding is predominantly random stone walls with wooden roof trusses and white asbestos roof sheeting. The overall presence of the building is in keeping with the appearance of other extensions to the main house and nearby structures.



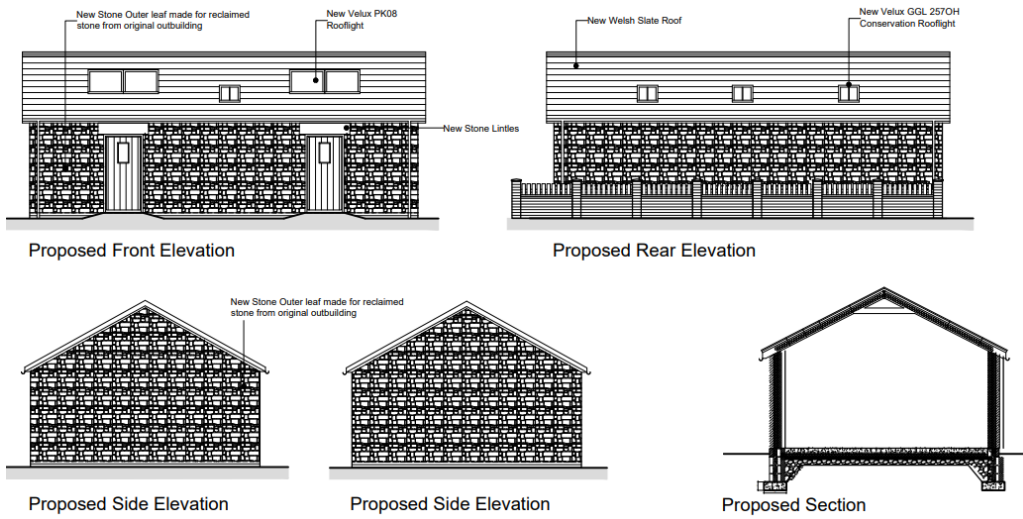
Existing Plans and Elevations

6.3 PROPOSED DEVELOPMENT – AMOUNT

With hospitality becoming more popular in the region, The Manor House Elstree is in need of upgrading the facilities to sustain the hotels longevity in the future. This means that the existing outbuilding is proposed to be improved to contain two new suites.

Where possible, existing stonework will be retained and reused to match the aesthetic with modern day construction methods employed to make this a habitable space.

6.4 PROPOSED DEVELOPMENT – SCALE



Proposed Elevations

The proposed building will remain single story with a pitched roof to match the existing. Internally the ceilings will be vaulted, and roof lights added to give a spacious feel.

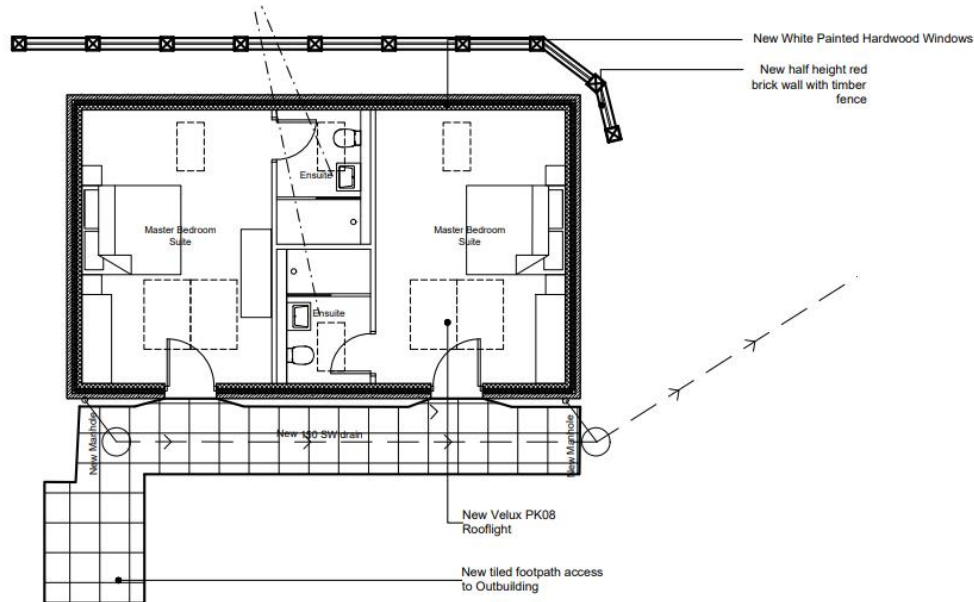
The building will be re-instated using reclaimed stone from the existing building which will be carefully dismantled and treated. This therefore means the scale will be as existing as the Outbuilding will be rebuilt on the same footprint.



