
HEXHAM TOWN COUNCIL

HERITAGE IMPACT ASSESSMENT

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**HERITAGE
CONSULTANT**

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TABLE OF CONTENTS

Introduction - Hexham Neighbourhood Plan: Heritage Impact Assessment.....	4
Methodology for the Assessment of Significance.....	5
Assessment of Impact.....	7
Evidence base reference material	8
Significance of Hexham (taken from the Hexham Conservation Area Appraisal 2009)	8
List of Sites	10
Heritage Impact Assessment.....	11

Introduction - Hexham Neighbourhood Plan: Heritage Impact Assessment

Neighbourhood plans must meet certain basic conditions to proceed to referendum (PPG para 41-065-20140306). These include that:

- The draft plan contributes to the achievement of sustainable development, including protecting heritage assets (NPPF para 11). Doing so requires the presentation of sufficient and proportionate evidence on how the draft plan guides development to sustainable solutions, for example when allocating sites for development (PPG para 41-072-20190509).
- The draft plan complies with EU obligations, which may include the need for Strategic Environmental Assessment (SEA) to ensure environmental considerations are part of the process of preparing the draft plan (PPG para 41-078-20140306).

Hexham Neighbourhood Plan is allocating sites for development; screening for SEA showed the draft plan needed SEA, and the topic of cultural heritage (which addresses historic environment issues) was scoped in. In this case, the same evidence can be used both to decide which sites to allocate and for the SEA (PPG para 11-030-20150209).

This can be achieved through a brief heritage impact assessment, i.e. assessing the impact of site allocations on the significance of heritage assets and thus concluding how the plan should be drafted (firstly, by seeking to avoid harmful impacts and, only secondly, by considering mitigation or compensation). Historic England produces guidance on heritage impact assessment as it applies to site allocations (HEAN 3, in particular p5) and SEA (HEAN 8, in particular pp11-13), as set out below:

- Historic England's Advice Note 3: The Historic Environment and Site Allocations in Local Plans (2015); and
- Historic England's Advice Note 8: Sustainability Appraisal and Strategic Environmental Assessment (2016) In addition, the following advice published by Historic England has been used in assessing each site:
- Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015); and
- Good Practice Advice in Planning 3: The Setting of Heritage Assets (2015).

Methodology for the Assessment of Significance

At the core of this process is to establish an understanding of significance to enable the assessment of the potential impact of site allocation on heritage assets to be in accordance with planning policy. The widely accepted methodology for understanding significance is set out in Conservation Principles (Historic England 2008) and sets out how heritage assets and places are valued by this and future generations because of their heritage interest. Significance can be described as the sum of the special interest of a historic place, building or area and is derived from an asset's evidential, historical, aesthetic and communal value.

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

National planning policy in the NPPF defines significance of heritage assets as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The Heritage Impact Assessment has been undertaken in line with the methodology set out above. The values applied are based on an understanding of the site and research:

Significance Value	Definition
High	Assets which can be demonstrated to have international or national significance - Includes Scheduled Monuments and other nationally important archaeology all World Heritage Sites, Listed Buildings, Conservation Areas, Registered Parks and Gardens, battlefields and non-designated heritage assets of clear national importance.
Medium	Assets with importance within a national or regional context due to special archaeological, architectural, artistic or historic interest. This includes non-designated heritage assets of regional importance.
Lesser	Heritage assets of local importance. Non designated heritage assets with modest archaeological, architectural, historic or artistic interest.
Negligible	Assets of limited local importance with little architectural or historic interest.
Unknown	The importance of the asset has not been ascertained.

Assignment of significance is a value judgement based on research, knowledge and professional expertise of the author of the Heritage Impact Assessment. Ranking significance provides assistance in understanding the relative importance of different elements and assessing the likely impact of allocation. All designated heritage assets have already been through an assessment and are listed on the register of nationally important buildings and are therefore considered to be of high significance. The identification of 'Lesser Significance' does not mean assets are of no importance or that individual elements could be removed or damaged without affecting the heritage asset or site as a whole.

Assessment of Impact

The potential impact of allocation on the significance of heritage assets may be adverse, beneficial or neutral. Significance may be affected by direct physical impact, including destruction, demolition and alteration or by changes to setting, including changes to historic character of an area, alterations to views to and from sites and loss of amenity (increased traffic, noise and air pollution etc.).

Scale of Impact	Definition
Major Adverse	Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.
Moderate Adverse	Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.
Minor Adverse	Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.
Beneficial	Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.
No Change	No change to assets or their settings.

This assessment uses the 5-step site selection methodology as set out in Historic England's Advice Note 3: The Historic Environment and Site Allocations in Local Plans (2015) which suggests:

STEP 1 Identify which heritage assets are affected by the potential site allocation;

STEP 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s);

STEP 3 Identify what impact the allocation might have on that significance;

STEP 4 Consider maximising enhancements and avoiding harm through;

STEP 5 Determine whether the proposed site allocation is appropriate in a policy context.

Where adverse impacts are identified, and subject to the nature of the asset and the potential impact, consideration has been given to mitigation with a view to removing or reducing potential harm to the heritage asset. The effectiveness of any proposed mitigation has been evaluated with regard to the site's (and the

assets’) situation, topography, key views, wider landscape characteristics etc. and is also a value judgement based on observations and expertise of the author. Further details will also need to be assessed at planning application stage. Not all impacts will require mitigation; some may offer opportunities for enhancement which is made clear in the assessment.

In order to ensure that the development of allocated sites takes place in a manner consistent with the conservation of the heritage assets in their vicinity, it is recommended that the mitigation measures set out in the Heritage Impact Assessment are incorporated into the Neighbourhood.

The following contains the Heritage Impact Assessments for all 14 of the sites identified by the Hexham Neighbourhood Plan.

