



**Delaval Arms,
Seaton Sluice
Heritage Statement**

Client: INN COLLECTION BIDCO LIMITED

AB Heritage Project No:60586

Date:15/11/2018

Delaval Arms, Seaton Sluice Heritage Statement

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Inn Collection Bidco Limited to produce a Heritage Statement to cover a proposed development at the Grade II Listed The Delaval Arms, Old Hartley, Whitley Bay, NE26 4RL (National Heritage List for England (NHLE) Ref: 1371403).
- 1.1.2 This report will form part of a forthcoming planning application and Listed Building Consent Application. This report has been requested by Andrew Moss of Ward Hadaway on behalf of Inn Collection Bidco Limited.

1.2 Statutory Designations

- 1.2.1 The Grade II Listed Building The Delaval Arms was first listed in May 1950 and most recently amended in July 1987.
- 1.2.2 It is described in the NHLE listing as:

'SEATON SLUICE A 193 NZ 37 NW (East side) Hartley 5/101 The Delaval Arms (formerly listed in Whitley Bay UD) 19.5.50 [Grade] II Inn, mid-C18 with mid-C19 rear wings and early C20 extension. Squared stone with cut dressings; grey slate roof. 2 storeys and attics, 5 narrow bays. Central half-glazed door in shouldered raised stone surround with pediment. Ground floor C20 casements with plate-glass sashes above, all in moulded stone surrounds with slightly-projecting sills. Central pedimented dormer of c.1900 with paired sashes, flanked by flat-topped roof dormers with similar glazing. Stepped-and-banded end stacks. Returns show stepped gables, with raised pedimented centre above band, and small stone-surround windows (c.f. also Lookout Farmhouse, Seaton Delaval). Curved single-storey flat-roofed extension to left. Rear elevation shows gabled wings flanking earlier stair projection.' (NHLE 2018).

1.3 Site Location & Description

- 1.3.1 The application area (Fig 1) occupies c. 0.5 hectares of land at the corner of East End and Beresford Road (A193), towards the southern extent of the village of Seaton Sluice, centred on NGR NZ 34124 75841. It currently comprises The Delaval Arms, including its associated car park to the east and garden to the north, and an adjacent plot to the north, currently the site of Beresford Lodge care home.
- 1.3.2 The application area is bounded to the west by the A193, by a roundabout and East End to the south and by small residential housing developments to the north and east. Fields lie beyond these adjacent developments with the coast line c. 200m to the east and Colywell Bay some 400m to the north.

1.4 Proposed Development

- 1.4.1 Proposals for development currently include for:

- Alteration and extension of The Delaval Arms public house, demolition of a former garage/coach-house building and extensions to the north elevation, removal of close boarded boundary fence adjoining A193, hard and soft landscaping in the garden, re-ordering of car park;
- Linking the Delaval Arms and Beresford Lodge including the formation of a gap in the boundary wall; and
- Change of use of Beresford Lodge from Care Home to accommodation comprising letting bedrooms to be operated as part of The Delaval Arms, internal and external alterations including recladding.

1.4.2 Beresford Lodge is a non-designated building and not considered to have heritage importance. Alterations to this building are not considered as part of this report where they do not impact on the setting of adjacent heritage assets.

2. AIMS AND METHODOLOGY

2.1 Aims

- 2.1.1 NPPF paragraph 189 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 Historic England's advice for a previous application within the site highlighted the importance of the views to and from the Grade II* Listed water tower and boundary wall of Roberts Battery. Impacts to the setting of Roberts Battery were raised as a key concern during this consultation (HE 2016).
- 2.2.2 Northumberland County Council have, in previous advice, indicated that the plot boundary wall between The Delaval Arms and Beresford Lodge should be considered as part of the listed structure (Northumberland County Council 2017).
- 2.2.3 In consideration of the setting of Roberts Battery and following discussions between AB Heritage and Andrew Moss (Ward Hadaway), design proposals now include a reduction in the scale of the proposed extension and removal of a proposed covered walkway from the design.

2.3 Data Collation

- 2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).
- 2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2018

2.3.3 The Northumberland Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. However, the site lies close to the boundary with Tyne & Wear HER, which has also been consulted. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed on (Fig 2) and in Appendix 1.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or Northumberland HER;
- Keys to the Past and other research resources, including the National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- Online historic sources, such the National Library of Scotland;
- A site visit was undertaken on 5th November. During the site visit, an inspection of the building was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed; and
- Additional relevant documentary resources at the Northumberland Record Office were accessed on the 7th November 2018.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs;
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary; and
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Ward Hadaway and The Inn Collection Bidco Limited, and any associated parties they elect to share this information with. Measurements and distances referred to in

the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current 2018 and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. HERITAGE REVIEW OF SITE

3.1 Historic Development of Site

- 3.1.1 The application area lies within the former village of Hartley (now referred to as Old Hartley) at the southern extent the village of Seaton Sluice in the Civil Parish of Seaton Valley. Seaton Sluice and Hartley were formerly two separate villages that have merged in recent years with the expansion of residential areas.

The Medieval Period (AD 1066 – AD 1537)

- 3.1.2 The area of Hartley is mentioned as early as 1096 as being in the ownership of Tynemouth Priory and by AD 1100 had passed into the ownership of Hubert de Laval. The de Lavals (Delavals) established the settlement of Seaton Delaval, approximately 800m to the west of the site, and during the medieval period the area and its natural harbour is known to have been used for salt production (Seaton Sluice and Old Hartley 2018). For this period the Northumberland HER records the possible presence of a deserted medieval village to the immediate south of the site.

The Post Medieval Period (AD 1537 – AD 1900)

- 3.1.3 Hartley remained in the ownership of the Delavals and during the 18th century the harbour was enhanced allowing in increased trade in both salt and coal. In the later 18th century a large bottleworks was established along with an associated industrial community at Hartley Village (Seaton Sluice and Old Hartley 2018).
- 3.1.4 The bottleworks exported to London and Europe and gave rise to numerous supporting industries including brewery, brickyard, shipyard and public houses (Seaton Sluice and Old Hartley 2018). The Grade II Listed Building The Delaval Arms dates broadly from this period. The earliest available mapping to indicate building within the site is a plan of 1780 prepared for Hartley Colliery (Plate 1) which shows the village of Hartley (marked as 'Hartley Town') as a series of buildings around a crossroads. While The Delaval Arms is not clearly depicted, a building is shown in its probable location.



Plate 1: Extract of 1780s Hartley Colliery Plan

3.1.5 The Delaval Arms is first clearly depicted on the 1840s tithe map (Plate 2) as a building on the northeast corner of the crossroads. Buildings are depicted closely surrounding it on its north east and west sides. To the south there are buildings on both corners of the crossroads.

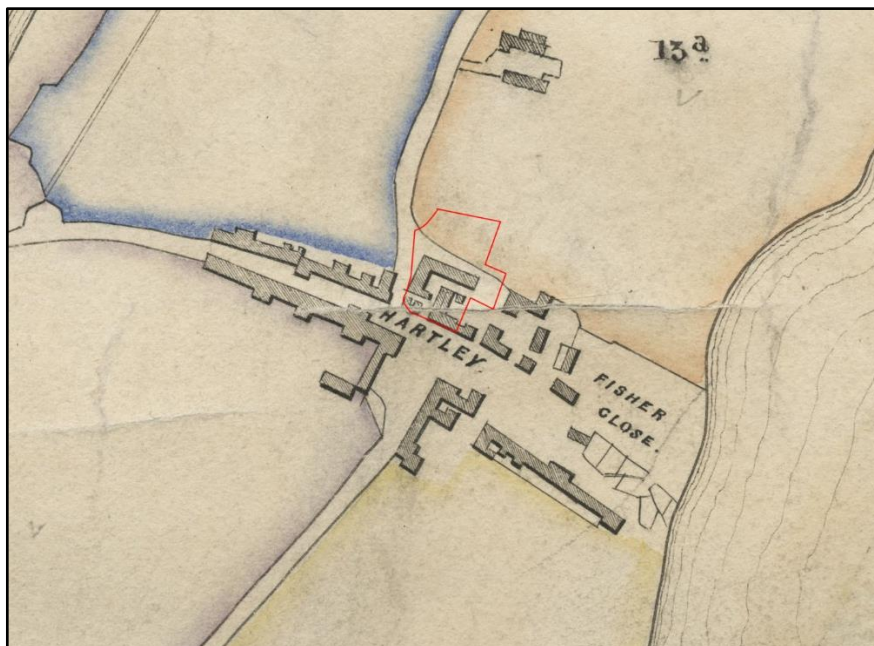


Plate 2: Extract of 1840s tithe map

3.1.6 By the 1850s Ordnance Survey (OS) mapping (Plate 3) depicts The Delaval Arms located centrally in the colliery village of Hartley. It was one of three pubs or inns in the village and was located in a prominent location on the northeast corner of the main crossroads around which the village had been established. The layout of buildings around The Delaval Arms is

little changed from the earlier tithe map, however, buildings on the southeast corner of the crossroads have been cleared, with new buildings added some 50m further to the south.

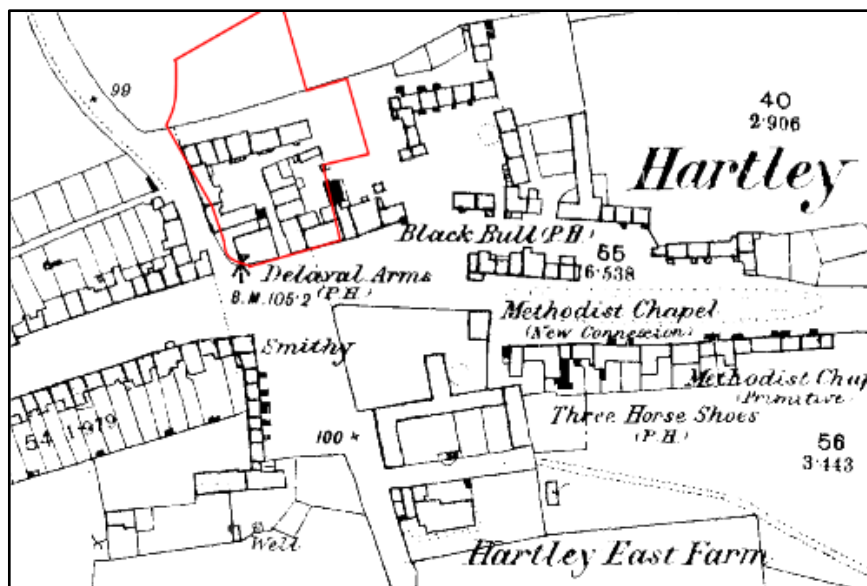


Plate 3: Extract of 1850s 25 Inch OS map

3.1.7 The coal industry and bottle manufacturing declined in the later 19th century. This decline is reflected in OS mapping from 1890 (Plate 4) which records the removal of several rows of terraced buildings to the north and west of the Delaval Arms.