6.5 PROPOSED DEVELOPMENT – LAYOUT

The proposed layout at present allows for two new suites, each with an en-Suite bathroom. The rooms are spacious and fit the vernacular of the existing hotel. Each suite contains a large double bed. The finishes of the Outbuilding will be luxury furniture to create a link with the main Hotel building existing rooms.

The proposed plan creates new level access into the two rooms. The sky lights allow for plenty of natural light to enter the new rooms.



Proposed Outbuilding Layout



Proposed Outbuilding Interior

6.6 PROPOSED DEVELOPMENT – APPEARANCE

The materials used will compliment and reflect the existing materials with :-

- Natural Random Stone Walls made from existing reclaimed stone walls
- New Welsh Slate Roof
- Architectural stone detailing
- New Stone Heads and Cills
- Timber Detailed Doors
- New Velux PK08 Rooflights
- Conservation Rooflights
- High Quality Landscaped Areas
- High Quality Furnishings
- High Quality Wall and Floor Finishes
- PPC Aluminium Rainwater Goods (black)



6.7 PROPOSED DEVELOPMENT – USE

Hallgarth – The Outbuilding, will function as an extension of the hotels accommodation and the additional suites will simply ensure the growth and sustainability of the hotel, ensure the longevity of the existing prominent historic buildings and grounds rightly deserve.



7.0 ACCESS

7.1 VEHICULAR ACCESS

New Entrance

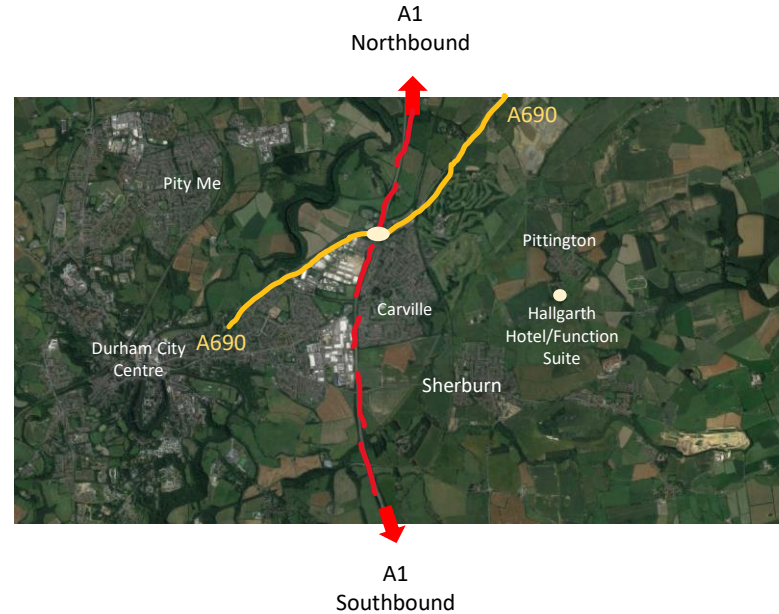
A new entrance is proposed to the site which would create a direct view down to Hallgarth Manor House. The new road allows for a one-way system with parking provided at the South of the site. The proposed site layout image demonstrates the new route for vehicles. Pathways would extend off the main road leading to the individual pods. Vehicles can drop off luggage via the paths however vehicles will then be parked within the car park to ensure minimal disruption to the biodiversity within the area.