Evidence base reference material

- Site visit
- Housing – Updated Sites Report – October 2018 JL
- SEA Appendix A: Hexham Proformas – September 2018
- Historic Environment Record
- Historic OS Maps
- Historic England Register of Listed Buildings
- Hexham Conservation Area Appraisal (2009)
- Google maps (distances)
- Statement of Significance: Hexham Workhouse by Sarah Dyer November 2017

Significance of Hexham (taken from the Hexham Conservation Area Appraisal 2009)

Hexham’s elevated position on a glacial terrace overlooking the Tyne valley is of immense visual importance. With a rural backdrop of fields and tree clad slopes, views of the town dominated by the silhouette drawn by the medieval buildings spread across the scarp of the terrace are extremely attractive. The terrace is cut by burns which not only provided the running water to encourage Saxon settlement and drive early industry, but also created a landform over which later roads and

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buildings twist and turn to create a development pattern and built form which displays subtlety and frequent surprise. The burn valleys draw tentacles of wooded countryside into the town, splitting the built-up area. Furthermore, the Abbey Grounds and the Sele introduce expansive and contrasting swathes of open space into the heart of the town providing a wonderful landscape setting for buildings.

Hexham is a town of great historic and architectural significance. Its Saxon roots can be seen in the crypt of the Abbey, a medieval edifice which succeeded Wilfred's great cruciform Cathedral. The site was a major centre of Christianity in a region that was flowering with great works of literature, art and craft during the Dark Ages. The thread of religion and the administration of the Hexhamshire regality by the Archbishop's of York led to the construction of the town's great medieval buildings which continue to dominate the townscape. Hexham's rich and exciting early history, which can still be traced in the street layout of the town centre and surviving Middle Age structures, provides a tangible connection with the turbulent and creative dynamics that drove the region's political, economic and social development.

The collapse of the religious centre and Archbishop's regality following the Reformation encouraged the growth of Hexham as a market town and the development of rural based industries including skin works, crop processing and market gardening. Traces of the first two activities can still be seen in buildings which have been adapted to accommodate new uses. Unfortunately the market gardens which once spread over the floor of the valley have been developed as industrial estates and car parks with no architectural or townscape connection with the historic town.

Extremely attractive Victorian and Edwardian housing developments built to accommodate an explosive population growth in the late C19th wrap around the southern and western edges of the historic core. They range from modest terraces to flamboyant villas, all adding to the rich mix of styles which combine to give the town its special character.

List of Sites

The full list of sites identified by the Hexham Neighbourhood Planning Group and agreed by Northumberland County Council are:

- Site 2: Workhouse Site
- Site 3: Burn Lane Bus Depot
- Site 4: Site on Chareway Lane
- Site 5: Site at Caravan Park
- Site 6: Priestpopple (land opposite County Hotel)
- Site 7: Graves Yard (Army Reserve Centre)
- Site 9: Telephone Exchange
- Site 11: Hexham Middle School
- Site 12: Broadgates
- Site 15: Land at Edgewood
- Site 16: Bog Acre Cottage
- Site 17: Police House
- Site 18: Land West of Station Road
- Site 19: Bus Station

Heritage Impact Assessment

Site 2 - Hexham Workhouse Site

Hexham Neighbourhood Plan Site Reference Number	No. 2
SHLAA Reference Number	2345
Site Address	The Former Workhouse, Old Hospital Site Dene Street and Corbridge Road
Site Area	1.49 ha
Site Allocation/ Capacity	40 units

Step 1	Heritage Assets - Designated and Non-Designated affected:	<p>Hexham Conservation Area <i>Designated Heritage Asset</i> Site within Conservation Area HIGH VALUE</p> <p>Hexham Workhouse <i>Non-Designated Heritage Asset</i> Within site boundary HIGH VALUE</p>
Step 2	What contribution does the existing site make to the	The Workhouse is considered to be an outstanding building in the conservation area (Conservation Area Appraisal 2009), in a key location at the entrance to the town on the Corbridge Road. It makes an important contribution to the character and appearance of this part of the conservation area. The location of the workhouse has also had an impact on the spatial

	<p>significance of the heritage asset (s)?</p>	<p>development of Hexham in the 19th and early 20th Century with the predominance of older residential buildings being built away from the Workhouse to the West and South of Hexham town centre.</p> <p>HIGH</p> <p>The Workhouse is significant because of its age, its purpose; illustrative of social values at the time and its appearance. The Workhouse range of buildings was built in 4 phases between 1839 and early 20th Century, each phase reflecting a new or revised approach to social welfare. The design of the buildings and original purpose as a Workhouse have high historic and aesthetic interest in part because of the early age reflecting major changes to social welfare and in part because of the sober and austere design of the buildings.</p> <p>Trees on the site, particularly those along the Corbridge Road on the Southern boundary of the site form part of the long Avenue of trees that form the East end entrance to Hexham. Existing stone boundary walls still reflect the original Workhouse site boundaries.</p> <p>MEDIUM</p>
Step 3	<p>Potential impact of development on Significance?</p>	<p>The Workhouse buildings have been neglected for an extended period and showing signs of deterioration and are considered to be vulnerable. Sensitive conversion of the existing range of buildings informed by an understanding of their purpose and significance will enhance this collection of buildings and the conservation area. Development to the East of the site, currently a car park, would need to give attention to design, scale, massing, external materials and roofscape. The site is visible in views from the South such as Fellside. Potential for Beneficial Impact</p> <p>Wholesale or partial demolition would be harmful to the character and appearance of this range of buildings which have played an important role in the market town. If harm is demonstrated to be necessary, through demolition, then careful consideration should be given to the buildings/phases of highest significance and prioritise retaining these.</p>

		Potential for Moderate Adverse Impact
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	<p>Proposed development that retains the range of buildings and reflect the design of new build elements will enhance the character and appearance of the non-designated heritage assets and the Conservation Area. The scale and massing of a proposal together with the design, appearance and materials will enhance character and restore this important part of the conservation area to an active use, thereby protecting the building. Retention of existing mature trees to Southern boundary of the site will further support the character of the site and the conservation area and its wider setting. Poor quality design and choice of materials would be harmful to the character of the conservation area.</p> <p>The design and layout of proposed development can reflect the character of the conservation area, the scale and massing of the existing buildings on and adjacent to the site and reflect local materials, incorporating where possible, the existing workhouse buildings which are an important element of what makes this site historically and aesthetically significant.</p> <p>Harm can be limiting through careful selection the amount of demolition, if any, considered necessary as part of any future conversion and redevelopment of the site.</p>
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest; -the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

	might the plan need to be changed?	<ul style="list-style-type: none">- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and- the desirability of new development making a positive contribution to local character and distinctiveness.
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SITE MAP



