

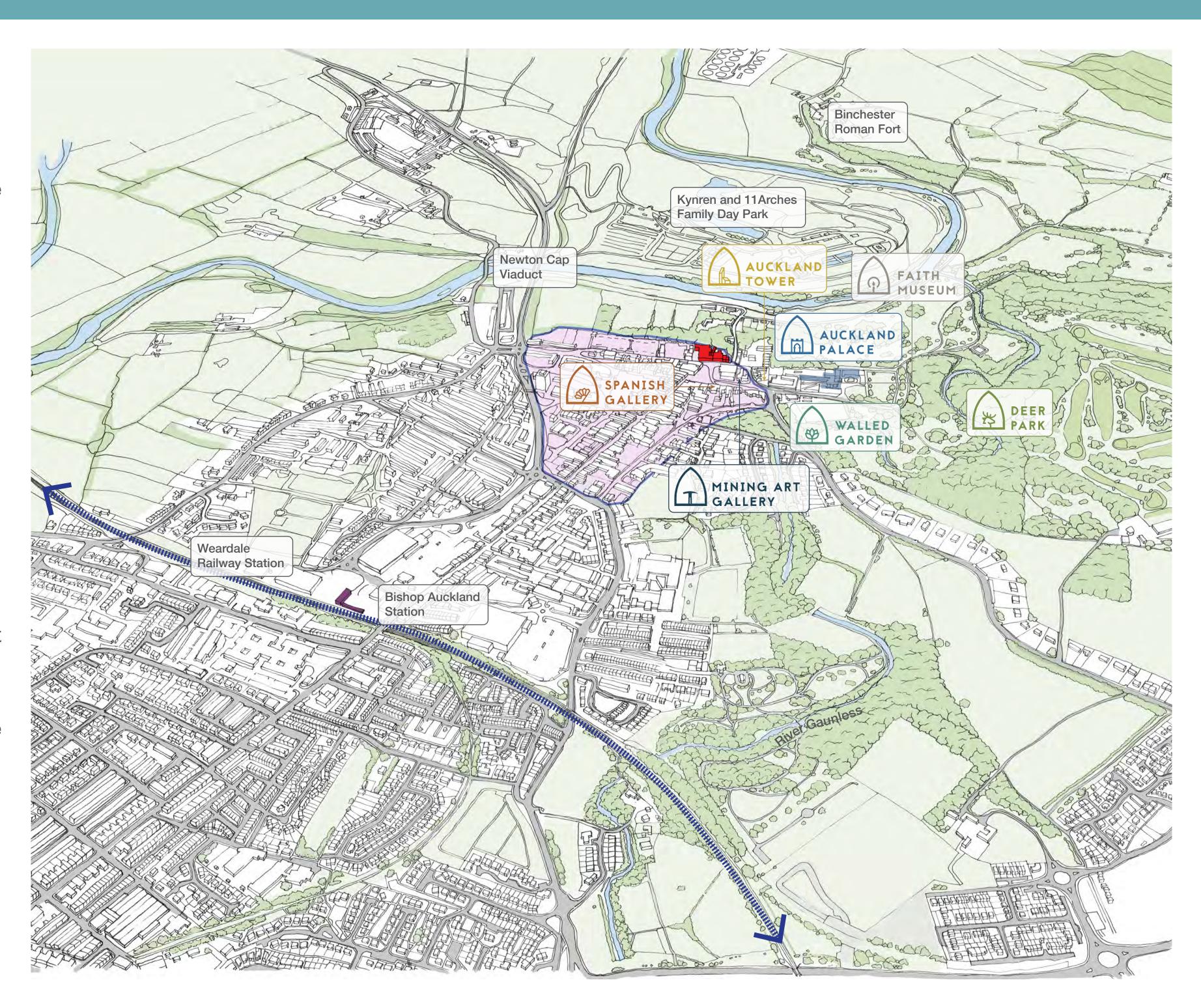
Vision

Bishop Auckland is a town on the move. Thanks to increasing investment in attractions and infrastructure by The Auckland Project (TAP), 11Arches and others, the town is quickly repositioning itself as a must-visit destination for heritage and culture in the region, with 1.5 million visitors expected each year from 2029.

The opening of Auckland Palace and Gardens, the Faith Museum, Spanish Gallery, Mining Art Gallery and Kynren in recent years has already resulted in a significant increase in visitors to the town. Continued investment in the tourism infrastructure of the town is essential to enable future growth

The redevelopment of the North Side site of Bishop Auckland's Market Place is part of Bishop Auckland's wider investment plan, to bring increased employment opportunities and visitor spend to the town. The work will involve the removal of the existing derelict Queens Head, Postchaise and Monaco buildings, to be replaced with a new 60 bedroom hotel.