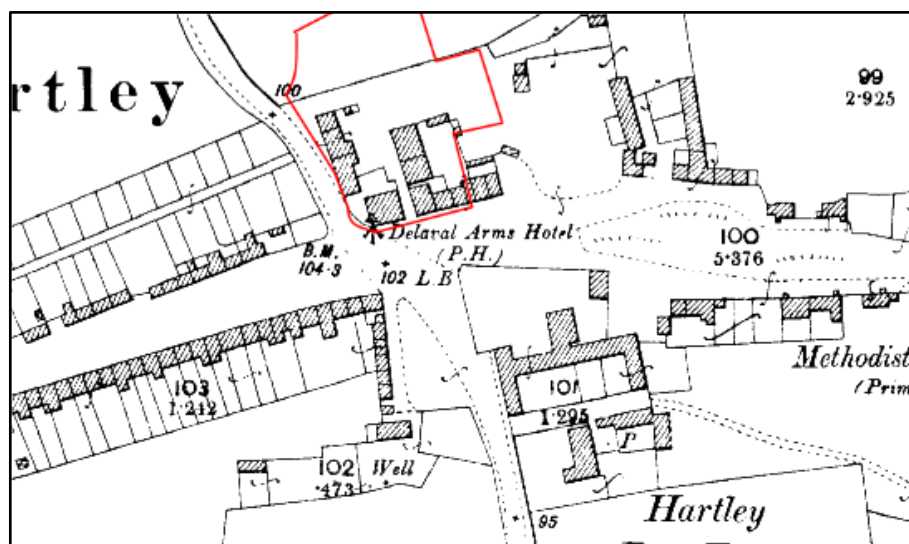


Plate 4: Extract of 1890s 25 Inch OS map

Modern Period (AD 1901 – present)

3.1.8 In the 20th century the area was the site of several both First and Second World War defences including Roberts Battery originally comprising underground works, a boundary wall, gun turret, officer's accommodation (Fort House) water tower and other domestic buildings. The 1922 OS 25 inch map (Plate 5) depicts Roberts Battery to the immediate northeast of the site.

3.1.9 A Second World War battery on the site of Roberts Battery was not finished. A number of other defences from this period are recorded on the Northumberland HER in close proximity to the site (see Appendix 1), however, most above ground remains have been removed and are visible only as crop marks. The Delaval Arms is depicted on the 1922 map with small extensions to the rear and a curved extension on its southwest side. Photographic images from the early 20th on display in The Delaval Arms (photo 1) show The Delaval Arms with buildings formerly adjacent to the eastern elevation of the pub.

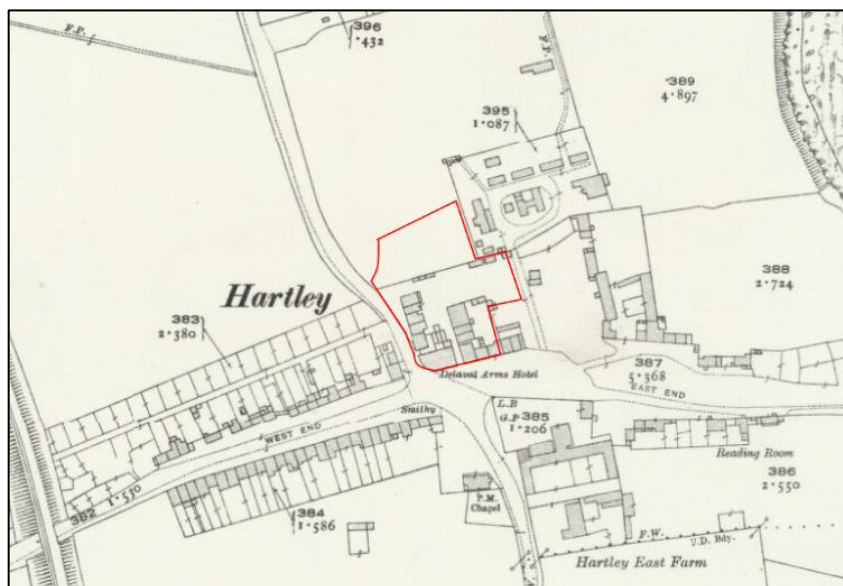


Plate 5: Extract of 1922 25 Inch OS map



Photo 1: Early 20th century postcard of The Delaval Arms

3.1.10 Post-war OS mapping (Plate 6) shows wide spread redevelopment of the village with cottages cleared and new houses added along the north side of West End and the west side of Beresford Road (A193). In addition, a building is depicted to the north of the Delaval Arms in

the location of the present-day Beresford Lodge of which it forms a part. The surviving elements of Roberts Battery are shown including three extant designated assets the Grade II* Listed Fort House [AB7] lying c. 60m from the site, the Grade II* Listed Boundary Wall [AB8], which forms part of the site boundary on its northeast side, and the Grade II* Listed water tower [AB9], which lies inside the boundary wall immediately adjacent to the site.

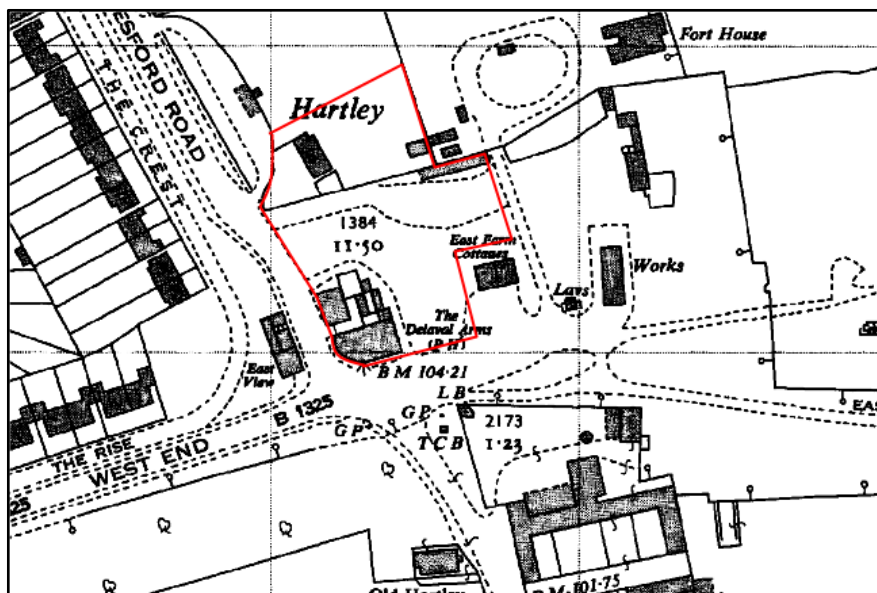


Plate 6: Extract of 1960s 25 Inch OS map

3.1.11 By 1970, OS mapping (Plate 7) shows the site and surrounding area broadly in its current configuration. Property boundaries have been rationalised and the existing modern road layout is in place, including the roundabout. Aside from The Delaval Arms itself, the last remaining vestiges of the original industrial village are East Farm Cottages immediately to the east of the pub carpark and a roughly U shaped arrangement of single story building ranges located to the south east of The Delaval Arms on the opposite side of East End.

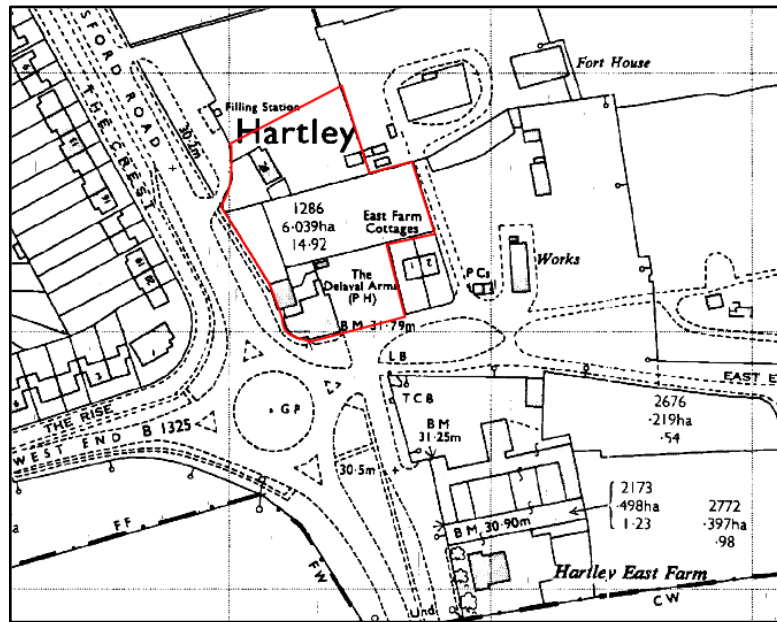


Plate 7: Extract of c. 1970 25 Inch OS map

4. REVIEW OF THE SITE

4.1.1 A site visit was conducted by Chris Scott on the 5th November 2018. This was to better understand the current condition of The Delaval Arms and Beresford Lodge and their setting in relation to the proposed development and the settings of nearby heritage assets.

4.2 The Delaval Arms

4.2.1 The Delaval Arms is accessed off the A193 / Beresford Road to the northeast of the existing road junction at the southern edge of Seaton Sluice/Old Hartley (Photo 2).

4.2.2 The Delaval Arms [AB 1] appears to have originated as a T-shaped plan (Fig 3) comprising the main double-fronted and single-pile front range and a projecting rear central staircase. Subsequent additions to this comprise two early 19th century rear wings erected either side of the rear stairwell, a single storey earlier 20th century lounge addition to the west side, a 20th century two phase rear single storey addition and mid C20th century toilet extension to the north elevation.



Photo 2: The Delaval Arms, view from south-west

4.2.3 The south-facing principal façade has five bays, with a central doorway in a shouldered raised stone surround with closed pediment. The rectangular windows of the first and ground floors sit within moulded surrounds; the first-floor windows being older plate glass sashes with the ground-floor windows being poorer quality 20th century casements. These sit below a projecting pedimented dormer, which is likely contemporary with the two rear wing extensions to the north. The pedimented dormer is flanked by two flat-roofed dormers, all with newly replaced sashes (Photo 3).



Photo 3: The Delaval Arms, view from south

- 4.2.4 The western elevation of the building is widely visible and is topped with a stepped gable with a raised, pedimented centre strongly evoking the architectural style of Vanbrugh's Seaton Delaval Hall. Multiple construction phases are visible including, to the rear of the main gabled first phase, a rear wing extension and later a curving single-storey extension with a flat-roof and parapet (Photo 4).
- 4.2.5 The windows of the single-storey extension include decorated engraving with the name of the pub inscribed (Photo 5).



Photo 4: Western elevation, view from south-west



Photo 5: Detail of windows in the western elevation

- 4.2.6 The eastern elevation of the building matches much of the western elevation, including clear signs of different construction phases, and overlooks the car-park for the premises (Photo 6).



Photo 6: Eastern elevation of the Delaval Arms

- 4.2.7 The rear (north-facing) elevation of the building shows further construction phases and additions, including two rear extensions and a modern, brick-built, toilet block (Photo 7).



Photo 7: Rear of the Delaval Arms, view from south-east

Interior

- 4.2.8 The ground floor of the building retains some elements of historic detail, such as fireplaces (possibly not original), moulded doors, stair balustrade and skirting boards, as well as areas of plasterwork corncicing (Photo 8).



Photo 8: Historic ground-floor features

- 4.2.9 Also preserved within the interior are elements of engraved glass within the doors and windows, which are of probable early-20th century date (Photo 9).