Site 3 – Burn Lane Bus Depot

Hexham Neighbourhood Plan Site Reference Number	No. 3
SHLAA Reference Number	2040
Site Address	Burn Lane Bus Depot, Tyne Green Hexham
Site Area	0.40
Site Allocation/ Capacity	10 - 15 units

Step 1	Heritage Assets - Designated and Non-Designated affected: <p>House of Correction Grade II <i>Located within site boundary</i> HIGH VALUE</p> <p>Former Tannery Building at NY 93296462 Grade II <i>Located approximately 20m to South East of site</i> HIGH VALUE</p> <p>The Prior Church of St Andrew's (Hexham Abbey) Grade I <i>To the South of the site, East Tower visible from the site. Setting</i> HIGH VALUE</p>
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Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>This is a flat site to the North of Hexham town centre and outwith the conservation area boundary. It is currently an operational Bus Depot and contains a series of large modern sheds for maintaining and cleaning the buses.</p> <p>Lesser</p> <p>Within the South East corner of the site is the House of Correction, a small two storey structure of both rubble and dressed stone. The Grade II listed building was built in the 18th Century and extended in 1820 and closed in 1871.. The building on site is the 1820 extension with the original building having been demolished some time ago. The building was a prison and the list description states that much of the cell furniture remains in the building. The building, once part of the formal penal system of England, is now isolated and out of context. It is located within a mid 20th Century housing estate. Little is known in detail about this building, but its appearance and location outside of Hexham confirm its original use as a prison. It is shown on the first edition OS Map 1865 and is a building of historic, aesthetic (for its austere appearance) and communal significance.</p> <p>HIGH</p> <p>The three-storey listed former tannery building approximately 20m to the South East of the site, straddles the Cockshaw Burn. It is illustrative of one of the many tanneries that Hexham was well known for and has a prominent position overlooking the site and unusual for its position across the burn.</p> <p>HIGH</p>
Step 3	Potential impact of development on Significance?	<p>Residential development on this site presents an opportunity to improve the setting of the listed building through the removal of the large warehouses and to better reveal the significance of the House of Correction through an understanding of its history and development. The footprint of the larger and earlier House of Correction is evident on the historic OS Maps. The impact on the industrial setting of the former Tannery building should also be considered in any future development of the site.</p>

		<p>Hexham Abbey is visible in views South and so development should consider that impact of roofscapes in views from the conservation area and the setting of listed buildings within the conservation area.</p> <p>Potential for beneficial impact</p>
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	<p>The opportunity to enhance the setting of the listed building may be achieved understanding the significance of the heritage asset, such as bringing it into a use or through interpretation. Development within the vicinity should take account of the nature and character of the area, previously industrial and now in part residential and consider designs, scale, mass, materials and external appearance that reflect that character, with consideration given to the roofscape of the development which will be viewed from the conservation area to the South.</p>
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest; -the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and - the desirability of new development making a positive contribution to local character and distinctiveness.

SITE MAP



Site 4 – Site on Chareway Lane

Hexham Neighbourhood Plan Site Reference Number	No. 4
SHLAA Reference Number	Currently discounted by SHLAA
Site Address	Site on Chareway Lane
Site Area	1.41 ha
Site Allocation/ Capacity	12 units

Step 1	Heritage Assets - Designated and Non-Designated affected:	None
Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	This is a flat site to the West of the Bus Depot, currently occupied by late 20 th Century structure's and used for storage and joinery
Step 3	Potential impact of development on Significance?	N/A
Step 4	Any mitigation for potential harm	N/A

	identified or opportunities to enhance Significance?	
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing

SITE MAP



Site 5 – Site at the Caravan Park

Hexham Neighbourhood Plan Site Reference Number	No. 5
SHLAA Reference Number	Discounted in the SHLAA for highway constraints but could be considered with the bus depot site
Site Address	Site at the Caravan Park
Site Area	1.41ha with Land at Chareway Lane
Site Allocation/ Capacity	Up to 40 units

Step 1	Heritage Assets - Designated and Non-Designated affected:	3 Gate Piers of East Lodge Grade II <i>located to the North West of the site, out with the site boundary</i> HIGH VALUE
Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	This is flat site adjacent to Tyne Green and visually separate from Hexham town. The listed three gate piers date from 1802 and form the East entrance to the grand Country House estate to the West called ‘The Spital’, now Hexham Golf Course. The significance of these gate piers is in the historic connection to the former East Lodge entrance to The Spital. Medium
Step 3	Potential impact of development on Significance?	Although a minor listing in regard to the structure there is still a statutory duty to give regard to its setting. The structure is out with the site boundary and so opportunities to better reveal its significance are limited. Potential for some limited beneficial impact
Step 4	Any mitigation for potential harm	Development on this site should take into account the former access route to The Spital and where possible acknowledge this in proposed development.

	identified or opportunities to enhance Significance?	
Step 5	<p>How does the harm change as a result of the mitigation identified in Step 4?</p> <p>Should the site be allocated or how might the plan need to be changed?</p>	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest; -the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and - the desirability of new development making a positive contribution to local character and distinctiveness.

