

Statement of Community Involvement

Hallgarth Manor House

High Pittington

County Durham

28.06.23

A community event was held at Hallgarth Manor House on Wednesday 28th June between the hours of 4 -7pm to demonstrate the proposed development of the Manor to residents and obtain feedback. The community was notified of the event through social platforms and word of mouth within the Village. The event was successful and had a turnout of around 100 people.

Drawings of the proposed works were displayed throughout the room for the public to view. Question sheets were filled out by visitors to understand their feelings towards the proposed development. The responses to the questions are shown in the table below.

	Question	Yes	No	/
Q1	Do you feel that investing money into the upgrade of the existing Manor House is a positive?	### ### ### II		
Q2	Do you feel that improving the entrance to Hallgarth Manor House is beneficial?	### ### IIII	I	II
Q3	Do you feel that improving the Outbuilding will be of benefit to the neighbouring properties?	### ### ###	I	I
Q4	Do you feel that converting the Function Suite to Hotel Suites will be of benefit to the current noise issues?	### ### ###		II
Q5	Do you feel that increasing the biodiversity of the grounds is beneficial?	### ### ### I		I
Q6	Do you feel that the proposed work supports the long-term sustainability of Hallgarth Manor House?	### ### ### I		I

As seen above, the answers received from the visitors are largely in favour of the proposed development with most of the questions receiving a positive response.

The Manor House Hotel is in need of repairs to maintain the heritage of the building however, funds are needed to be able to carry out these works. From the questionnaire, everyone felt that investing money into the upgrade of the Manor House was a positive, securing the future conservation of the grade II listed building.

The new entrance is proposed to create a direct view of Hallgarth Manor House, reinstating what had been there in the past. It creates a one-way system to provide a safer site with less congestion. From the questionnaire, 82% of people felt that the proposed new entrance would be beneficial. Some concerns were raised regarding additional traffic issues, this is addressed further in the report.

The Outbuilding is in a state of repair with a dangerous asbestos roof and the space around is currently dilapidated and overgrown with vegetation. The responses show that 15/17 people thought that the proposal of two ensuite hotel suites in place of the outbuilding would be to a benefit of the neighbouring residential properties. A resident who backs onto the outbuilding was

concerned over the window placement on the proposed new outbuilding. This has been considered and the drawings amended with the windows removed to ensure the neighbouring dwellings privacy is not affected.

Neighbouring residents had previously complained about the noise from the Mirror Ball when functions are held. The change of use from the Mirror Ball function Hall to hotel suites will provide a reduction in noise levels ensuring a lesser disturbance to the surrounding properties.

The layout of the Pods have been carefully considered through the involvement of an arborist and ecologist to ensure minimal disturbance to wildlife and trees. From the questionnaires, 94% of people thought that increasing the biodiversity of the grounds would be beneficial. Many commented on how they were pleased that no trees would be disturbed / cut down through the addition of the Pods and new entrance road.

Lastly, from the questionnaires, all but one person thought the proposed works would benefit the long-term sustainability of Hallgarth Manor House which needs some funds to upkeep the heritage building.

An additional comments box was provided for visitors to write down any other comments they had. Comments included residents viewing the upgrade of the manor as beneficial to the Village. A lot of comments were made regarding how they were pleased no trees would be affected by the proposed works. Furthermore, comments were made regarding the current state of the boundary fence and how the proposed boundary hedge would be an improvement. The new entrance to Hallgarth Manor was viewed as positive change which would ensure more safety for the school children.

Some concerns were also raised. One worry with the new entrance was that it may cause further traffic issues due to the proximity to the entrance to Priors Grange and the lane. This may need to be reviewed further with a highways consultant to ensure the new road will benefit the flow of traffic and not create further congestion.

Another common concern raised was the noise associated with the pods. 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.

The community event was successful in engaging the local community. Comments have been taken into consideration and plans have been amended to ensure issues raised have been revised / addressed within this report.

Since the meeting, we have spoken with a councillor and discussed plans to introduce a new school zone the width of the road with a speed limit of 20mph to ensure a safer crossing for school children. A highways consultant will be used to deal with issues relating to the proposed entrance. A noise restriction on the Pods has been noted within the Design and Access statement to ensure no further noise concerns for residents. The windows of the Outbuilding which overlooked the neighbouring property have been removed to make sure the privacy of the current residential properties is not impacted.