Photo 9: Engraved glass in ground floor door

- 4.2.10 It is possible to appreciate the work carried out to extend the pub to the west in the early 20th century, with internal supporting beams showing where walls have been removed to extend the bar area into the later single-storey extension at its western side (Photo 10).



Photo 10: View of bar area showing supporting beam

- 4.2.11 It is equally possible to appreciate the original proportions of the earlier front rooms of the pub where the original layout of rooms either side of the central entrance is preserved.

4.2.12 There are no clear features of historic interest within the cellar, which has been entirely modernised and is most likely a later insertion (Photo 11).



Photo 11: View of the cellar

4.2.13 The internal spaces of the first and second floors preserve less historic detail generally and in places are in poor condition. However, some decorative plasterwork, a cast iron fireplace and elements of timberwork are present including the floor boards. (Photo 12).



Photo 12: Iron fireplace on second floor

4.3 Coach House

- 4.3.1 Detached from the north-facing rear façade of The Delaval Arms, a stone-built, single-storey coach house and stable is present. The building is most likely to be early-19th century in date and is constructed of roughly-coursed, squared masonry under a modern-looking roof (Photo 13).
- 4.3.2 The north-west elevation of the building shows evidence of re-building (Photo 13), while the north-eastern elevation of the building faces the rear of the Delaval Arms and has in front of it a small service yard, potentially previously much larger.



Photo 13: Coach House, view from north

- 4.3.3 The interior of the coach house is currently being used as a mixed garage/workshop/storage area (Photo 14).



Photo 14: View into the coach house

- 4.3.4 The grounds of the Delaval Arms are currently car parking to the east and grassed garden area to the north, bounded by wooden fencing along Beresford Road and by a stone wall on its northern boundary with Beresford Lodge (Photo 15). The garden area affords good views of the Roberts Battery water tower [AB 9].



Photo 15: View of Delaval Arms garden looking to Beresford lodge and the WWI water tower

4.4 Beresford Lodge

- 4.4.1 Beresford Lodge is a non-designated late 20th century brick building (Photo 16). The frontage was constructed in the 1950s and extended after 1970 to become a care home.



Photo 16: View of Beresford Lodge from Beresford Road

5. SETTING OF RELEVANT HERITAGE ASSETS

5.1 Heritage Assets Affected by Development Proposals

5.1.1 Three designated heritage assets are considered to have settings which may be affected by development of The Delaval Arms. These include:

- The Delaval Arms, Grade II Listed Building **[AB6]**;
- Boundary wall of Roberts Battery, Grade II* Listed Structure **[AB8]**; and
- Water tower of Roberts Battery, Grade II* Listed Structure **[AB9]**.

5.1.2 The setting of Grade II* Listed Fort House **[AB7]** is not considered to be affected by the development other than through the group value it shares with the other two elements. Its setting is therefore not considered individually.

5.2 Current Setting of The Delaval Arms

5.2.1 The current setting of The Delaval Arms is largely one of modern redevelopment including an upgraded road junction (roundabout) to its immediate southwest and modern housing on the other side of Beresford Road to the west. To the south, unobstructed views over the open farmland towards Whitley Bay provide a much wider than might be expected context for the building.

5.2.2 Views towards the building from the south and south-west allow a strong appreciation of its architectural value, with the stepped gable clearly visible. Views from the east of the building are closer and the surround of the existing car park provides little aesthetic contribution. Viewed from the north, modern distractions, including the car park and rear extensions, reduce appreciation of the aesthetic qualities of the building.

5.3 Heritage Importance of The Delaval Arms

5.3.1 As a Grade II Listed Building The Delaval Arms is considered to be a heritage asset of Regional Importance (in line with Table 1).

5.3.2 This asset derives its heritage importance principally from its historical and communal values and to some extent its architectural merit. It is one of very few surviving buildings from the original village of Hartley and as such is a visible and tangible connection to the former character of the settlement.

5.3.3 The detached coach house is within the curtilage of the Listed Building. It is a visible illustration of the former provision of stabling for patrons of the Inn. It is much reduced in scale from its original layout as depicted in historic mapping and its north elevation has been rebuilt. Despite this it makes a slight contribution to the heritage importance of the Delaval Arms.

5.3.4 The village including Seaton Sluice has developed from a thriving industrial village, to a dormitory village and holiday resort based around the proximity to the coast and to Newcastle and the larger employment towns within the North East and beyond. The current setting of The Delaval Arms is therefore considered to contribute to the heritage importance of the

Grade II asset to slight degree, with the asset deriving the majority of its heritage importance from its architectural design and historic and continued communal value.

5.4 Current Setting of Roberts Battery

- 5.4.1 The setting of the boundary wall and water tower of Roberts Battery includes the interior of the compound and open fields to the east and north. Views from the water tower across the compound have been obstructed by tree planting and modern development. To the southeast and west views to and from the battery are obstructed by largely modern developments including Beresford Lodge.
- 5.4.2 To the southwest, two of the three Listed elements; the water tower and boundary wall, lie immediately adjacent to the site with the boundary wall partially forming the site perimeter (photo 16).



Photo 17: The boundary wall and water tower of Roberts Battery from the garden of Beresford Lodge

- 5.4.3 The setting to the south and southwest of the water tower and boundary wall is more open. The view from East End across The Delaval Arms carpark and garden gives clear views of the water tower and boundary wall (Photo 18) allowing appreciation of their relationship and context.



Photo 18: View from East End to the Grade II* Listed water tower and boundary wall of Roberts Battery

- 5.4.4 From Beresford Road, the gap in development between Beresford Lodge and The Delaval Arms affords a view of the water tower, however current fencing partially obstructs the view of the boundary wall (Photo 19).



Photo 19: View from Beresford Road to the Grade II* Listed water tower of Roberts Battery

5.5 Heritage Importance of Roberts Battery

- 5.5.1 Roberts Battery comprises three Grade II* Listed structures [AB7], [AB8] & [AB9] and as such, is considered to be a heritage asset of National Importance (in line with Table 1). It possesses high evidential values being a rare surviving example of a First World War defensive battery and equally high historical value. The structure was designed to be functional rather than appreciated for its aesthetic qualities, so its aesthetic value is less important than the other key values.
- 5.5.2 Much of the importance of Roberts Battery is in its group value and the relationship between the layout and function of the surviving elements. As such, the setting of the listed structures makes a high contribution to the overall heritage importance of the Battery. In particular, views across and within the compound and out from the Battery to the east over open fields and beyond to the gun emplacement. These elements of the setting give an appreciation of the operational purpose of the structures and serve to enhance its importance. Regrettably the overall legibility of the Battery complex has been diminished by development and tree planting within the compound.
- 5.5.3 Setting to the south and southwest makes a lower contribution to the importance of Roberts Battery. Here, The Delaval Arms lies within the setting of the Battery. Historic mapping from c. 1922 (Plate 5) shows that this side of the Battery compound was considerably more built up around The Delaval Arms than in the present day. This recent change in the setting to a more open aspect, with buildings removed from either side of The Delaval Arms on both Beresford Road (Photo 17) and East End (Photo 18) has improved the ability to appreciate the presence of Roberts Battery, allowing views of the water tank and part of its surrounding wall.
- 5.5.4 While the water tank has a landmark quality, which marks out the position of the site. The views from Beresford Road and East End do little to explain the wider layout or function of the site itself and do not clearly link it to the Roberts Battery in a visual sense.

6. IMPACT ASSESSMENT

6.1 Assessment of Direct Impacts to Designated Heritage Assets

External Alterations

6.1.1 Proposals for external changes to the existing baseline (Figs 3 & 4) entail:

- Demolition of the single-story extensions to the north elevation of The Delaval Arms comprising the kitchen, stores and toilet block;
- Demolition of the detached coach house; and
- New opening in the northern boundary wall to create access to Beresford Lodge.

6.1.2 Proposals to remove the 20th century extensions (Photos 6 & 7) to the northern elevation, in particular the toilet block, are considered to have a Low Beneficial magnitude of impact as they will be removing additions and alterations which detract from the appreciation of the historic appearance of the building.

6.1.3 The coach house (Photo 13) is within the curtilage of the Listed Building and contributes to the heritage importance of The Delaval Arms (see section 5.4.3 above). However, it has been much reduced in size and rebuilt on its north side. Its demolition will result in the removal of historic fabric and is considered to have a Low Adverse magnitude of impact.

6.1.4 The Northern boundary wall is within the curtilage of the Listed building. The new access from the garden of the Delaval Arms to Beresford Lodge will result in a small loss of historic fabric and limited change to the baseline, but will not fundamentally alter the character of the building and therefore represents a Low Adverse Magnitude of Impact.

Summary

6.1.5 It is considered that the proposals for alterations to the exterior of the Delaval Arms will have a Minor Adverse Significance of Effects (in line with Table 3).

Interior Alterations to The Delaval Arms

6.1.6 Proposals for the renovation of the interior of The Delaval Arms include alterations to all areas of the ground floor with lesser changes to the first and second floors. The design proposals for the ground floor (Figs. 5 & 6) entail:

- Partial removal of the entrance hall partitions to opening up the entrance and front two rooms of the historic pub to create a larger room and bar;
- Closing the existing doorway from the two front rooms into the existing stairwell;
- Closing up a serving hatch in the eastern front room;
- Create new access from the front rooms of the pub into the rear extension;
- Moving the stair case from its current position into the northeast room of the pub (currently an office) and installing toilets in the current stairwell and office room; and
- Reconfiguration of the exiting bar area within the 20th century curved extension.

- 6.1.7 While these changes to the layout and flow of the building will create a more open and usable set of spaces designed to complement the extension to the public house, they inevitably disrupt the ability to appreciate its historic form and function. It will also result in minor loss of historic fabric where two new doorways are to be created and partition walls removed from the entrance hall.
- 6.1.8 Partial removal of the entrance hall and blocking the access into the rear rooms is considered to have a Low Adverse Magnitude of Impact, because it reduces the understanding of the intended layout of the original Inn. However, this impact is to be weighed against wider benefits including supporting the continued use of The Delaval Arms for its original purpose as a public house. Closing up the serving hatch will restore a small element of the original appearance of the rooms and as such will have a Negligible Beneficial Magnitude of Impact.
- 6.1.9 Creating a new access corridor from the front rooms of the pub to the new extension will necessitate the removal of historic fabric from what was originally the rear wall of the 18th century building and the north wall of the western 19th century wing. The value of these buildings is considered to be historical in nature rather than evidential and as such their significance is not so easily diminished by partial replacement or change. It is therefore considered that the insertion of new doorways will have a Low Adverse Magnitude of Impact.
- 6.1.10 Moving the stairwell from its existing position in inserting toilets will once again change the original flow of the 18th century pub and diminish understanding of it as the historical core of the building. As such this proposal will have a Low Adverse Magnitude of Impact.
- 6.1.11 Creation of the current bar area in what was the eastern 19th century wing and the probable 20th century curved fronted extension had already removed one of the walls of the 19th century element of the building, with a large structural beam visible in the ceiling. Internal reconfiguration of this room with new partition wall and re-orientation of the bar and opening of the existing window on the north wall to make a new doorway will have a Negligible Beneficial Magnitude of Impact as it will not change the heritage values of the room but will create a more coherent and usable space from what is currently an odd corner of the existing public house.
- 6.1.12 Design proposals for the first-floor entail:
- The northeast room to become the landing for new ground to first floor stairs and a small office room;
 - Installation of a new kitchen into the northwest room;
 - Installation of a bathroom into the central front room; and
 - Refurbishment of the two remaining front rooms.
- 6.1.13 Moving the ground floor staircase and creating a landing on the first floor will (as stated above) change the historic flow of the building and with therefore result in a Low Adverse Magnitude on Impact.
- 6.1.14 Installation of a kitchen in the northwest room will change the historic use of this room and is considered to have a Negligible Adverse Magnitude of Impact. However, this is offset by the

refurbishment of the room which is in a poor state of repair and is considered to be of Negligible Beneficial Magnitude of Impact.