SITE MAP



Site 6 – Priestpople – Land opposite the County Hotel

Hexham Neighbourhood Plan Site Reference Number	No. 6
SHLAA Reference Number	9137 – preferred site
Site Address	Priestpople – Land opposite the County Hotel
Site Area	0.16 ha
Site Allocation/ Capacity	8 units

Step 1	Heritage Assets - Designated and Non-Designated affected:	<p>Hexham Conservation Area – Designated Heritage Asset <i>Site within conservation area</i> HIGH VALUE</p> <p>The County Hotel Grade II <i>adjacent to the site to West</i> HIGH VALUE</p> <p>Orchard House Grade II* <i>opposite site 30m to North</i> HIGH VALUE</p>
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Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>This flat site comprises the Western boundary South of Priestpopple adjacent to the roundabout, slightly elevated above street level. Currently occupied by single storey modern buildings of light weight construction it has previously been used as a car showroom and now gym. The site formed part of the Tynedale Auction Mart with a laundry along the Southern boundary at the start of the 20th Century. This site is hard edged forming the entrance to the main town centre and makes little positive contribution to the conservation area. NEGLIGABLE</p> <p>The County Hotel adjacent to the existing access road into the site is an amalgam of a 17th Century house enlarged in the 19th Century and converted to a hotel in the 20th Century. It has retained a deep burgage plot footprint illustrative of the many narrow deep buildings along Priestpopple. HIGH</p> <p>Orchard House was constructed as a house in 1825 built around a courtyard onto the road to the South of a large Orchard. Its significance is largely historic and is symbolic of the many orchards that Hexham was once known for. It is located in a prominent location on the South side of Priestpopple at the entrance to the town centre. HIGH</p>
Step 3	Potential impact of development on Significance?	<p>Development on this site presents an opportunity to enhance the significance of the conservation area. The site a main entrance into the market town and well considered development would improve the setting of two nearby listed buildings. The urban environment on this site contrasts with the more verdant approach to the site from Corbridge Road and Station Road and carefully considered development could substantially enhance and reinforce this edge of the conservation area.</p> <p>Potential for Beneficial impact</p> <p>Poor quality development which does not reflect the character of the houses in the immediate area could harm the character of this important gateway site in the conservation area.</p> <p>Potential for Major - Moderate Adverse impact</p>

Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	<p>Future applications should address the poor-quality urban environment created by the use of hard materials and lack of soft landscaping. This corner location is very visible in approaches from the East, South and North and prominent as slightly raised above street level. Development should seek to integrate new buildings into the streetscape mindful of the existing building styles, scale, mass, materials, layout, roofscapes and overall improvement to the character and appearance of the conservation area. Future planning applications should follow good urban and design principles to develop a scheme that integrates successfully with the existing town and streetscape. This should avoid harm arising all together</p> <p>Harmful development would be of a design, scale, mass and materials that contrast the general character of buildings adjacent to the site itself.</p>
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest; -the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and - the desirability of new development making a positive contribution to local character and distinctiveness.

SITE MAP



Site 7 – Graves Yard (Army Reserve Centre)

Hexham Neighbourhood Plan Site Reference Number	No. 7
SHLAA Reference Number	9138 – preferred allocation
Site Address	Graves Yard (Army Reserve Centre)
Site Area	0.18ha
Site Allocation/ Capacity	8 units

Step 1	<p>Heritage Assets - Designated and Non-Designated affected:</p> <p>Hexham Conservation Area - Designated Heritage Asset Site within Conservation Area</p> <p>Hexham Workhouse</p>	<p>Hexham Conservation Area</p> <p>Designated Heritage Asset <i>Site within the boundary</i> HIGH VALUE</p> <p>Former Drill Hall and associated cottages to the South <i>Non-Designated Heritage Asset</i> Adjacent to the Site MEDIUM VALUE</p> <p>Cotfield House Grade II <i>Opposite the entrance to the site to the North</i> MEDIUM VALUE</p>
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	<p><i>Non-Designated Heritage Asset</i></p> <p>Within site boundary</p>	<p>West Orchard House</p> <p>Non-Designated Heritage Asset</p> <p><i>to the West of the site sharing a boundary with the allocation site.</i></p> <p>MEDIUM VALUE</p>
Step 2	<p>What contribution does the existing site make to the significance of the heritage asset (s)?</p>	<p>The access to this site is up a slight incline site and is occupied by two large garage buildings of modern construction and car parking. The Former Drill Hall, now active Army Reserves Centre building, extends deep into the site, with a short range of small workers cottages to the rear overlooking the site.</p> <p>The Former Drill Hall was designed as the headquarters of the 1st Volunteer Battalion completed around 1891. It is located at the West end of Hencotes and noted to be a key building in the Conservation Area Appraisal. It is a well-designed building with a strong character marking the edge of the town centre. The site is located to the West and South of this building.</p> <p>MEDIUM</p> <p>Cotfield House was built around 1826. Two storey double fronted building constructed of ashlar and slate roof with a substantial basement. It has a dominating position on Hencotes, elevated slightly above street level. The Eastern half of the front elevation has views directly along Temperley Place to the site allocation.</p> <p>HIGH</p> <p>Opposite the site are a number of listed buildings on the North side of Hencotes with long gardens to the rear backing onto the Sele Park.</p> <p>HIGH</p>

Step 3	Potential impact of development on Significance?	<p>The allocation site is currently hardstanding and buildings of no architectural merit; therefore the character of the conservation area is considered to be weaker on this site. This site represents an opportunity to enhance and better reveal character of the conservation area. The challenge is to do so in a way that does not compromise the Army Reserve Centre building and in particular, the existing row of cottages to the South end of the site. Although not listed they represent an important phase in the development of Hexham and are considered to be non-designated heritage assets.</p> <p>West Orchard House is a large detached dwelling from the 1880's set in a particularly large plot. It shares its Eastern boundary with the allocation site and is marked by a line of mature trees. These trees, visible above rooflines, make an important contribution to the conservation area more widely. There are also mature trees within the site which are tall enough to be seen above the roof line to the existing buildings thereby contributing to softening views within and into the conservation area.</p> <p>Potential for Beneficial Impact</p>
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	<p>Future applications should carefully consider dwellings that reflect the character of the area and the nature of the constrained site and the re-use of the existing cottages which form the Southern end of the Army Reserve Centre. Although the site not prominent within the conservation area it does form an important backdrop to Hencotes. Scale, massing, materials and design should take cues from the heritage assets nearby to reflect the specific local identity of the area retaining trees and historic boundary walls. This is a constrained site in regard to its size and proximity to a historic building and important boundary trees, but carefully considered design would support the existing pattern of development and further enhance the character and appearance of the conservation area.</p>

		The character of this backland site could be harmed through over development of the site or a design that does not reflect the character and appearance of the Army Reserve Centre, in particular the modest cottages that form part of the Army Reserve Centre.
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest; -the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and - the desirability of new development making a positive contribution to local character and distinctiveness.

