

DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED CONVERSION OF THE TOURIST INFORMATION CENTRE TO GALLERY/RETAIL

AT 10 MARKET PLACE, MIDDLETON-IN-TEESDALE, DL12 0QG



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Introduction - The need for change

This Planning and Listed Building application is made by Middleton Plus Development Trust, (a charity (No 1072829) and company limited by guarantee (3520711)), which aims to work in partnership for the benefit of the Middleton-in-Teesdale and Upper Teesdale community.

Since 2000, the Trust has owned the premises 9 and 10 Market Place, and operated the Middleton-in-Teesdale Tourist Information Centre (TIC) from within the ground floor, No 10 Market Place. This has provided support to tourism by arranging accommodation bookings, providing local information in person via volunteers or by an extensive display of leaflets, and through sales of maps, guides and small souvenir items.

The advent of the internet and the ease with which our visitors can now book their own accommodation and research visitor attractions and facilities prior to arrival, has resulted in a much reduced service requirement for the traditional style of TIC and extremely low customer numbers. The Trustees therefore have decided to cease operating the TIC in its previous form, but continue to support tourism and the local economy by more sustainable means.

Whilst traditional tourist information will continue to be made available through our websites and other outlets in the village, the Trustees believe the visitor experience (and therefore also the local rural economy) can be enhanced by relatively minor alterations to the premises to facilitate their use by a new start up enterprise, (ideally community based), as a gallery/retail outlet within the ground floor premises.

The Application Site

The proposed works relate to the ground floor premises known as 10 Market Place, Middleton-in-Teesdale, DL12 0QG, currently forming the Tourist Information Centre (TIC) retail area and office.

The Nature of the Asset

Nos 8,9 and 10 Market Place, Middleton-in-Teesdale, together occupy an 18th century traditional Teesdale stone building, with later additions, that Historic England records as a Grade II Listed Building with List Entry Number 1203522 and List Entry Name 9 and 10 Market Place. Middleton Plus Development Trust owns the freehold of Nos 9 and 10 Market Place. No 8 Market Place is in other ownership.

It should however be noted that although No 8 Market Place is not included in the Historic England List Entry Name, it is those premises that form the majority of the 18th century building and much of the specific detail in the listing directly relates only to No 8, (shown in italics within the listing below).

The Historic England overview includes the photo shown in Figure 1 and the full list entry states:



Figure 1

MIDDLETON IN TEESDALE MARKET PLACE NY 9425 (East side) 24/111 Nos. 9 and 10 GV II One house, now divided into 2. Early C18. Squared sandstone rubble in courses of varying thickness with boulder plinth, ashlar dressings and long irregular millstone grit quoins. Roof of graduated stone flags with stone gable coping. *Probably hearth-passage entry plan.* 2 storeys, 4 bays. C20 door in third bay in bolection-moulded surround with pulvinated frieze and cornice. Late C19 sashes in plain stone surrounds in first 2 bays; C20 door and window in fourth bay under plain sash with flat stone lintel and projecting stone sill. Quoins at right only. Roof has right gable coping on moulded kneelers, and 3 ridge chimneys with strings, at each end and at left of C18 door. *Rear elevation shows segmental-headed stone surround to rear-central door in outshut, flanked by C20 extensions which are not of interest.*

Therefore, it may be useful to clarify how the application site relates to this listing. To assist in the identification of the location of some of the listing details, Figure 2 shows the ground floor plan of Nos 8-10 Market Place and their relative position to the proposed changes. The application site is outlined with a solid red line. The only other part of the building owned by the Trust, No9 Market Place is outlined with a solid blue line and also forms the first floor of the premises above the TIC and office.

The early 18th century house referred to in the listing has a 2 storey stone extension with mono-pitch roof abutting the south gable (shown as the 'South Wing' in figure 2) which is believed to be a mid to late 19th century addition and not specifically mentioned in the Historic England listing. It is the ground floor of this extension that forms the entrance and front retail area of the TIC. The remaining retail area of the TIC is within the 20th century rear extension which is noted not to be of interest. As shown in Figure 2, the office area has no external walls and forms the south-east corner of the 18th century building.