- 6.1.15 Installation of a bathroom in the central front room will change the historic use of this room and is considered to have a Negligible Adverse Magnitude of Impact. However, this is offset by the refurbishment of the room which is in a poor state of repair and is considered to be of Negligible Beneficial Magnitude of Impact.
- 6.1.16 The remaining first floor rooms are currently in a poor state of repair and largely unused. Their renovation in the current configuration to bring them back into regular use is considered to have a Low Beneficial Magnitude of Impact.
- 6.1.17 Design proposals for the second-floor entail refurbishment of the existing rooms without change to the use or layout. This is considered to result in a Low Beneficial Magnitude of Impact.

Summary

- 6.1.18 It is considered that the proposals for alterations to the interior of The Delaval Arms will have a Minor Adverse Significance of Effects (in line with Table 3). This is due largely to the changes to the layout and flow of the historic 18th century core of the public house, which may limit the understanding of the original internal configuration of the building. However, this impact is weighed against the continuing viability of The Delaval Arms for its original purpose as a public house.

6.2 Indirect Impacts of the Proposals on the Setting of Affected Heritage Assets

- 6.2.1 It is noted that, following discussions with AB Heritage, the scale of the proposed extension to the Delaval Arms has been reduced and a proposed covered walkway removed from the proposal entirely, with the intention of mitigating through sensitive design, the impact of the development on the setting of the affected Heritage Assets, in particular the Roberts Battery water tower.
- 6.2.2 Design proposals for external areas which may impact on the setting of relevant heritage assets are shown on Fig. 4 and include:
- Construction of a new single-story extension to the north elevation of The Delaval Arms;
 - Removal of close boarded fencing adjoining the A193;
 - The addition of new surfaces including a paved terrace and car parking in permeable material;
 - Low planting between the new extension and Beresford Lodge; and
 - Addition of a children's play area in the garden of The Delaval Arms.
 - Addition of a Heritage Information Board

Impacts to the setting of The Delaval Arms

- 6.2.3 The proposals for a new extension to replace the existing extensions and coach house will have a Negligible Beneficial Magnitude of Impact on the setting of The Delaval Arms. This is because while the structure is larger, it is far more coherent than those it is replacing. The mass and height of the building will not detract from the prominence of the main public house and its natural stone construction, reusing much of the stone from the demolished extensions and coach house, will remain in keeping with the historic architectural style of the village.
- 6.2.4 The Delaval Arms was not historically an isolated building as evidenced from historic mapping and photographs. The new structure can be seen as a reinstatement of former street pattern which lined Beresford road adjacent to The Delaval Arms.

Impacts to the setting of Roberts Battery

- 6.2.5 The new extension will lie within the setting of Roberts battery and in particular the Grade II* Listed water tower and Grade II* Listed boundary wall. The setting of the Battery has benefited from the removal of structures along Beresford Road in that the water tower has become a clearly visible marker of its presence from the road side (Photos 17 & 18), although the presence of fencing in the garden largely obscures views of the boundary wall (Photo 17). Construction of the new extension will encroach on this view from the south. It is therefore considered to have a Low Adverse Magnitude of Impact on the setting of the water tower. However, the clearer, uninterrupted view of the water tower from East End (photo 18), which allows appreciation of its context and relationship to the boundary wall, will be unaffected by the proposals.
- 6.2.6 Removal of close boarded fencing is considered to have a Low beneficial Magnitude of Impact on the setting of Roberts Battery. This is because its removal will improve the views to the Grade II* Listed water tower and boundary wall to a slight degree from the existing baseline conditions.
- 6.2.7 The proposed new planting is considered to have a Negligible Adverse Magnitude of Impact on the setting of Roberts Battery. This is because the view to Roberts Battery is already interrupted from the west by existing fencing and therefore planting at or below this level will represent a barely noticeable change from the baseline condition.
- 6.2.8 Proposals for a children's play area currently place it within the view from Beresford Road to the water tower of Roberts Battery. There is currently no detailed design available for the playground. However, the construction of play equipment, fencing etc. in this location is likely to result in a slight alteration to the setting and therefore be considered between a Negligible and Low Adverse Magnitude of Impact on the setting of Roberts Battery.
- 6.2.9 The addition of a Heritage Information Board on Beresford Road will enhance public understanding and appreciation of the heritage assets from this location and contribute to their communal value. It will represent a slight change and is considered to be of Low Beneficial Magnitude of Impact to the settings of The Delaval Arms and Roberts Battery.

Summary

It is considered that proposals for the new extension and external areas will have a Moderate Adverse Significance of Effects (in line with Table 3), due to the encroachment into the restricted views of the Grade II* Listed water tower from Beresford Road, while maintaining the uninterrupted view of the water tower from East End. Such impacts should be weighed against the wider benefits including supporting The Delaval Arms as a viable business, the removal of the close boarded fence adjoining the A193, the creation of a first-class environment both inside and outside with views of the water tower and maintaining access to the heritage asset for the local community. The addition of an information board will also enhance public appreciation of the assets.

7. CONCLUSIONS & RECOMMENDATIONS

- 7.1.1 As a Grade II Listed building, The Delaval Arms, (including the coach house within the curtilage) is considered to be a heritage asset of Regional Importance (in line with Table 1).
- 7.1.2 The proposed work to The Delaval Arms will result in only a small proportion of the surviving heritage resource being altered by removal of the historic coach house and changes to the layout and flow of the 18th century core of the inn. In addition, proposals for a new extension and changes to the garden area represent a slight alteration to the setting of Roberts Battery. The proposals are considered to represent Less Than Substantial Harm from a heritage point of view.
- 7.1.3 Overall, the clear public benefits of the proposals at this site are the continued and active use of The Grade II Listed Building The Delaval Arms in its original function as a public house and focus for the local community, ensuring its repair and maintaining continued public access to the heritage asset. The Delaval Arms represents the last surviving and most prominent of three Inns within the colliery village of Hartley and provides a positive contribution to the character of the area, and the community. Its continued survival is to be commended.
- 7.1.4 It is understood that the proposed new extension is key to the whole development that will enable the continued viability of the Delaval Arms through the provision of a high-quality environment meeting all the current legislative requirements including, for example, disabled access and Health and Safety.
- 7.1.5 Consideration should be given in the final design of the garden area to enhancing the setting of the Grade II* Listed water tower and boundary wall by improving the views from the direction of Beresford Road.
- 7.1.6 It is recommended that a programme of Historic Building Recording be undertaken prior to works which will affect surviving historic elements of the Grade II Listed building and structures within its curtilage.
- 7.1.7 All recommendations will need to be approved by the local planning authority.

8. REFERENCES

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Correspondence

- Letter from Historic England to Mr Mark Ketley (Northumberland County Council) dated 13 July 2016 (ref. P00516102)
- Northumberland County Council, Planning Department Memorandum from Sharon Kelly (Building Conservation Officer) to Mr Neil Armstrong, (Senior Planning Officer, Development Management) dated 24th April 2017
- Telephone conversation between Chloe Smith (Heritage Consultant; AB Heritage) and Andrew Moss (Associate; Ward Hadaway) on 29th October 2018

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe 'the significance of any heritage assets affected, including any contribution made by their setting'. The level of detail required in the assessment should be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. It goes on to say that 'where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

A key policy within the NPPF is that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be'.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 194 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.

Paragraphs 195 & 196 explain that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'.

It also advises that where a proposal involves less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy

Draft Northumberland Local Plan 2018

The Northumberland Local Plan is currently under consultation following local government reorganisation in 2009 and is due to be adopted in 2020. It will be designed to meet Northumberland's development needs to 2036 and will supersede a number of existing local plans including the Blyth Valley District Local Plan 1999. The Draft Northumberland Local Plan 2018 includes the following relevant Core Policy:

Policy ENV 7

Historic environment and heritage assets

1. Development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings.
2. Decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance, involving: a. Use of the Historic Environment Record, the Historic Landscape Characterisation Study and other relevant records to help inform decision making; b. A requirement for applicants to provide a heritage statement; describing the significance of the asset and any contribution made to this significance by its setting, and assessing the impact of the proposal on this significance.
3. Development proposals, which will affect a site of archaeological interest, or a site which has the potential to be of archaeological interest, will require an appropriate desk-based assessment and, where necessary, a field evaluation.

4. Development proposals that would result in substantial harm to or total loss of the significance of designated heritage assets will not be permitted unless substantial public benefits would outweigh that harm or loss. A less than substantial public benefit could only justify such harm or loss if: a. The nature of the heritage asset would prevent all reasonable uses of the site; and b. No viable use of the asset itself could be found in the medium term through appropriate marketing that would enable its conservation; and c. Conservation by grant-funding or some form of charitable or public ownership would demonstrably not be possible.

5. Where development proposals would cause less than substantial harm to the significance of designated heritage asset, this will be weighed against the public benefits of the proposal, including securing its optimum viable use.

6. Development proposals that affect non-designated heritage assets shall require a balanced judgement, taking into account the scale of any harm or loss and the significance of the heritage asset. Where, in the case of a non-designated heritage asset of archaeological interest, the significance is equivalent to that of a scheduled monument, the policy approach for designated heritage assets will be applied.

7. If, following the above assessment, a decision is made that will result in the loss of all or any part of a heritage asset, or a reduction in its significance, developers will be required to record and advance understanding of the asset through appropriate mitigation. The results of such mitigation should be made publicly accessible through appropriate archiving and publication. The ability to create full records in this way should not, in itself, be a factor in deciding whether such loss should be permitted.

8. Development proposals that affect heritage assets at risk (national or local) should demonstrate how they will be brought into repair, or appropriately conserved, and the decline halted (and preferably reversed) in a timely manner. Where the asset at risk is a vacant building of permanent and substantial construction (i.e. not a ruin that should remain so), the proposal should secure its reuse in a manner consistent with its conservation.

9. New development in historic settlements or localities should sympathetically integrate and positively respond to established character, reinforcing local distinctiveness through quality design and the use of appropriate materials.

10. Decisions affecting historic places and sites should take account of the individual and cumulative effect on the visitor economy, and quality of place.

Appendix 2 Cultural Heritage Gazetteer

This gazetteer incorporates a scoped down list of all relevant archaeological and historical sites identified on the Northumberland & Tyne & Wear HER, and other sources within the 250m study area.

Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

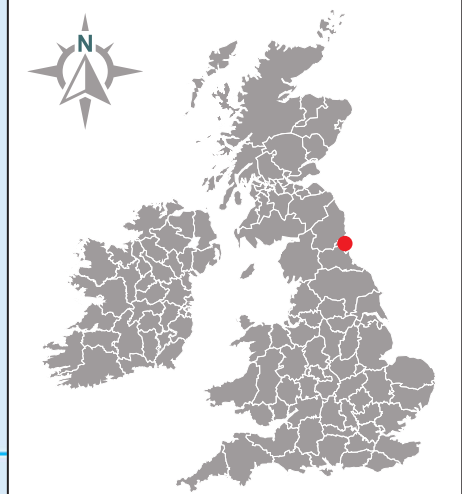
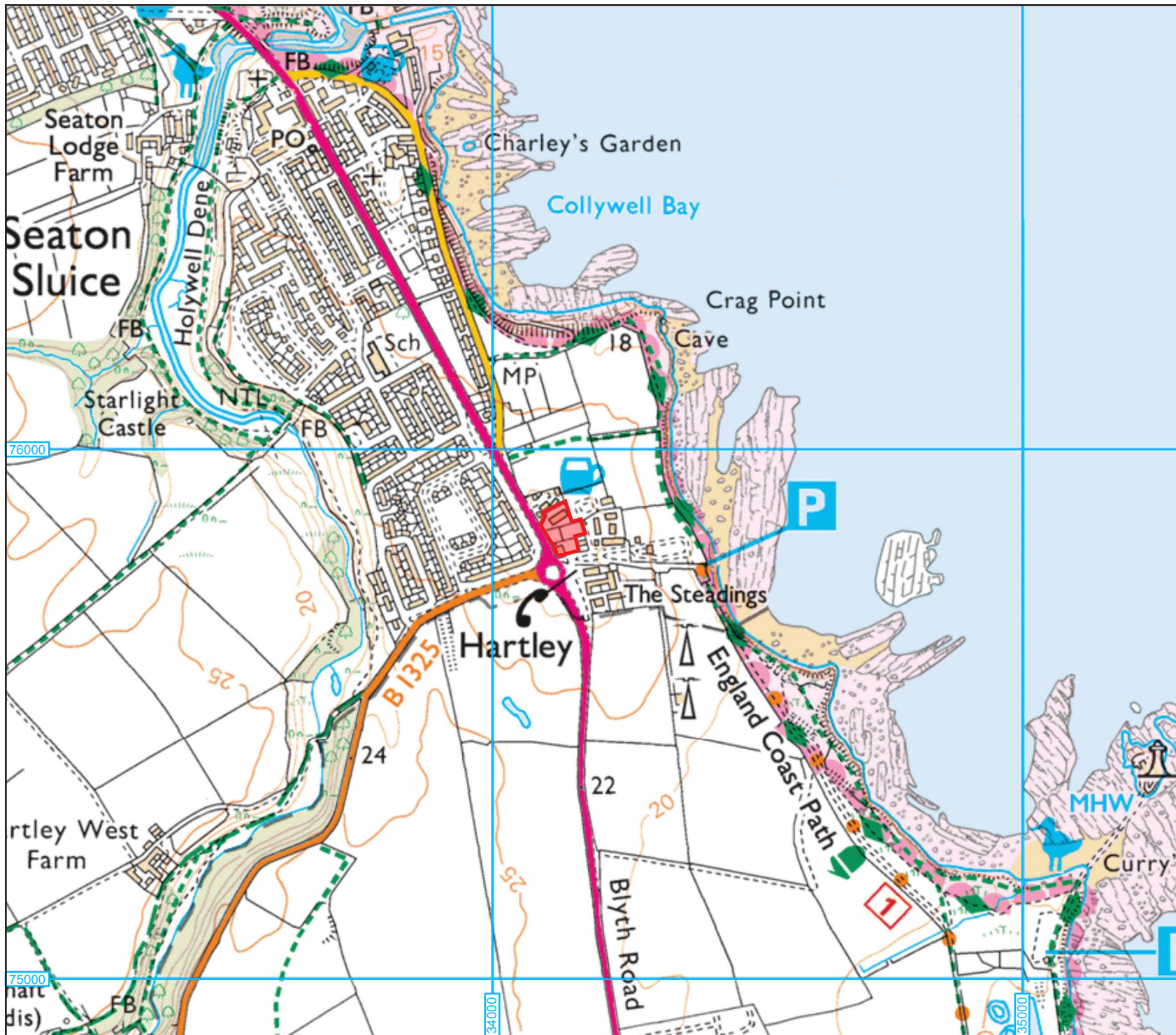
HLC - Historic Landscape Character Area

T & W – Tyne and Wear

AB NO.	PERIOD	DESCRIPTION	STATUS	NGR	REF
1	MEDIEVAL - POST-MEDIEVAL	HARTLEY - DESERTED MEDIEVAL VILLAGE AT HARTLEY		NZ 342757	11957
2	MEDIEVAL	HARTLEY COMMON FIELDS		NZ	T&W772
3	UNCERTAIN	CRAG POINT, EARTHWORK - CRAG POINT EARTHWORK. A ROUGHLY OVAL EARTHEN BANK OR DUG OUT MOUND, WITH TWO DEEP HOLES IN ITS CENTRE. FURTHER IRREGULAR MOUNDS TO THE SOUTH-EAST. SET NEAR THE EDGE OF HIGH CLIFFS.		NZ343762	11987
4	POST-MEDIEVAL	DRIFT WELL		NZ33807565	11998
5	POST-MEDIEVAL	SMITHY		NZ34117577	11999
6	POST-MEDIEVAL	DELAVAL ARMS, HARTLEY - A MID-18TH CENTURY INN, WITH MID-19TH CENTURY REAR WINGS AND EARLY 20TH CENTURY EXTENSION	LISTED BUILDING GRADE II	NZ3413675804	13968 NHLE 1371403
7	POST-MEDIEVAL	SEWER GAS LAMP OUTSIDE 21 HARTLEY SQUARE - A LATE 19TH CENTURY SEWER GAS LAMP STANDARD. MADE BY WEBB LAMP CO LTD OF BIRMINGHAM. ORIGINALLY USED METHANE FROM SEWERS, BEFORE THE INTRODUCTION OF COAL GAS.	LISTED BUILDING GRADE II	NZ3398075824	13977 NHLE 1237303
8	POST-MEDIEVAL	WHITLEY BAY, BLYTH ROAD		NZ34747424	T&W1038
9	POST-MEDIEVAL	WHITLEY BAY, QUARRY		NZ33887564	T&W1040

10	POST-MEDIEVAL	WHITLEY BAY, FIRING RANGE		NZ34927473	T&W1054
11	POST-MEDIEVAL	WHITLEY BAY, AVENUE BRANCH LINE		NZ33907568	T&W1940
7	FIRST WORLD WAR	ROBERT'S BATTERY – FORT HOUSE	LISTED BUILDING GRADE II*	NZ3421875902	12025 NHLE 1154951
8	SECOND WORLD WAR	ROBERT'S BATTERY – BOUNDARY WALL AROUND FORT HOUSE	LISTED BUILDING GRADE II*	NZ3417575928	12025 NHLE 1041329
9	SECOND WORLD WAR	ROBERT'S BATTERY - OUTBUILDING	LISTED BUILDING GRADE II*	NZ3415975866	12025 NHLE 1303566
10	SECOND WORLD WAR	ROUND DEFENCE POST - ROUND DEFENCE POST. CROP MARK [PLOTTED FROM 1941 RAF AIR PHOTOGRAPH].		NZ342763	19995
11	SECOND WORLD WAR	HARTLEY VILLAGE ANTI-TANK BLOCK - LARGE CONCRETE BLOCKS EACH SIDE OF ROAD. CROP MARK [PLOTTED FROM 1941 RAF AIR PHOTOGRAPH].		NZ341759	20054
12	SECOND WORLD WAR	HARTLEY VILLAGE ROUND POST - ROUND POST. CROP MARK [PLOTTED FROM 1941 RAF AIR PHOTOGRAPH]		NZ343762	20055
13	SECOND WORLD WAR	ROUND DEFENCE POST AND SEARCHLIGHT – CROP MARK [PLOTTED FROM 1941 RAF AIR PHOTOGRAPH]		NZ342759	20151
14	SECOND WORLD WAR	LARGE CONCRETE BLOCKS EACH SIDE OF ROAD, PART OF A ROADBLOCK – CROP MARK [PLOTTED FROM 1941 RAF AIR PHOTOGRAPH]		NZ342757	20152
15	SECOND WORLD WAR	HEXAGONAL PILLBOX - HEXAGONAL PILLBOX ON WALL FACING SOUTH FROM FARM - VERY GOOD FIELD OF FIRE, LOCATED AT NGR NZ 343 757. IT'S LOCATION IS GIVEN AS HARTLEY, ON SOUTH EDGE OF FARM, IN GARDEN OF HOUSE.		NZ343757	20153
16	SECOND WORLD WAR	WORLD WAR PILLBOX, CRAG POINT – DESTROYED MONUMENT. WORLD WAR II PILLBOX VISIBLE ON POST-WAR AERIAL PHOTOGRAPHS AT CRAG POINT, SEATON SLUICE		NZ3429776253	23772

17	SECOND WORLD WAR	HARTLEY CRAG RADAR STATION - WORLD WAR II RADAR STATION RECORDED UNDER THE DESIGNATION M38 AND THE NAME HARTLEY CRAG; OPERATED FOR COASTAL DEFENCE (CD) AND CHAIN HOME LOW (CHL) COVER. THIS MAY HAVE OPERATED IN 1942		NZ3431076180	27376
18	SECOND WORLD WAR	WHITLEY BAY, PILLBOX		NZ346756	T&W5346
19	MODERN	WHITLEY BAY, POST OFFICE REMOTE TRANSMITTING STATION		NZ34407559	T&W12090
20	MODERN	WHITLEY BAY, HARTLEY LANE, TRAMWAY		NZ33937553	T&W12540
21	SECOND WORLD WAR	WHITLEY BAY, AIRCRAFT OBSTRUCTION		NZ34467530	T&W12545
22	N/A	SEATON DELAVAL CONSERVATION AREA			14