The Manor House

This can be accessed from the A690 along Hallgarth Lane. The proposed design will offer two entrances to each room. The suites can be accessed through their own private double doors directly into the room, as well as through the Manor House front doors following through the building's main hall.

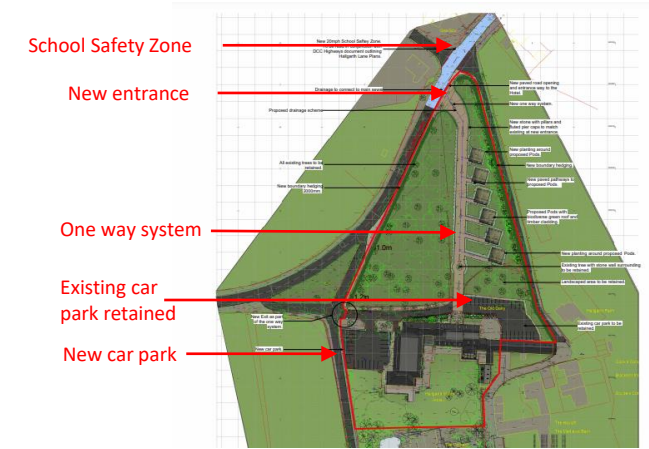
Outbuilding

The Outbuilding is attached to the rear of the Manor Hotel.



School Safety Zone

A 20mph school safety zone is proposed for Hallgarth Lane which currently suffers from the effects of school parking periods. The zone will provide a safer pedestrian route for school children and mitigate some of the current impacts the School has upon the lane and residents in the nearby houses. Further, it would reduce the numbers that the Hall kindly let use its car park for drop offs. The proposal is to be read in conjunction with DCC drawings of the proposed School Safety zone.



Proposed Site Layout – Vehicular Access

GW Architectural Clavering House, Clavering Place, Newcastle upon Tyne, NE1 3NG
01914324510

7.2 ACCESS - PARKING

The parking for the Hotel, Outbuilding and Pods will be shared.

The existing parking to the east of the Hotel will remain with a further car park to the west of the hotel proposed. The proposed parking is in an area which is currently unoccupied and has the potential to fit 18 spaces. Both car parks together would provide 41 spaces. This is demonstrated on the proposed site layout.

7.3 ACCESS – PUBLIC TRANSPORT

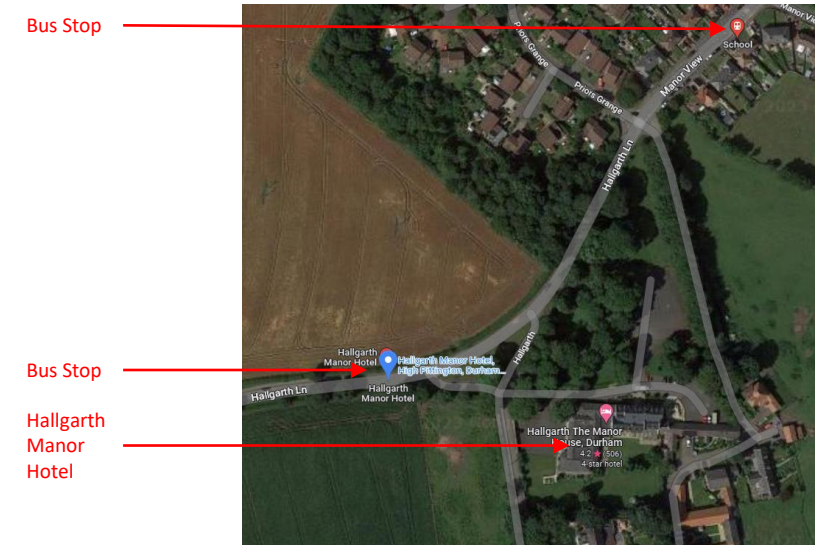
Public Transport is well connected with local bus services along Hallgarth Lane. The image demonstrates the closest bus station. A taxi service can take you to Durham City Centre Direct, or to the nearest Park and Ride Facility at Belmont. Both are approximately 5-10 minutes away. Durham train station is located a 13-minute drive from the Hotel.