Middleton-in-Teesdale is a designated conservation area.

The Extent of the Asset

The application site, presents as the ground floor double fronted retail premises perpendicular to the main B6277 road through Middleton-in-Teesdale on the east side of Market Place. Market Place includes some of the older buildings in the village and has 5 other Historic England listings.

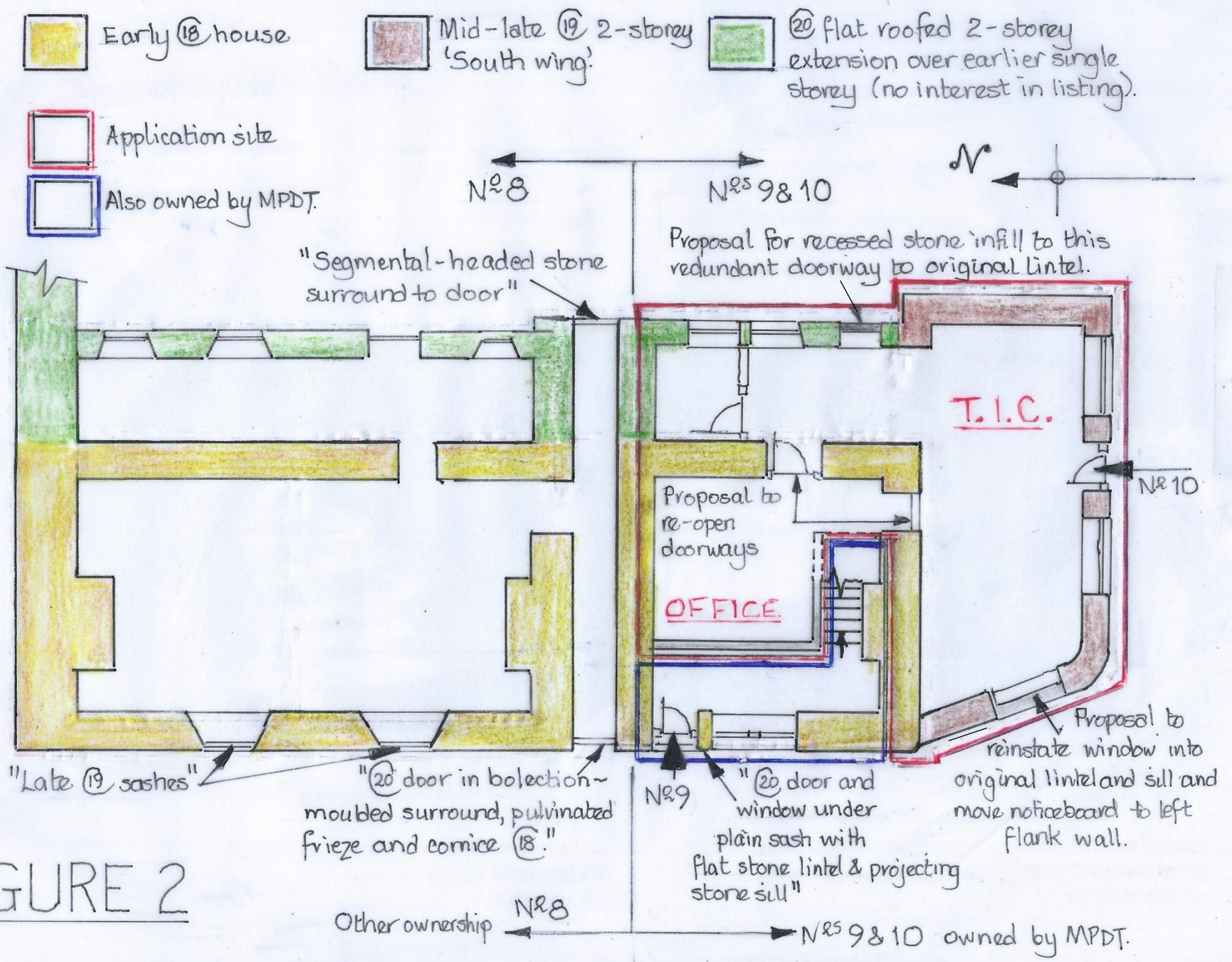


FIGURE 2

The Significance of the Asset

The tithe map of 1840 indicates a smaller building footprint in the location of the 'south wing', however, later 19th century Ordnance Survey maps show a larger 'south wing' and postcards of Market Place c1900 show the radius-cornered south wing with arched entrance into the rear yard recognisable today. Assuming the tithe map is an accurate representation, this leads to the assumption that the current 'south wing' was built sometime in the mid to late 19th century and evolved into its current form over the 20th century.

Photographs up to 1911 show the south wing with a roof parapet at the full height of the archway all the way round from the 18th century gable wall to the archway at the eastern end. There is a large ground floor window in the western face of the south wing and a stone surrounded entry door with small ground floor window in the southern face. In 1891, this location in Market Place was predominantly grocers, drapers and tailors.

The 1901 census records the Smith family living in Nos 8 and 9 Market Place, with Frederick Smith, a cab proprietor and fruit merchant, employing his 2 brothers as cab drivers. By 1911, Frederick is living in the 6 rooms of 9 and 10 Market Place and is still recorded as a carriage proprietor. 10 Market Place, including the cart shed in the yard, appears to be the commercial premises for this transport enterprise. A photograph of the cycle parade passing the premises on the Coronation of George V (June 1911), Figure 3, shows a large advertising sign on the south wall offering a "Regular service to High Force etc. Conveyances meet all trains"; Middleton-in-Teesdale being the terminus of the train from Barnard Castle. The ground floor windows and door all have a retractable retail style canopy structure over them.



Figure 3