KEY

Site Boundary

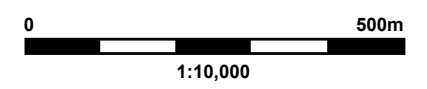
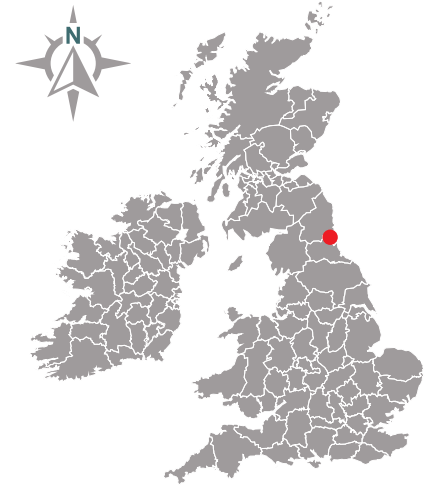
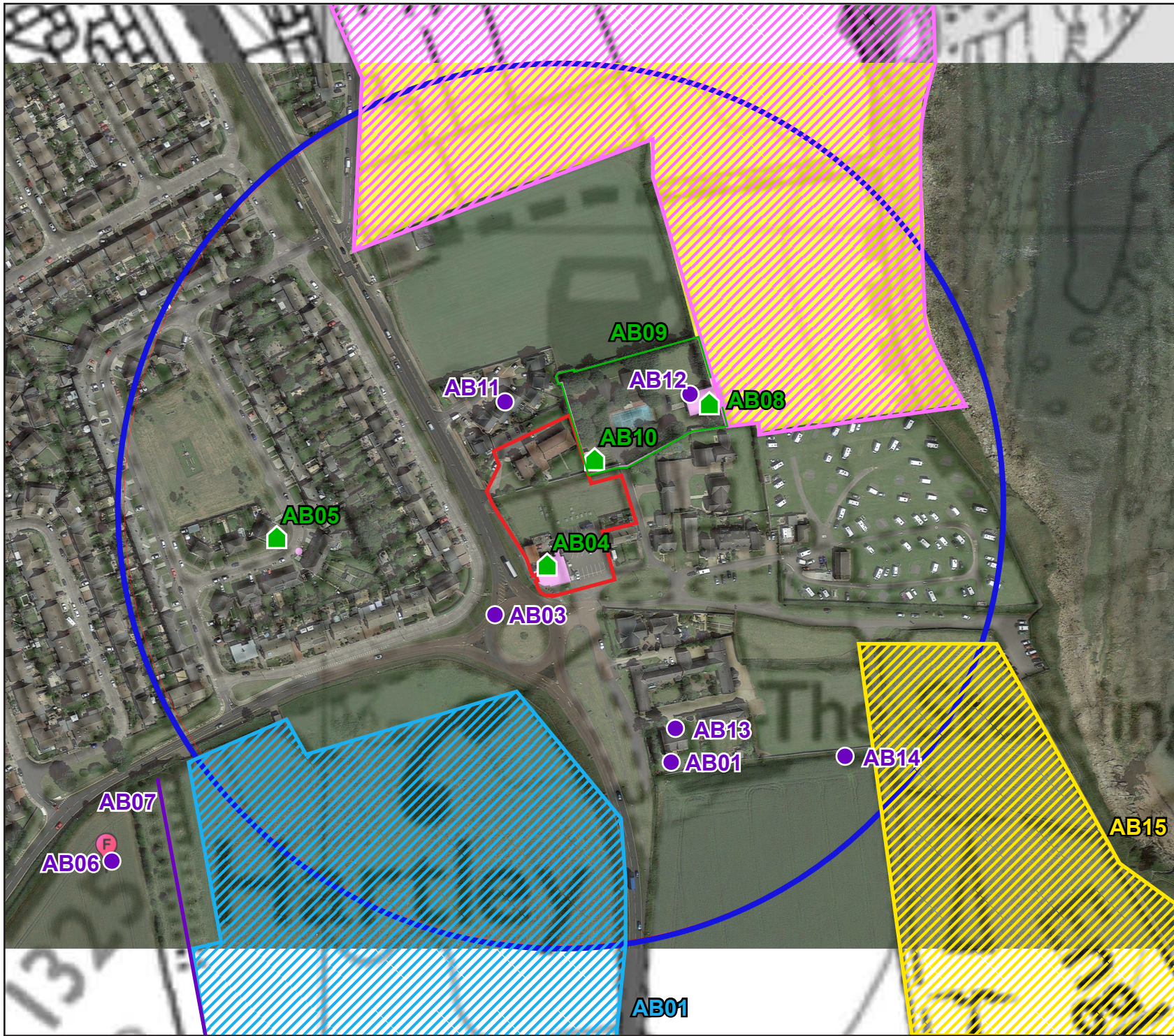


Figure 1: Site Location

Project: The Delaval Arms & Beresford Lodge

Date: 02/11/18

Job No: 60586



KEY

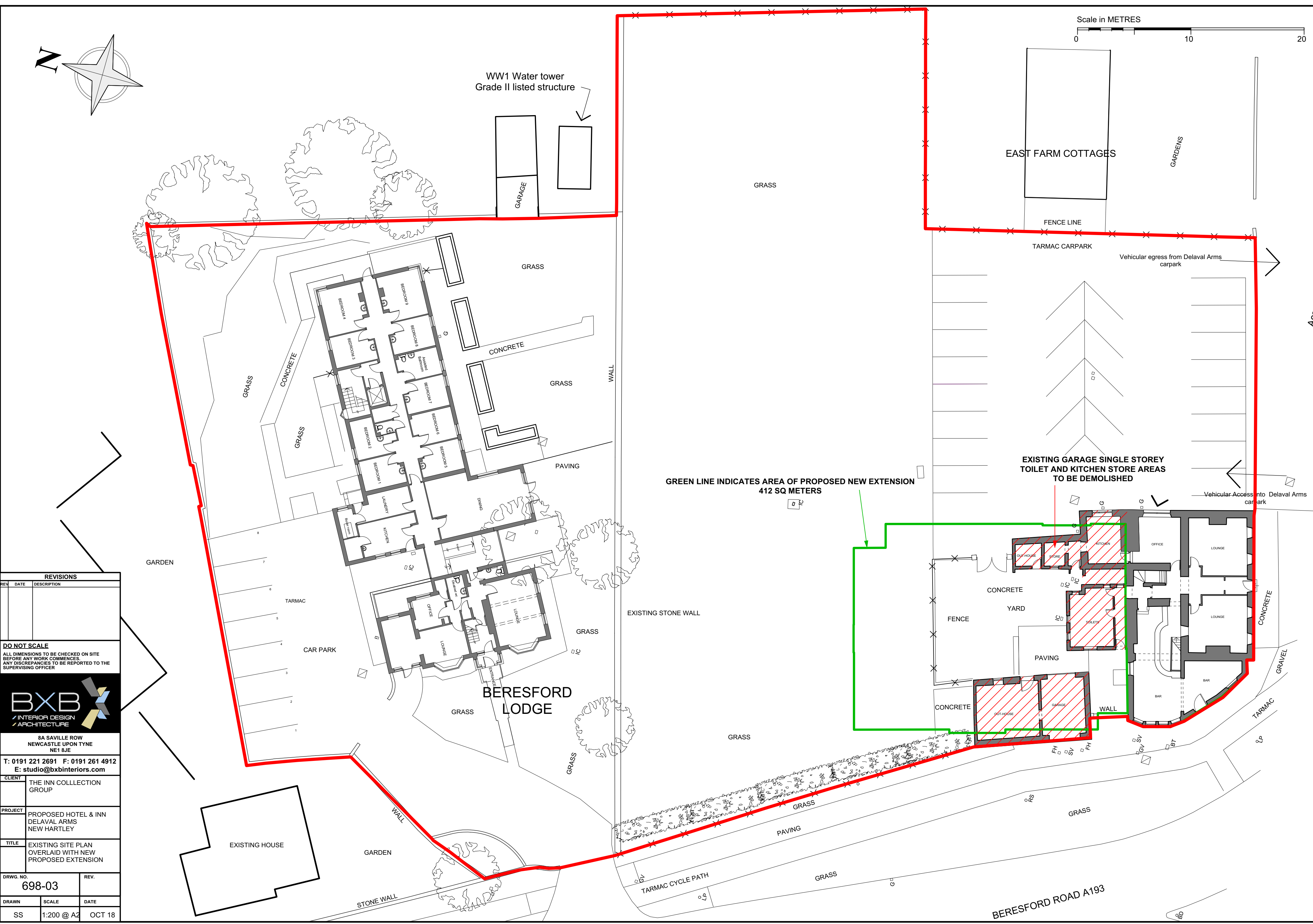
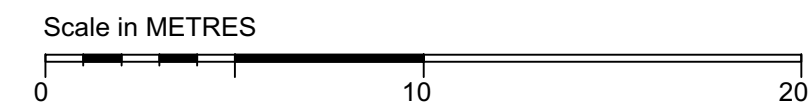
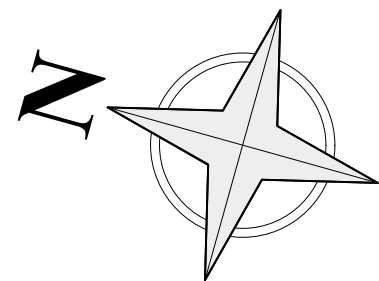
- Site Boundary
- Search Area (250m)
- Listed Building
- Monument
- Hartley Common Fields Archaeological Priority Area (AB 02)
- Whitley Bay, Post Office Remote Transmitting Station (AB 15)
- Seaton Delaval Conservation area (AB 16)



Figure 2: Cultural Heritage Features Map

Project: The Delaval Arms & Beresford Lodge

Date: 02/11/18 Job No: 60586



WW1 Water tower
Grade II listed structure

EAST FARM COTTAGES

BERESFORD LODGE

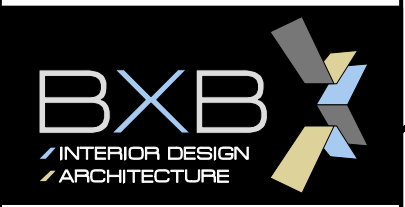
GREEN LINE INDICATES AREA OF PROPOSED NEW EXTENSION
412 SQ METERS

EXISTING GARAGE SINGLE STOREY
TOILET AND KITCHEN STORE AREAS
TO BE DEMOLISHED

BERESFORD ROAD A193

REVISIONS		
REV	DATE	DESCRIPTION

DO NOT SCALE
ALL DIMENSIONS TO BE CHECKED ON SITE
BEFORE ANY WORK COMMENCES.
ANY DISCREPANCIES TO BE REPORTED TO THE
SUPERVISING OFFICER



8A SAVILLE ROW
NEWCASTLE UPON TYNE
NE1 8JE
T: 0191 221 2691 F: 0191 261 4912
E: studio@bxbinteriors.com