SITE MAP



Site 9 - Telephone Exchange

Hexham Neighbourhood Plan Site Reference Number	No. 9
SHLAA Reference Number	2616 or 2615
Site Address	Telephone Exchange
Site Area	0.5ha
Site Allocation/ Capacity	18 units

Step 1	Heritage Assets - Designated and Non-Designated affected:	Hexham Conservation Area – Designated Heritage Asset <i>Setting - The site is immediately to the South and East of the conservation area</i> HIGH VALUE Walls and Path leading to Gaprigg Lane Grade II <i>Boundary to site to South</i> HIGH VALUE
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	<p>18 and 18a Eastgate Grade II <i>adjacent to the site to the East.</i> HIGH VALUE</p>
	<p>19 and 20 Eastgate Grade II <i>adjacent to the site to the East.</i> HIGH VALUE</p>
	<p>The Prior Church of St Andrew's (Hexham Abbey) Grade I <i>to the North of the site, East Tower visible from the site. Setting in long views from the South</i> HIGH VALUE</p>
	<p>The Moot Hall Grade I <i>To the North of the site. Setting in long views from the South</i> HIGH VALUE</p>
	<p>The Manor Office (Old Gaol) Grade I <i>to the North of the site. Setting in long views from the South</i></p>

		<p>HIGH VALUE</p> <p>Boundary wall forming a narrow footpath on the North South axis between Gaprigg Court and Gibson Fields</p> <p>Non-Designated Heritage Asset</p> <p><i>Western boundary to the site</i></p> <p>MEDIUM VALUE</p>
Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The site is located on the rising South slope of Hexham. The existing site contains no listed buildings or conservation area but is adjacent to or falls within the setting of some sensitive historic buildings and areas. The site is currently occupied by a modern 1960's three storey flat roof telephone exchange building with associated car parking.</p> <p>No historic importance</p> <p>To the West and North of the boundary is the conservation area and the site falls within the setting of a number of listed buildings. Gaprigg Lane/Court forms the Southern boundary of the burgage plots of Battle Hill which had originally formed part of the Abbey Land. Whilst of no historic interest in itself, the site has the potential to impact on buildings of historic interest nearby.</p> <p>HIGH</p> <p>Sharing a boundary with the site, there are two important remnants from medieval Hexham. These are the narrow lanes, one of which is listed and the other is a non-designated heritage asset. These historic routes through the back lanes form important historic links around the town, many of which have been truncated or eroded. They are significant in representing the fine</p>

		<p>medieval grain of the town and the boundary to land owned by the Abbey. Both lanes or chares, as they are locally known, form significant historic boundaries to this site.</p> <p>MEDIUM TO HIGH</p> <p>The site is slightly elevated above Eastgate (located to the East). The boundary is softened by a belt of mature trees which form part of the green routes into Hexham from the Shire roads to the South so views from the site to the listed buildings are glimpse views.</p> <p>Hexham Abbey is located approximately 300 m to the North and whilst the view between the site and the Abbey is interrupted at the lower level by the backs of modern houses on Gaprigg Court and older buildings on Battle Hill and in the conservation area, the East tower of the Abbey is visible from the site (with clock) representing an important spiritual and civic building at the centre of Hexham. In the long views from the North to Hexham, the site can be seen in the context of the two other important historic civic buildings of Hexham, the Moot Hall and the Old Gaol.</p> <p>HIGH</p>
Step 3	Potential impact of development on Significance?	<p>The existing building on the site is a large monolithic building, alien to the lower scale buildings that surround the site. It is clearly unrepresentative of the lower scale that typifies the buildings around Hexham and is illustrative of the 1960's, an era when historic buildings and context were not considered a priority. The size of the building is made more dramatic by the topography and its prominent location on the side of the hill. This site represents an opportunity to enhance and reinforce the setting of the conservation area through the removal of the telephone exchange building.</p> <p>Potential for beneficial impact</p>

		<p>The existing building can be seen from the North looking South particularly in long distance views from the road between St John's Lee and Oakwood where the telephone exchange building is visible in the context of not only the conservation area but also the Abbey, the Moothall (Grade I) and Old Gaol (Grade I). The existing 1960's three storey building detracts from the setting of the historic town and the primacy of the civic buildings. Replacement buildings should be mindful of the long views and seek to integrate better with the serrated roofscape that is typical of Hexham.</p> <p>Potential for beneficial impact</p> <p>Development should take into account the sensitive location where views into Hexham from the North may have a detrimental impact on the setting of key listed buildings within the conservation area. The scale and mass of the existing building should not be used as a basis from which to develop new proposals. This would be considered harmful to the setting of several listed buildings and the setting of the conservation area.</p> <p>Potential for moderate adverse impact</p>
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	<p>Development proposals should understand the urban context of the site and develop proposals that sit comfortably within that context rather than standing out and competing with important listed buildings within the town of Hexham. The scale, mass, design, materials and layout should be influenced by the existing historic grain and layout to better reveal and reflect the identity of the local area. Development on this site should seek to preserve the long views into the site and to integrate rather than stand out future development so as to enhance the setting of the conservation area and key listed buildings. This will avoid harm and preserve the character of Hexham.</p> <p>Taking the existing building on site as a cue for new development would be harmful to the setting of designated heritage assets, some of which form part of the core of Hexham's heritage and this harm can be avoided by not replicating the scale and mass.</p>

Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including: <ul style="list-style-type: none">- Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;-the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and- the desirability of new development making a positive contribution to local character and distinctiveness.
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SITE MAP



Site 11 Hexham Middle School

Hexham Neighbourhood Plan Site Reference Number	No. 11
SHLAA Reference Number	NO SHLAA
Site Address	Hexham Middle School
Site Area	4.8ha
Site Allocation/ Capacity	144 units (AECOM)