A 1914 Hospital Demonstration parade photograph shows the south facing canopy fully extended with the caption "F. Smith Fruit Merchant". This photograph, Figure 4, also reveals that at some time between 1911 and 1914, the south wall was changed to a double fronted shop with central doorway. The ground floor of the western face of the south wing still has the shop window in place.

The premises were sold at auction in July 1914 as part of the sale of a number of properties which had formed the Middleton tenantry of the Castle Bank Estate, Appleby. The premises are advertised in the catalogue as a double-fronted shop with the new owner understood to be the previous tenant, Mr Smith who is then an auctioneer and greengrocer.



Figure 4

Nos 9 and 10 Market Place appear to remain in retail use with associated accommodation and were Bob Raine's TV shop later in the 20th century. Photographs of the TV shop circa 1970s (Figure 5) show that whilst the south face remained as the double fronted shop, the window on the west face of the south wing has been removed and the opening infilled with stone between the original lintel and sill. The exact date of this change is unknown. The removal of the roof parapet is thought to have been undertaken in the mid 1970s from planning applications.



Figure 5

After the closure of the TV shop in the early 1980s, the premises were converted back to domestic accommodation over two floors with the retail windows and doorway in the south face understood to have been replaced by two smaller sash windows.

Middleton Plus Development Trust purchased this property in 2000 and following appropriate approvals established a Tourist Information Centre and office on the ground floor (10 Market Place) with a self-contained flat on the upper floor, (9 Market Place). This change saw the

reinstatement of the double fronted shop windows and entrance on the south face, but retained the stone infill to the retail window in the west face of the south wing.

Design

The TIC public area is small and configured in an L-shape, with both legs being narrow. Feedback from potential new tenants has indicated that a gallery or retail area of this shape and size severely restricts the viability of the business. Incorporating the office to make a larger open space around which there can be a natural flow of customers and increased display space is deemed essential, as is the need to increase window display areas to improve the quality of internal lighting to all areas and attract in the public.