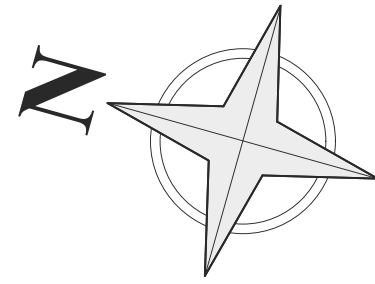
CLIENT
THE INN COLLECTION
GROUP

PROJECT
PROPOSED HOTEL & INN
DELAVAL ARMS
NEW HARTLEY

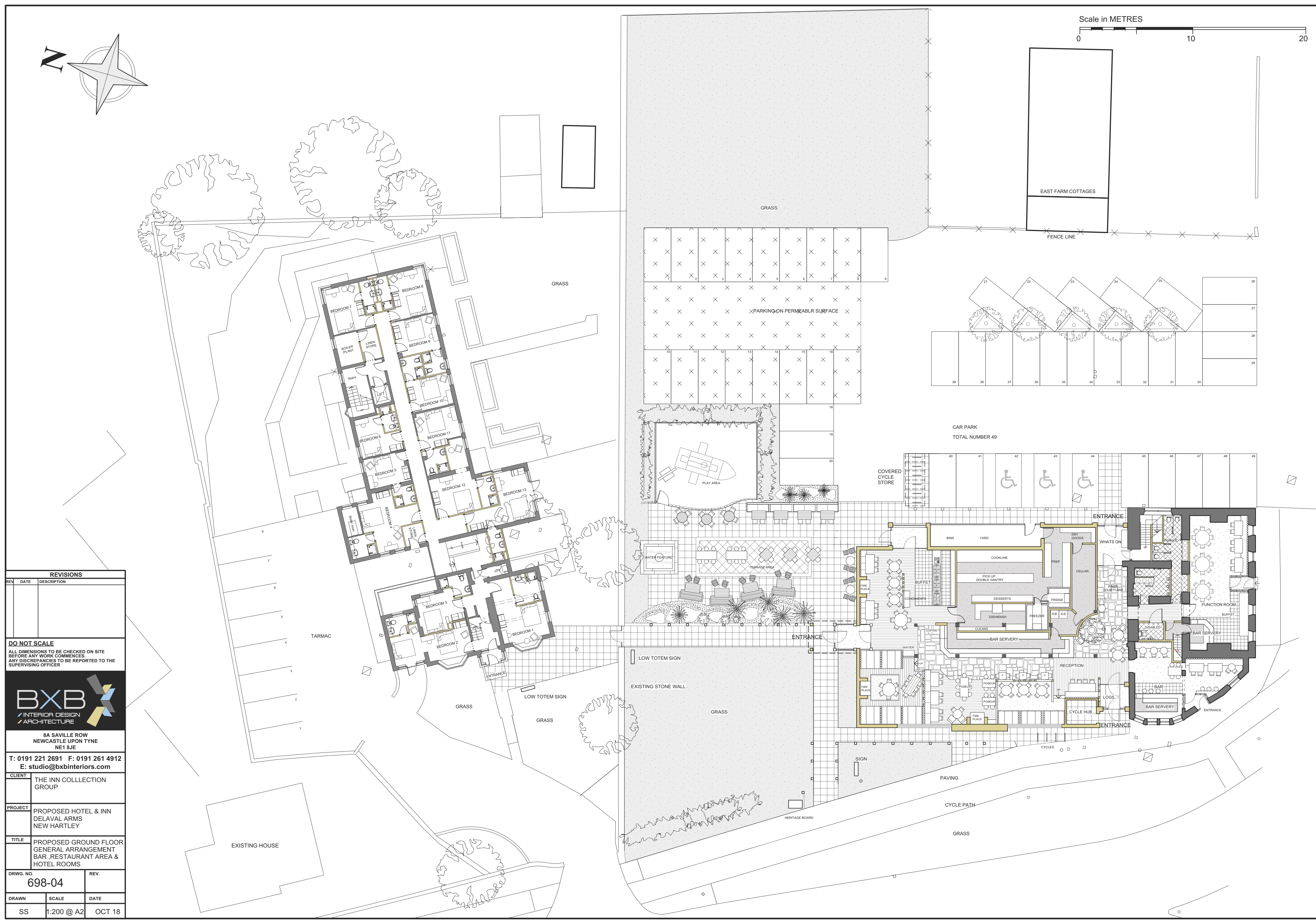
TITLE
EXISTING SITE PLAN
OVERLAID WITH NEW
PROPOSED EXTENSION

DRWG. NO.
698-03

DRAWN	SCALE	DATE
SS	1:200 @ A2	OCT 18

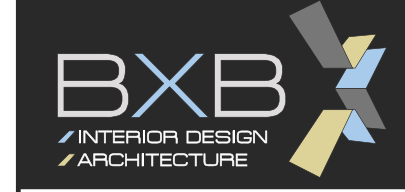


Scale in METRES
0 10 20



REVISIONS		
REV	DATE	DESCRIPTION

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CLIENT THE INN COLLECTION GROUP

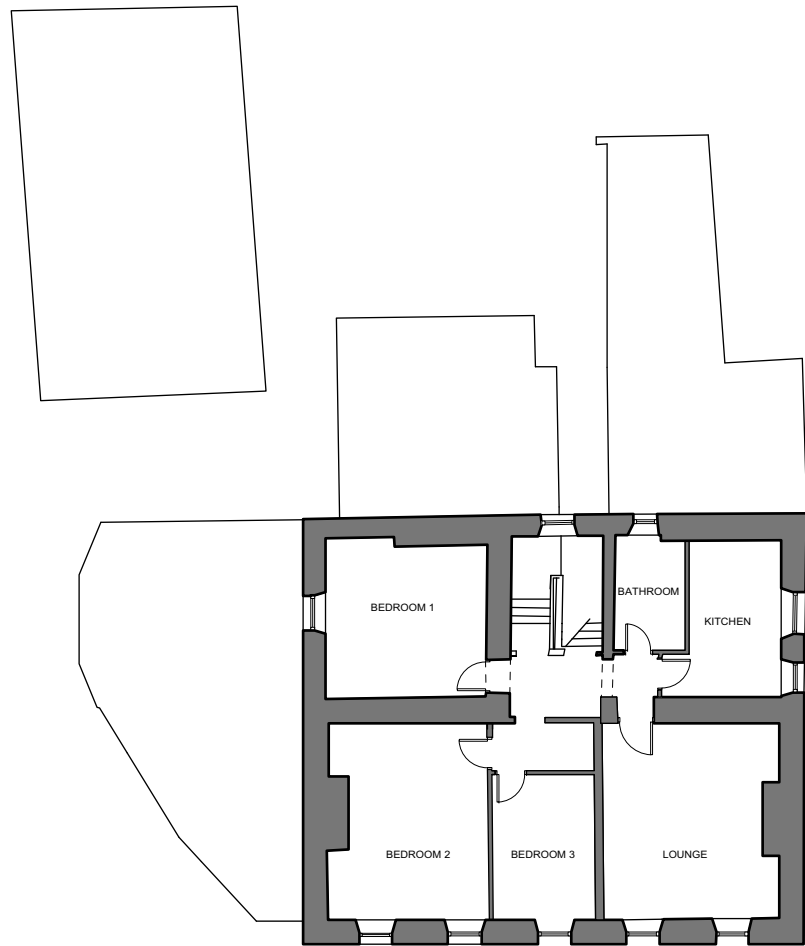
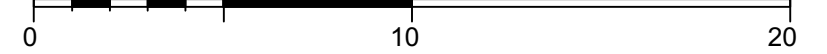
PROJECT PROPOSED HOTEL & INN DELAVAL ARMS NEW HARTLEY