Step 1	<p>Heritage Assets - Designated and Non-Designated affected:</p>	<p>Hexham Conservation Area Designated Heritage Asset <i>Site is within the conservation area</i> HIGH VALUE</p> <p>Hexham Middle School Grade II <i>Designated Heritage Asset within the site</i> HIGH VALUE</p> <p>The Gatehouse Curtilage listed building in association with the Middle School designation <i>Designated Heritage Asset within the site</i> HIGH VALUE</p>
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		Eastburn (National Park Headquarters) Non-Designated Heritage asset <i>adjacent to the site to North</i> LESSER VALUE
Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>Hexham Middle School is located on the Southern slope overlooking Hexham. The symmetrical coursed rubble stone and pantile roof building overlooks a large green space with the backdrop of mature trees providing a soft setting within the hillside. The listed building is single storey and designed as school by important local architects Oliver Leeson & Wood in 1910. The Gatehouse building at the entrance is contemporary to the school building, designed with the main school building, and considered to be curtilage listed in association with the school. To the West of the listed building are further playing fields and modern mid to late 20th century buildings are also on the site but of no historic importance.</p> <p>Eastburn to the South is one of the earliest detached villa's in Hexham, although modest in comparison to many others in Hexham, it has retained its garden and mature tree boundary. Now used as the Northumberland National Park HQ.</p> <p>HIGH</p>
Step 3	Potential impact of development on Significance?	<p>The school buildings (including the gatehouse) and the openness of the setting is of particular historic and aesthetic interest. Its design and solid features represent the importance attached to education when this was built as the larger and relocated (from the centre of Hexham) Queen Elizabeth Grammar School in the early part of the 20th Century. The architects worked mostly in nearby Newcastle, but particular attention is paid to the composition of the elevations and the quality of materials in all their buildings.</p> <p>Although an open site by the nature of the school use, the back drop of mature trees along the Southern and Western boundaries are important to the setting of the site within the conservation area.</p>

		There is potential for both a beneficial impact and a moderate adverse impact depending on the detail of future design proposals
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	Development on this site should give careful consideration to the conversion of the listed buildings and to their setting to preserve the character and appearance and minimise harm. Development within the grounds of this site should be directed away from the listed buildings. The character of this part of the conservation area will be changed therefore development proposals should be mindful that there are views of the site from across the valley to the site and from the South looking down into the site (Fellside for example). The existing mature trees help to soften these views.
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest; -the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and - the desirability of new development making a positive contribution to local character and distinctiveness.

SITE MAP



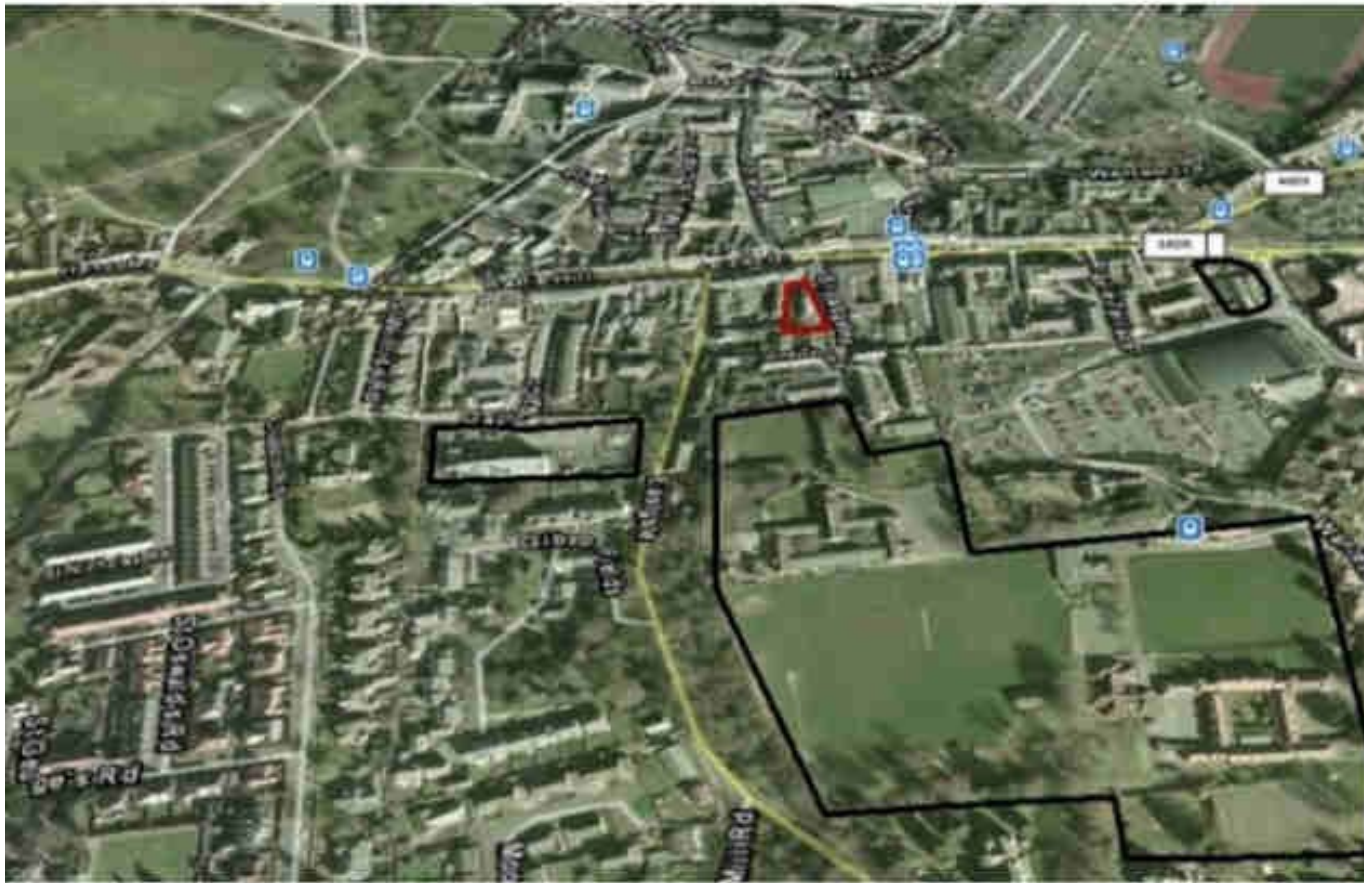
Site 12 – Broadgates

Hexham Neighbourhood Plan Site Reference Number	No. 12
SHLAA Reference Number	9143 – discounted site
Site Address	Broadgates
Site Area	0.1 ha
Site Allocation/ Capacity	4 units (AECOM)