The west face of the South Wing is subject to extensive wetting by rainfall washing down from the roof, (Figure 6). This is a result of the removal in the mid 1970s of the roof parapet, the roof slates along the western face and around the convex wall being laid flush to the wall along the wet verge and no alternative rainwater goods provided to ensure appropriate drainage from this area of roof. Rainwater from the contributing area of roof simply flows down the surface of the wall and is leading to deterioration of the exterior stone face and pointing, stone discolouration, water ingress and an unacceptable internal environment. To protect the fabric of the building from further deterioration, this issue must be addressed by a new detail to take rainwater runoff away from this area of wall.

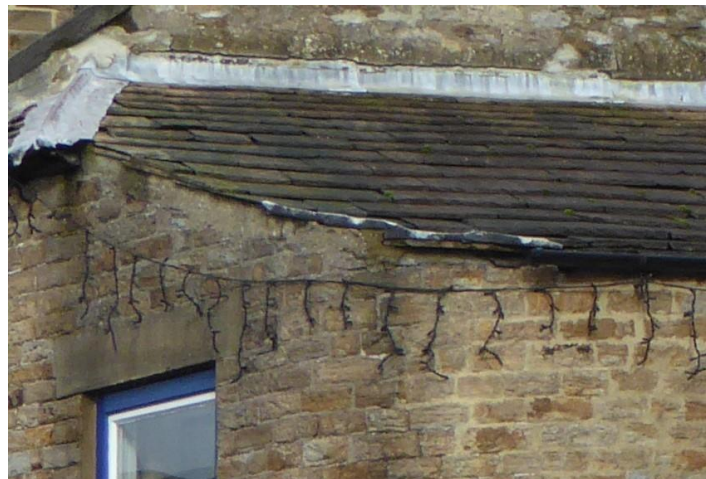


Figure 6

The building would also benefit from some remedial and upgrade works to improve the internal environment and energy efficiency and the proposals provide an ideal opportunity to address these issues. The rear door in the 20th century extension is redundant and the internal blocking of the doorway to create essential display space is neither practical nor sustainable with the existing timber door and frame left in place.

The design concept has been to improve the usability and energy efficiency of the premises to meet modern requirements, whilst reflecting the original style and layout of the premises in the historical context.

The Proposed Works

The original shop window in the west face of the south wing, currently blocked up with a flush stone panel (as also shown in Figure 6), is to be reinstated within the original stone lintel and sill, and slightly recessed. This is to be a timber framed retail window painted white, with two vertical double glazed panes and trickle vent. The Parish Council noticeboard, currently fixed to the stone infill panel (see listed building approval DM/15/01266/LB) is to be moved approximately 1.5m on to the left hand flank wall to this window. The board will remain unchanged, simply relocated this short distance to the left.

The roof slates to the western verge of the mono-pitch roof on the South Wing will be re-laid as a small overhang to form a drip, to keep water draining off the roof from running directly down the wall. If further works are necessary, a length of cast iron/lead gutter will be applied to this edge with a lead or zinc section around the curved wall connecting to the existing gutter on the south face.

The timber door and frame that is the disused rear entrance in the 20th century flat roofed extension is to be removed and permanently blocked up by a stone infill panel, recessed 75mm up to the original lintel. The stone and bond used will be matched to the existing stonework in this area, with the weathered stone re-used from the removal of the window infill or similar as appropriate. This is in the area stated as of no interest in the Historic England listing.

The current single pane, single glazed retail windows in the south face will be replaced by timber framed retail windows, painted white each with two vertical double glazed panes with trickle vents to match the newly reinstated window in the west face of the south wing. The single glazed timber door will be replaced with a double glazed timber door of similar style.

The internal timber door and frame to the office will be removed. The office cupboard and the blockwork panel which forms its rear face will also be removed, in both cases the original lintels and finishes to the walls of the door openings will be undisturbed. With minor making good of finishes, this will create the increased open retail or gallery space essential for free circulation of customers and increased display areas. These openings through the 18th century building walls will remain unchanged in size.