Working with Historic England and Durham County Council, The Auckland Project is ensuring the designs for the hotel scheme will be sympathetic to Bishop Auckland's heritage and existing surroundings.











Social and Economic Benefits



Breathes life back into the north side of the Market Place with bar, restaurant, and outdoor seating facilities



Will create 95 jobs, 65 construction jobs during development and 30 onsite operational jobs



Will increase footfall and dwell time in the town centre, benefitting local businesses and services



Will add £4.7m of hotel visitor spend to the local economy each year



Provides accommodation to meet the 2029 Bishop Auckland vision of 1.5 million visitors per year



The development has attracted £3.1m of funding from the government's Towns Fund and private sector investment of over £8m

Project aspirations Playful Relaxed Exciting Welcoming Surpirse

2023

2024

2025

2026

Engagement with DCC and Historic England

2027

North Side Hotel project launch



Funding committed from the government and private sector investment



Design team appointed



Public engagement



Construction begins



Hotel opens to the public winter 2027

The North Side Hotel is funded by













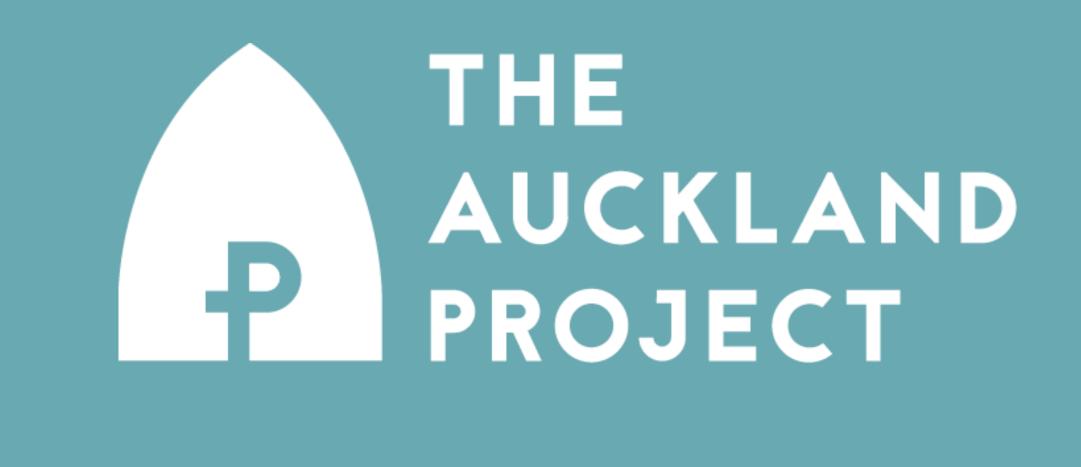








Design team



Context and Opportunity

There have been coaching inns and hotels in Bishop Auckland Market Place for centuries, but throughout the 20th century the demand for hotels at the heart of the town gradually declined. The Queens Head and Postchaise were transformed into public houses and night clubs in the 1990s. However, by the mid 2000s these businesses also found themselves struggling.

Fast forward to 2025 and the demand for tourist accommodation has been renewed. Bishop Auckland is now a visitor destination in its own right, and the demand for bed spaces in County Durham consistently outstrips supply. We have an extraordinary opportunity to meet this demand and

1. Bishop Auckland Town Hall, Grade II listed 2. St Anne's Church

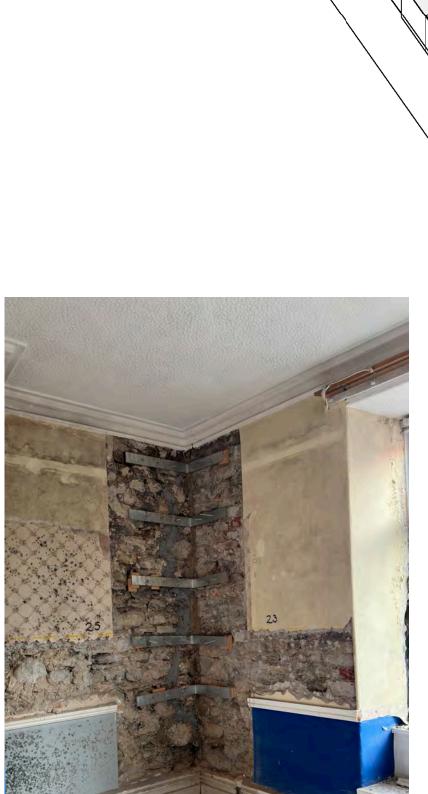
stimulate economic growth for the town. 5.2x Shop Units 9. The Queens Head Hotel 6. No. 42 10. The Postchaise 7. Castle Bar 3. Spanish Gallery 11. Monacos 8. Nursery 12. Sportsman Inn 4. Sports Direct