Step 1	Heritage Assets - Designated and Non-Designated affected:	<p>Hexham Conservation Area</p> <p>Designated Heritage Asset</p> <p><i>Site within the conservation area boundary</i></p> <p>HIGH VALUE</p> <p>Lloyds Bank</p> <p>Grade II</p> <p><i>To the North of the site, opposite Broadgates entrance</i></p> <p>HIGH VALUE</p>
Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The site is adjacent to Broadgates, a historic route and one of a pattern of medieval North South routes from Priestpopple rising up to the then countryside beyond Hexham. The current site comprises a ramshackle collection of buildings in various states of disrepair. Importantly the buildings broadly follow the long narrow burgage plot footprint and some boundary walls survive. The general pattern is of lower storey buildings to reflect their lower status in contrast to those facing onto Priestpopple and Battle Hill.</p>

		MODERATE
Step 3	Potential impact of development on Significance?	<p>This site represents an opportunity to bring this part of Hexham back into active use whilst at the same time reflecting the historic pattern of development. The narrow entrance to Broadgate widens around the site and the orientation of existing roof pattern parallel to the street reflect the medieval plot development lines. The historic stone boundary walls are an important feature of the streetscape together with the historic entrance to the site, around halfway along.</p> <p>Potential for beneficial impact</p>
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	<p>This small site calls for modest development that reflects the pattern of development locally. A variation from this, in terms of scale and massing could harm the character of this part of the conservation area and in the views North to Priestpottle and the setting of buildings such as the grand Lloyds Bank. Other factors such as design and materials should be carefully considered, and existing historic fabric retained where possible</p>
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest; -the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and - the desirability of new development making a positive contribution to local character and distinctiveness.

SITE MAP



Site 15 – Land at Edgewood

Hexham Neighbourhood Plan Site Reference Number	No. 15
SHLAA Reference Number	6934
Site Address	Land at Edgewood
Site Area	0.24ha
Site Allocation/ Capacity	6 units (NCC SHLAA)

Step 1	Heritage Assets - Designated and Non-Designated affected:	NONE
Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	N/A
Step 3	Potential impact of development on Significance?	N/A
Step 4	Any mitigation for potential harm	N/A

	identified or opportunities to enhance Significance?	
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	There are no heritage reasons why this site should not be allocated for housing.

SITE MAP



Site 16 – Bog Acre Cottage

Hexham Neighbourhood Plan Site Reference Number	No. 16
SHLAA Reference Number	9121/9122
Site Address	Bog Acre Cottage
Site Area	0.06ha
Site Allocation/ Capacity	8 units (NCC SHLAA)

Step 1	Heritage Assets - Designated and Non-Designated affected:	<p>Hexham Conservation Area Designated Heritage Asset <i>To West – adjacent to site</i> HIGH VALUE</p> <p>Hexham Middle School Grade II <i>40m to West of site</i> HIGH VALUE</p>
Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The Bog Acres site is shown on the First Edition OS Map of 1865 and this is noted in the HER. It was then a small cottage, some distance out of Hexham. Later OS maps show the site expands with development over the road to the West, possibly the remnants of the heavily adapted barn that remains on the site. The site is now subsumed within the 1950's housing estate. To the West of this split site is the boundary of the Hexham conservation area and just beyond is the Grade II Hexham Middle School Fellside building built in 1910.</p>

		MODERATE
Step 3	Potential impact of development on Significance?	<p>Whilst this site is modest and unassuming it has lost much of its historic context. This site represents an opportunity to develop on a limited scale. The existing low stone Boundary walls appear to match the layout on the historic maps and therefore have some significance in a historic context.</p> <p>Potential for beneficial impact</p>
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	<p>Whilst this site clearly represents an opportunity to develop for housing given its context within an existing housing estate further work should be conducted at detailed design stage to be informed by the existing buildings on the site to avoid the unintended consequence of removing part of the narrative of Hexham. The setting of the middle school listed building should be taken into account when considering future development, particualry that on the Western boundary.</p>
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest; -the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and - the desirability of new development making a positive contribution to local character and distinctiveness.

SITE MAP



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Site 17 Police Houses Site

Hexham Neighbourhood Plan Site Reference Number	No. 17
SHLAA Reference Number	No SHLAA status
Site Address	Police Houses Site
Site Area	tbc
Site Allocation/ Capacity	20 – 25 in total meaning units new sites assessment

Step 1	Heritage Assets - Designated and Non-Designated affected:	<p>Hexham Conservation Area Designated Heritage Asset <i>Site within conservation area.</i> HIGH VALUE</p> <p>West End Methodist Church Non - Designated Heritage Asset <i>to the NW of the site</i> MEDIUM VALUE</p> <p>Police Station Non - Designated Heritage Asset <i>to the North of the site</i> MEDIUM VALUE</p>
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Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The site is located on a slight incline behind the Hexham Police Station to the West of Hexham and is currently occupied by 12 police houses built in the 1960's. The existing houses are set in large plots, with mature trees which make an important contribution to the backdrop of many residential roads around this part of Hexham and in the long views across the valley. The nearby West End Methodist Church and Police Station buildings are noted to be key buildings in the conservation area appraisal (2009)</p> <p>MODERATE</p>
Step 3	Potential impact of development on Significance?	<p>The site is visible in glimpse views from the B6531 to the North. The design of the existing former police houses make no contribution to the significance of the conservation area, however the trees make an important contribution and their removal would be harmful.</p> <p>Potential for beneficial impact</p>
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	<p>Future design of this site should be give special regard to the leafy backdrop to this site which typifies this part of Hexham. The two storey Police Station building is set down from the site so proposed development should ensure that scale, massing and materials are complimentary and not overbearing on the existing buildings. There is an opportunity to preserve the character of the conservation area. Development on this site should incorporate a scale, mass, design and materials that are commensurate with the existing site and in particular retain as many trees as possible.</p>
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;

	allocated or how might the plan need to be changed?	<ul style="list-style-type: none">-the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and- the desirability of new development making a positive contribution to local character and distinctiveness.
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SITE MAP