TITLE PROPOSED GROUND FLOOR GENERAL ARRANGEMENT BAR, RESTAURANT AREA & HOTEL ROOMS

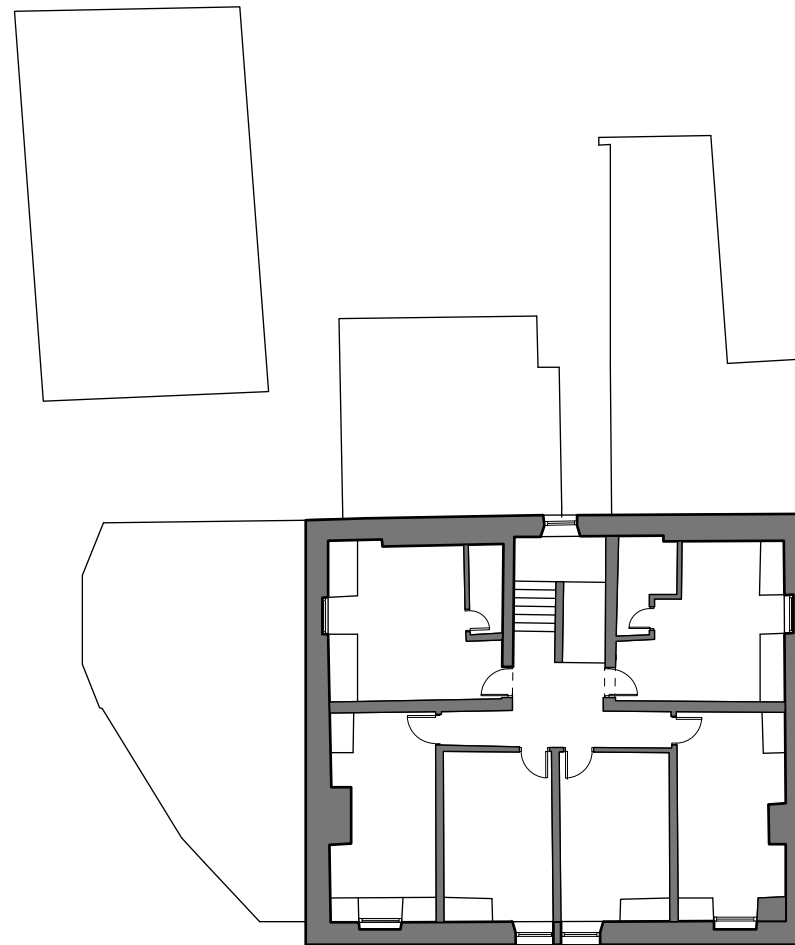
DRWG. NO. 698-04

DRAWN	SCALE	DATE
SS	1:200 @ A2	OCT 18

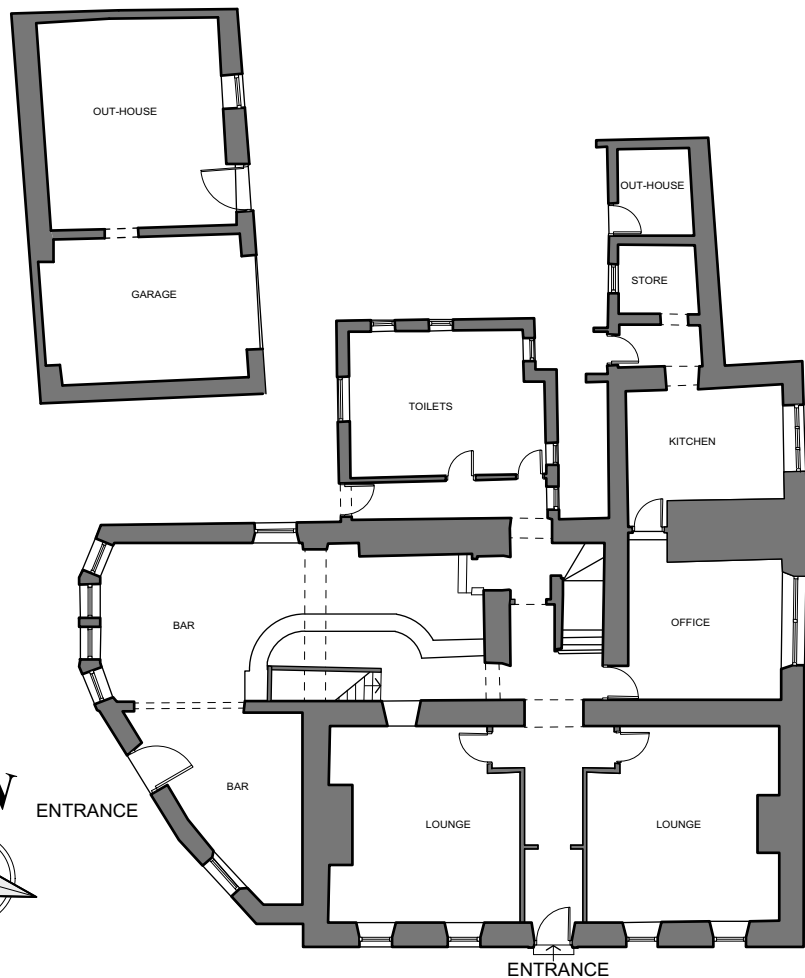
Scale in METRES



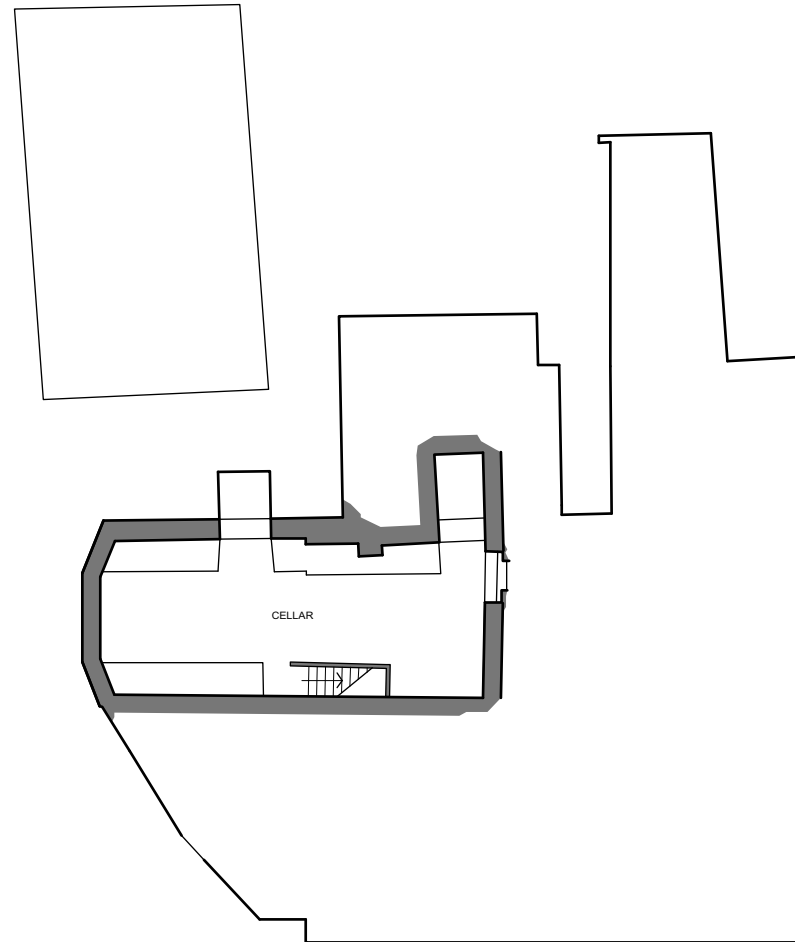
FIRST FLOOR LAYOUT 1:200



SECOND FLOOR LAYOUT 1:200



GROUND FLOOR LAYOUT 1:200



BASEMENT FLOOR LAYOUT 1:200



REVISIONS		
REV	DATE	DESCRIPTION

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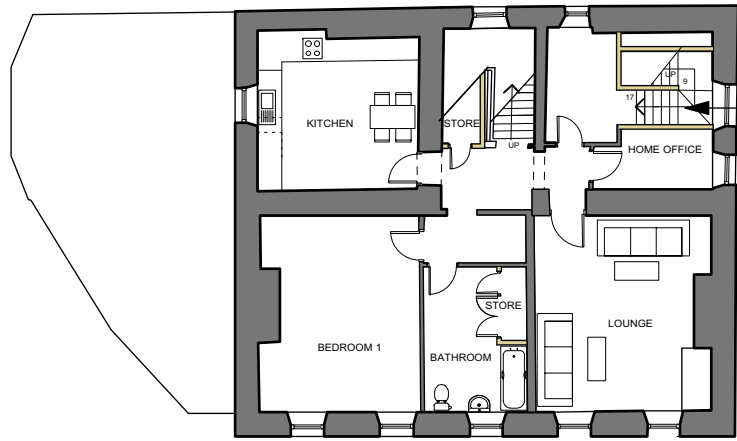
CLIENT THE INN COLLECTION
 GROUP

PROJECT PROPOSED HOTEL & INN
 DELAVAL ARMS
 NEW HARTLEY

TITLE DELAVAL ARMS
 EXISTING LAYOUTS

DRWG. NO. 698-02 REV.

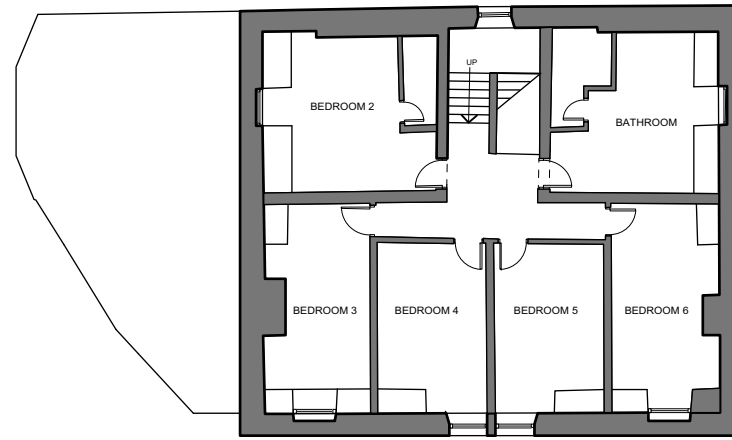
DRAWN SS SCALE 1:200 @ A3 DATE OCT 18



FIRST FLOOR LAYOUT 1:200

EXISTING KITCHEN AND BATHROOM REMOVED. NEW STAIR TO GROUND FLOOR AND HOME OFFICE FORMED AS INDICATED.

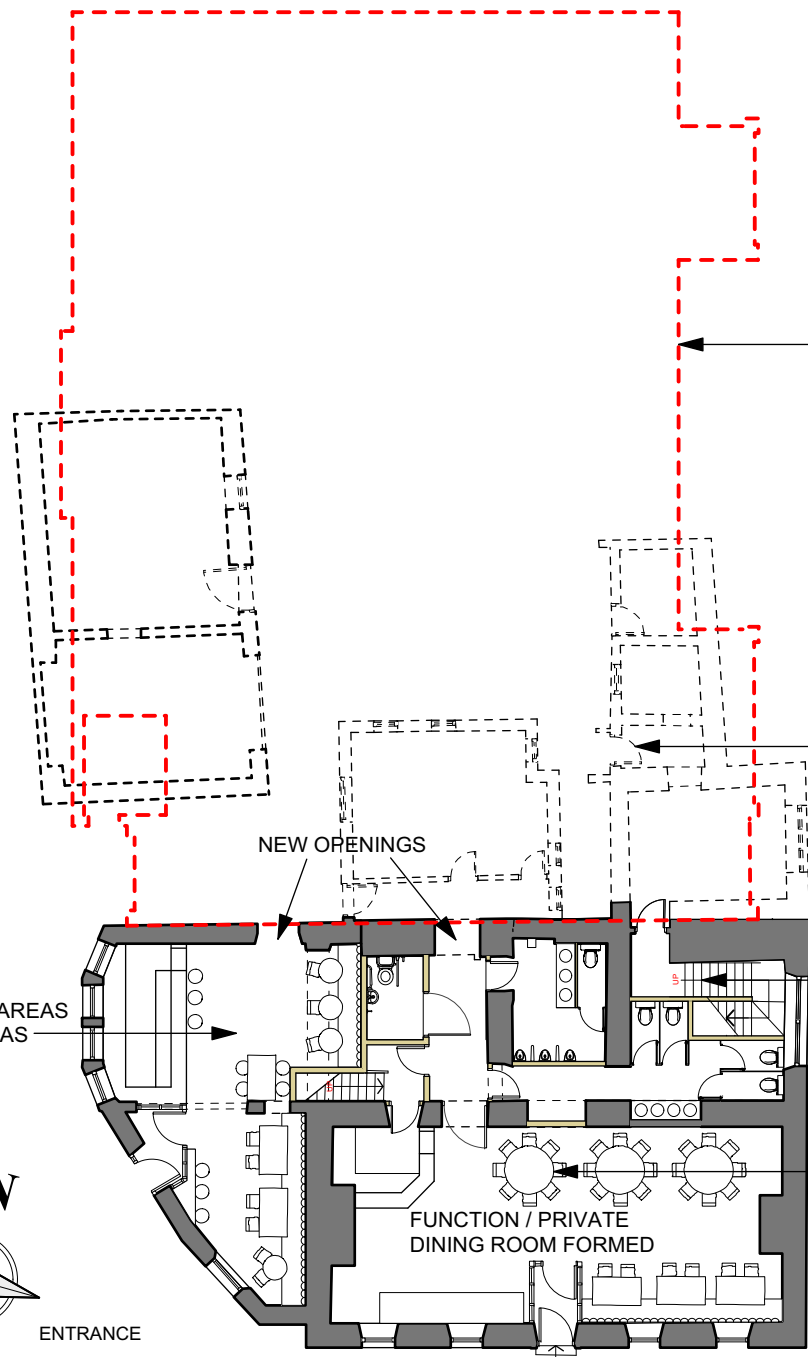
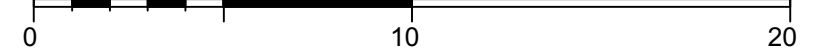
FIRST FLOOR REFURBISHED TO PROVIDE MANAGERS ACCOMODATION.



SECOND FLOOR LAYOUT 1:200

SECOND FLOOR REFURBISHED TO PROVIDE MANAGERS ACCOMODATION.

Scale in METRES



GROUND FLOOR LAYOUT 1:200

NEW EXTENSION REFER DRAWING 698-04

SINGLE STOREY STORE/TOILETS AND GRAGE DEMOLISHED.

NEW OPENINGS

NEW STAIR TO FIRST FLOOR MANAGER ACCOMDATION.

EXISTING BAR AREAS REFURBISHED AS INDICATED

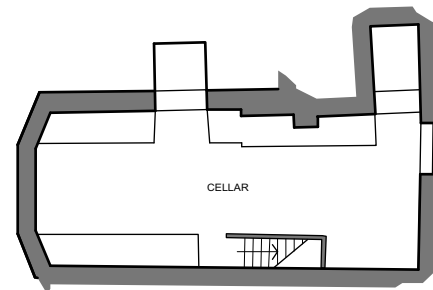
EXISTING STUD WORK LOBBIES REMOVED

FUNCTION / PRIVATE DINING ROOM FORMED



ENTRANCE

ENTRANCE

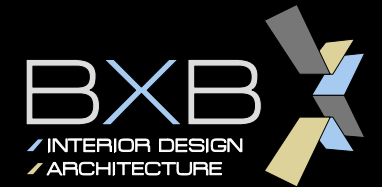


BASEMENT FLOOR LAYOUT 1:200

CELLAR

REVISIONS		
REV	DATE	DESCRIPTION
A	02.11.18	Annotation added and outline of extension shown.

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CLIENT	THE INN COLLECTION GROUP	
PROJECT	PROPOSED HOTEL & INN DELAVAL ARMS NEW HARTLEY	
TITLE	DELAVAL ARMS PROPOSED LAYOUTS	
DRWG. NO.	698-08	REV. A
DRAWN	SCALE	DATE
SS	1:200 @ A3	OCT 18



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