



This proforma and accompanying guidance notes can be used to help produce your heritage statement. You do not have to use the proforma, but the issues outlined below should be incorporated into your statement. Any photos or historic maps sourced should be attached as appendices to your submitted form. A heritage statement must be submitted with any application for Planning Permission within designated conservation areas, registered historic parks or gardens, or affecting known archaeological sites, and also with applications for Listed Building Consent or Conservation Area Consent. Applications for demolition within conservation areas should also include the supporting evidence and justification required by para 133 of the National Planning Policy Framework. A statement may also be requested if the Council identifies the building or site as a non-designated heritage asset of archaeological, architectural, artistic or historic interest during the pre-application or application process.

**Planning applications will not be validated or processed unless the Required heritage statement has been submitted.**

**THE APPLICATION SITE**

**Site Address:**

The Bird in Bush Inn

Elsdon

Northumberland

NE19 1AA

Is the development site (please tick appropriate boxes)

- A listed building
- A building of local Interest
- A scheduled monument
- A site of archaeological interest
- Within the Durham city world heritage site
- Within a designated conservation area
- Within a registered historic park or garden
- Within a registered battlefield
- Adjacent to one of the above

### **THE NATURE OF THE ASSET**

Please describe the history, character and appearance of the heritage asset. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

The Bird in Bush Inn is a mid to late 18<sup>th</sup> Century development with traditional dressed stone walls and Welsh slate roof, typical of the vernacular of the surrounding area. L-plan. 2 storeys 3 plus 2 bays.

3-bay section to right has central panelled door with overlight. 4-pane sash windows. 2-bay section to left has boarded door and similar windows. Steeply-pitched gabled roof with kneelers, flat coping; ridge and end stacks.

### **THE EXTENT OF THE ASSET**

Please describe the development site, and its relationship to its surroundings. For example the building's position in the street scene, or the potential for archaeological interest which may extend beyond a scheduled monument.

The building is situated directly on the corner between the B6341 and Crawford Crescent, opposite from a large, triangular shaped green. There is a bus stop directly outside the front of the building. The Inn adjoins 2 residential properties on its south east façade. Behind the building is a small static caravan park. Around the site there are relatively few buildings and lots of maintained green space and fields.

### **THE SIGNIFICANCE OF THE ASSET**

Please describe the archaeological, architectural, artistic or historic importance of the asset. This should include for example the age, phases of development, layout, appearance, particular features or characteristics, materials and construction or potential for archaeological remains.

The asset has significant importance due to its post-medieval architectural aesthetic that is characteristic of the area and has been largely unaltered. It is a symbol of vernacular architecture in the region.

It is believed the establishment has been operated as a public house for about 150 years, therefore it is of great significance for the client to get the Inn back up and running to its former success. The proposed amendments will encourage better use of the Inn and a more attractive, safer and efficient environment.

### **PROPOSED WORKS**

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

All of the windows are being replaced in order to make the building fit for purpose and to create a uniform look across the elevations by replacing historically changed windows with new to match what is believed to be an existing original window. Existing windows, sills and heads are to be removed and replaced with new sliding sash hardwood timber painted RAL #####.

The windows are designed and to be manufactured to match the original windows of the building restoring the look of the property.

**Please see drawing number 17029.C12 for more detail.**

**THE IMPACT ON THE ASSET**

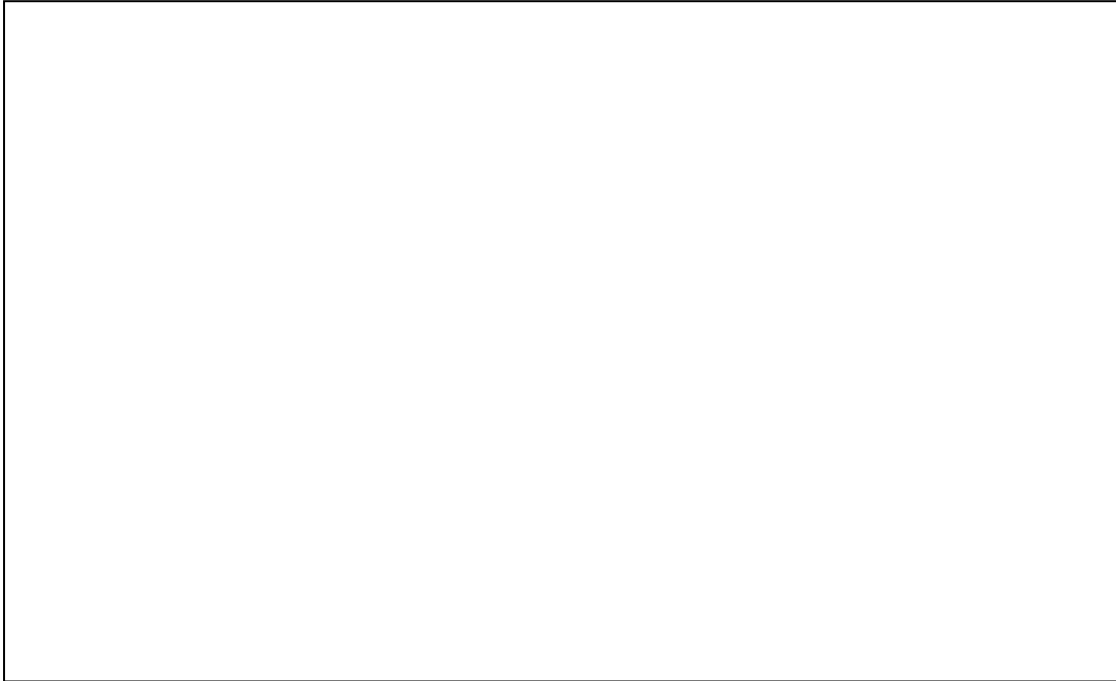
Please describe the impact your proposals will have on the archaeological, architectural, artistic or historic interest of the asset or its setting. This may include for example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

The proposals will not greatly impact the external appearance of the building but will increase the architectural value of the property will as the facades will be uniform and more attractive as well as being restored to their original state.

The works will also ensure the windows that have deteriorated over time are replaced creating a better environment within the property as they will be more efficient and attractive.

**APPLICATIONS FOR DEMOLITION**

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.



**SOURCES OF INFORMATION**

Please confirm which of the following sources you have consulted (tick boxes)

- The County Durham historic environment record
- Keys to the past website
- The national heritage list
- National planning policy framework
- NPPF planning practice guidance
- The current local plan
- Draft Durham Plan
- Conservation area character appraisal (if available)
- County Durham landscape character assessment
- Historic ordnance survey maps
- Other (User to Provide Information)