Site 18 Land West of Station Road

Hexham Neighbourhood Plan Site Reference Number	No. 18
SHLAA Reference Number	9104
Site Address	Land West of Station Road
Site Area	tbc
Site Allocation/ Capacity	11 units NCC preferred site

Step 1	Heritage Assets - Designated and Non-Designated affected:	Hexham Conservation Area Designated Heritage Asset <i>Site within conservation area</i> HIGH VALUE
Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>This site is in the lower section of Hexham, known as the river terrace, below the main town and close to the railway line. It has been a timber yard since at least the First edition OS map of 1865 and is still used as a builders yard. The three long narrow buildings that front onto Station Road, which are late 19th Century buildings, were probably constructed as warehouses or small dwellings in association with the timber yard. Whilst this site is industrial in character it is sandwiched between residential development which popped up around the periphery of the former orchards, now Wentworth Car Park. Views into the site are limited by the avenue of mature trees which line the pedestrian route around the Wentworth running track and car park and form an important backdrop to the site.</p> <p>MODERATE</p>

Step 3	Potential impact of development on Significance?	<p>This site is on the edge of town, on a main route to the Station and out to the A69. It makes some contribution to the conservation area through the strong boundary lines, up to the pavement in a change of character from the larger domestic properties further up the hill which are set back from the road.</p> <p>Potential for beneficial impact</p>
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	<p>Development on this site should give attention to the boundaries of the site, which are an important part of the historic layout. The existing structures should be further investigated to understand their significance in association with the timber yard, in particular the stone building to the SE of the site. Consideration should be given to the West boundary which is currently hidden from long views by the mature trees adjacent to the site, but any change here could reveal the site and so the scale, massing, design and external appearance should be carefully considered to ensure it weaves into the existing townscape and sustains the character of the conservation area.</p>
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest; -the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and - the desirability of new development making a positive contribution to local character and distinctiveness.

[illegible]

Site 19 Former Bus Station

Hexham Neighbourhood Plan Site Reference Number	No. 19
SHLAA Reference Number	2497
Site Address	Former Bus Station
Site Area	tbc
Site Allocation/ Capacity	36 units

Step 1	Heritage Assets - Designated and Non-Designated affected: <p>Hexham Conservation Area Designated Heritage Asset <i>Site within boundary</i> HIGH VALUE</p> <p>Former Hexham Bus Station Non- Designated Heritage Asset <i>Key building in the conservation area appraisal 2009 located within the site</i> MEDIUM VALUE</p> <p>Chare (narrow lane) on East- West axis to the South side of the Ropery Non- Designated Heritage Asset <i>between Broadgate and Argyle Terrace</i> MEDIUM VALUE</p>
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	<p>Ropery Grade II <i>Adjacent to the site to the South – setting</i> HIGH VALUE</p> <p>19 & 21 Priestpopple Grade II* <i>located to the East of the site (roofscape, setting)</i> HIGH VALUE</p> <p>20 Priestpopple Grade II The Royal Hotel Grade II <i>opposite the site to the North – setting</i> HIGH VALUE</p> <p>The Prior Church of St Andrew's (Hexham Abbey) Grade I <i>to the North of the site, East Tower visible from the site. Setting in long views from the South</i> HIGH VALUE</p>
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		<p>The Moot Hall Grade I <i>to the North of the site. Setting in long views from the South</i> HIGH VALUE</p> <p>The Manor Office (Old Gaol) Grade I <i>to the North of the site. Setting in long views from the South</i> HIGH VALUE</p>
Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	<p>The site of the former bus station in Hexham is accessed off Priestpopple and represents a major intervention undertaken in the 1930's to insert a bus station in the centre of town. The intervention swept away a number of important buildings which fronted onto Priestpopple and replicated the narrow burgage plots typical of the South side of Priestpopple. The series of buildings facing onto Commercial Place are surviving remnants of this pattern of development. The bus station building itself is a modest concrete building, designed to appear as stone. The stone rear boundary wall to the site forms part of the East West chare (narrow lane) which runs alongside the Ropery building and an important surviving remnant of medieval Hexham.</p> <p>This site is visible in the context of Hexham Abbey, The Moot Hall and The Old Gaol from the car park to the rear which is slightly elevated and from other views of Hexham such as Fellside to the South where there are clear and open views of the context of the whole of Hexham.</p> <p>HIGH</p>

Step 3	Potential impact of development on Significance?	<p>The character of this site in the conservation area is one of the few open spaces in what is typically a narrow and tightly knit frontage onto Priestpople and Battle Hill (one of the main thoroughfares through Hexham). Although altered in the 20th Century the site is very visible and sensitive to change because of the context of historic buildings within which it is located and in particular the three prominent spiritual and civic buildings of Hexham; the Abbey, Moot Hall and Old Gaol.</p> <p>The site is currently vacant, appears cluttered with ad hoc car parking and abandoned buildings which are deteriorating. Therefore, development that understands the sensitive context would at least preserve and potentially enhance this part of the conservation area.</p> <p>Potential for beneficial impact</p> <p>This is a site that can be viewed from elevated locations where the whole of the conservation area can be seen in one context, therefore roofscapes that respond to the serrated lines that currently exist in the historic core will be an important consideration for this site. Large mono roofscapes with plant will have a potentially harmful impact on the character of the conservation area. Scale and massing of a development must be given special regard as there is a risk of competing with the primacy of the with three historic buildings of Hexham; The Abbey, the Moot Hall and the Old Gaol.</p> <p>Potential for major adverse impact</p>
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance?	<p>Development on this site represents an opportunity to enhance the character of the conservation area and the setting providing it takes account of the existing grain of Hexham, its networks and footpaths and put forward proposals that integrates sensitively in the historic context. The site is vacant, and makes no positive contribution to the character of the conservation area as it is today. Development should consider the wider setting and scale, massing, design and materials of proposed new buildings should be given special attention to ensure the proposal integrates well within the conservation area. Harm can be</p>

		avoided through a careful understanding of scale and of the impact of development from different contexts within and into the conservation area.
Step 5	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?	<p>With regard to the proceeding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> - Gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest; -the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and - the desirability of new development making a positive contribution to local character and distinctiveness.

SITE MAP



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