Building Condition

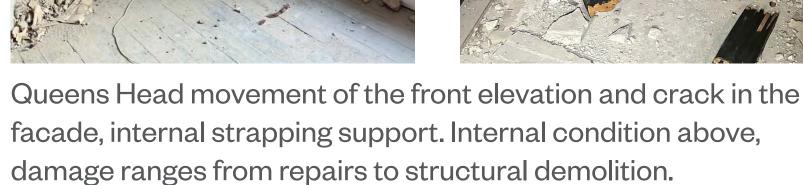
Since the purchase of the properties in 2013, TAP has:

- spent over £50,000 maintaining and making the Queens and Postchaise Hotels safe
- spent over £100,000 on five feasibility studies to redevelop the Queens and Postchaise Hotels. None of the schemes attracted interest from operators nor were financially viable

In order to attract overnight visitors quality accommodation with modern amenities must be provided. The structure and condition of the existing buildings, as well as small room layouts and differing floor levels, make reuse into a single hotel unviable.















Postchaise, the front elevation has moved away from the rest of the building. There is cracking at the interface between the front wall and the internal walls at both first and second floor.





Scale and Proportion

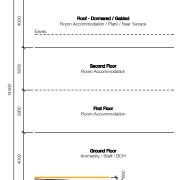
Aside from the Town Hall and Church, facades facing the Market Place follow themes in their fenestration and proportions. Notable proportions are:

- active frontage at ground floor
- taller floor to floor height at ground floor
- glazing and entrance features
- regular and rhythmic window placement
- fenestration to divide openings
- stepped eaves and ridge lines
- feature dormers and narrow gablets
- chimney features

















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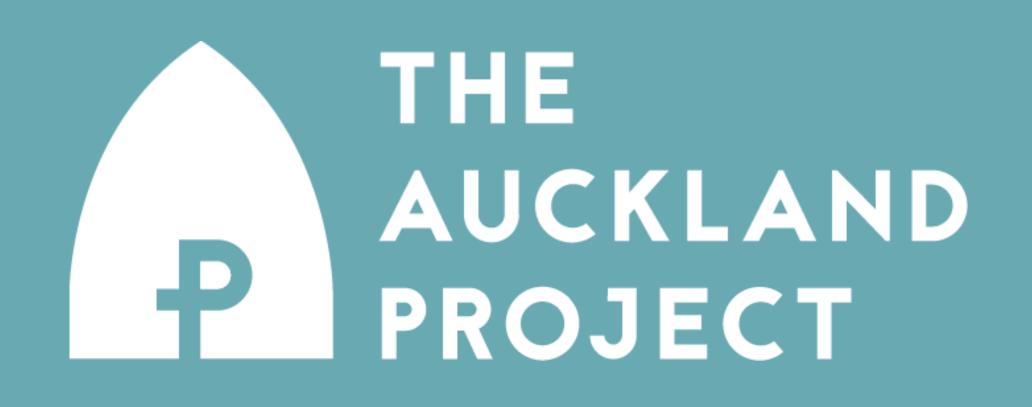