7.4 PEDESTRIAN ACCESS

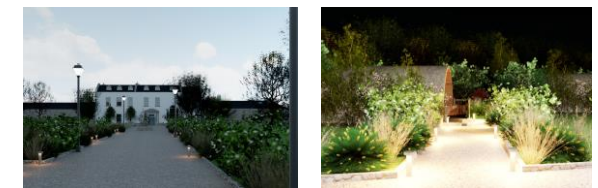
Pedestrians can access the property grounds via the new proposed entrance or the proposed exit. All footpaths will be well lit at night with paved pathways leading directly to the pods. Access to the Outbuilding can be found through the Main Manor House as there is no pedestrian path directly to the Outbuilding.

7.5 REFUSE

The existing refuse collection strategy for the hotel will be maintained.



Map displaying closest public transport.



Proposed Night visuals with well lit pathways

8.0 LANDSCAPING

The grounds have a mix of mature planting and seasonal borders. Through the involvement of a landscape architect, the site will be carefully designed with added shrubs, trees and hedges to increase the biodiversity within the grounds.

Biodiverse green roofs which are planted and seeded with wildflowers and sedums will be used on the pods. This will further enhance the landscaping of the site creating minimal disturbance to the existing ecological landscape.

8.1 EXTERNAL BOUNDARY

The current boundary fence does not provide much privacy to the Hotel.

A new boundary hedge of 2000mm will enclose the space providing a more secure and private area as well as providing an acoustic barrier from the grounds.

A new stone wall with pillars and fluted pier caps to match the existing entrance will form the new paved road opening and entrance way to the hotel. This will make the space feel more enclosed and private from the road which runs directly to the east of the site.



Proposed Entrance

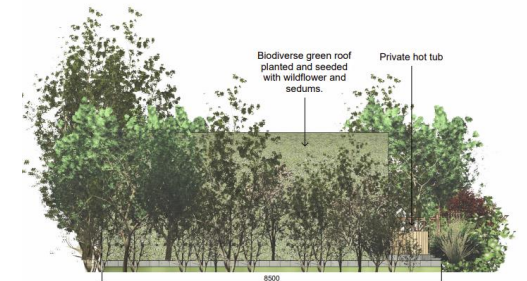
- ← New stone piers to match the existing.
- ← New stone wall to match the existing.
- ← New boundary hedging.



Existing Landscape



Proposed Landscape



Proposed Side Elevation

9.0 SUSTAINABILITY AND SECURITY

9.1 SUSTAINABILITY

The development focuses a lot on the ecology of the grounds.

Biodiverse green planted roofs which are planted and seeded with wildflower and sedums will form the roofing for the pods, increasing the sustainability of the design. Timber cladding will be used for the outer leaf with vegetation planted in the surrounding areas. The proposal has been designed in a way to protect the natural environment and increase the diverse landscape.

Biodiversity net gain will be strategically used when developing the land to contribute to the recovery of nature. The improvements to the landscape will make sure the habitat for wildlife is in a better state than it is at present.

Furthermore, the development will provide a source of income for Hallgarth Manor House to maintain and upkeep the Grade II listed building and preserve the heritage of the site.

9.2 SECURITY

The site will be secure via a 2000mm high boundary hedge around the perimeter of the site. A stone wall is proposed at the new entrance to match the existing. The boundary will provide a definite frontier between the hotel and surrounding area, ensuring guests security and protection when staying here.

The pods will be lockable with key providing visitors with safety and security when using the pods and leaving their belongings there. Check-in and check-out will be adhered to ensuring the welfare and safety of guests and also to provide the hotel with



Proposed Visual A



Proposed Visual B