To prevent rainwater ingress down the redundant chimneys within the walls, vented steel chimney caps will be provided to open chimney pots. A low profile steel cap is specified as other forms of cap could not be matched to the sand coloured pot currently in place on one of the chimneys.

Maintenance work will be carried out also to prevent water ingress. This includes repointing of external walls and chimneys with lime mortar and the current failed felt covering to the flat roof on the extension stated as of no interest in the Historic England listing is to be replaced with GRP fibreglass or EPDM. The lead flashing on the mono-pitch roof on the south wing which is currently allowing rainwater penetration will be repaired or if necessary replaced with a lead flashing fitted correctly.

Some internal finishes applied as part of the conversion to the TIC in 2000 will be removed or upgraded. Wall areas will be returned to original finish with the removal of slat board no longer required for the display of leaflets. The TIC flooring will be upgraded from discontinuous modern floor tiles to retail grade flooring and a Belfast sink installed in the toilet area to improve cleaning facilities.

The signage on the south face will remain unlit and of the same size and style but will reflect the new enterprise within.

Impact on the Asset

The proposal to reinstate a window in the west face of the south wing is returning the building to its historical origins. The window will be of exactly the same size as before and will sit within the original stone lintel and sill which are still in situ.

The minor changes to the wet verge of the south wing roof and new rainwater goods detail will have low visual impact and are essential to prevent deterioration of the building fabric. Essential maintenance works such as the repointing of the walls and chimneys are essential to secure the future condition of the asset.

The specification of all the retail windows having two vertical panes with a central timber member will accommodate double glazing, retaining a large visible area suitable for retail without modern thick glazing bars which would not be in character.

The external 20th century timber door and frame to be removed is at the rear of the premises in the private yard and is not on public view. It also is in the 20th century extension which is stated to be of no interest in the Historic England listing. The infill stone panel will be recessed under the existing lintel to maintain the story of the building's development through time.

The proposed removal of an internal door and reopening of an internal blocked doorway will not change the structure of the 18th century walls.

Vented rainwater caps on chimneys will be low profile and therefore of little visual impact from street level but essential to protect the building fabric.

The new flat roof covering will be the same colour as the covering being replaced so that it matches the flat roof of the neighbouring property which it abuts. Again, this is within the private yard area and not visible to the public.

The removal of slat boarding and modern floor tiles installed in the 21st century will have no impact on the historical context of the asset.

Access

The access to the retail premises through the entrance in the south face of the building remains unchanged. By opening up the internal area to an open plan setting improves the ability of customers to move more freely and circulate around the goods or exhibits. The removal of the office door and cupboard will reinstate the original openings of 81 and 87cm width in the 70cm thick walls of the 18th century building.

Conclusion

10 Market Place is part of a traditional Teesdale stone building of character with a prominent shop front perpendicular to the main road through this conservation area village. It has a long established retail history, but its more recent use as a Tourist Information Centre no longer meets the visitors' requirements. The Trustees of Middleton Plus Development Trust are keen to bring these premises back into use to enhance the visitor experience, support the local rural economy and offer the opportunity to a new business or venture to attract and serve both visitors and residents.

Consultations with potential tenants have indicated a need for changes to be made to the building to ensure a successful transition from its previous and specific use as a traditional Tourist Information Centre to one of general retail or gallery/exhibition space. These changes, together with improvements for energy efficiency and to prevent water ingress, form the basis of this application for Planning and Listed Building Approvals.

Sources of Information

The following sources have been consulted:

Historic England National Heritage List

The Durham Record

Keys to the Past Website

Historic Ordnance Survey maps

The Tithe Map 1840

Heyes - Old Postcards of Teesdale

Census and 1939 Register information

Whellan – History, Topography and Directory of the County Palatine of Durham

Private research, correspondence and photographic records

Site meetings with Mr Harris, Senior Conservation Officer, DCC