Proposed Accommodation



Visual permeability and active frontage to the Market Place



Opportunity to host local and private events of varying scale



Restaurant and bar offering for locals and visiting guests



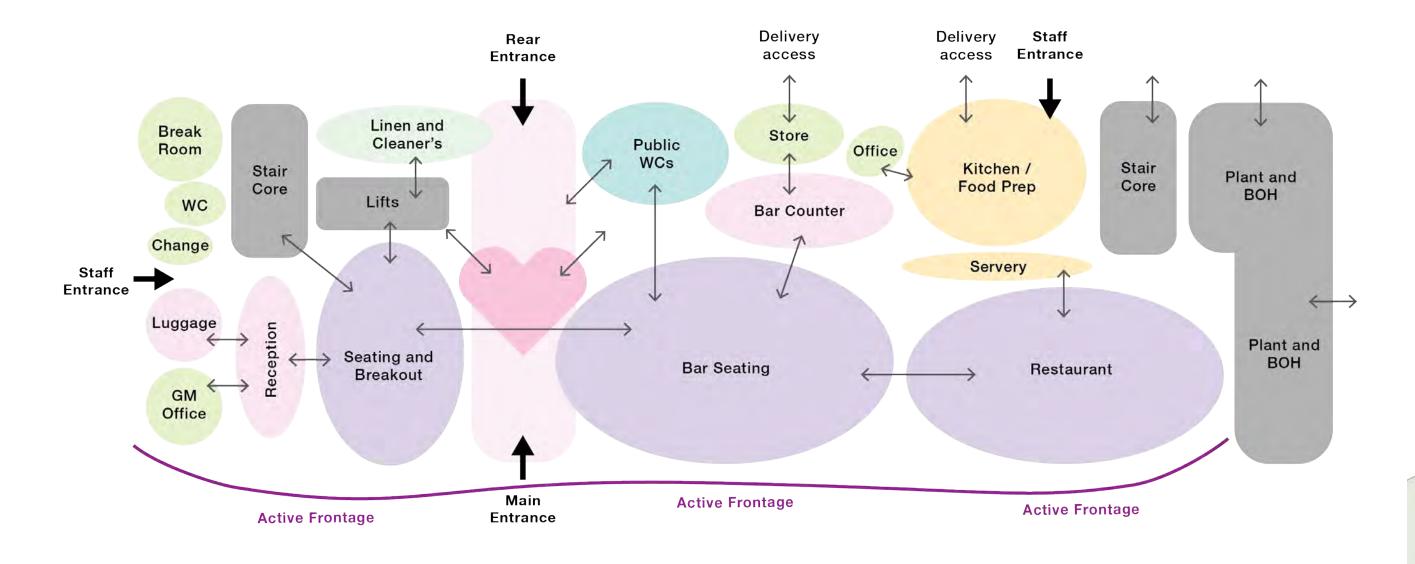
Staff provisions including internal and external break areas



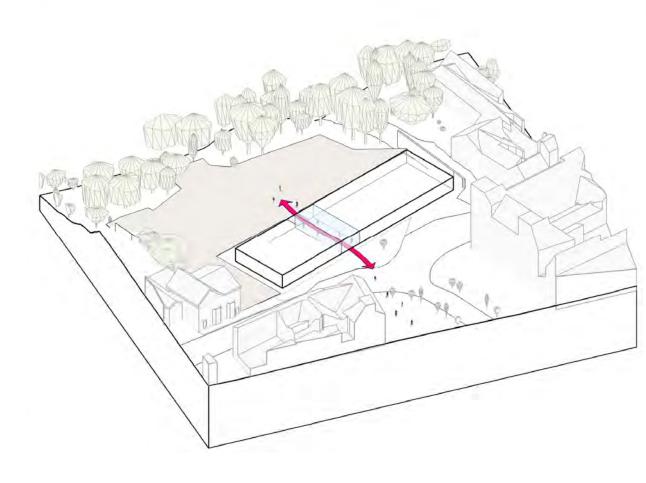
Outdoor seating for local and visiting hotel customers



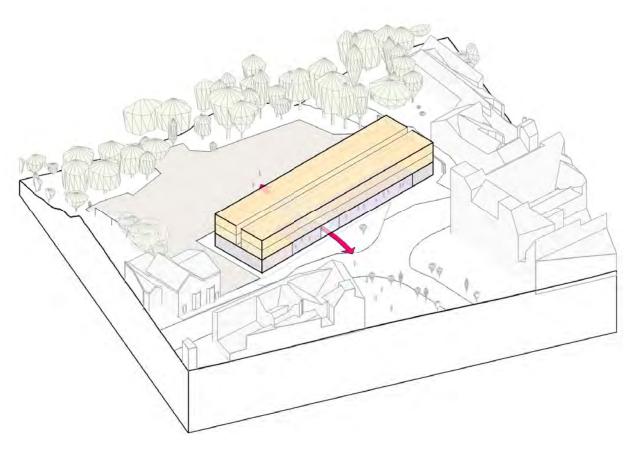
60 hotel bedrooms, a mix of family, twin, double and accessible



 Visual permeability and connection to Market Place



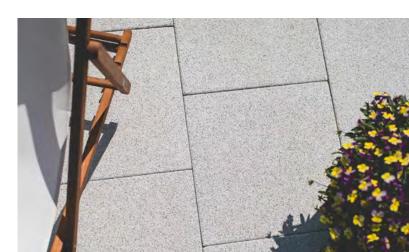
2 Active frontage to Market Place and three floors of hotel rooms



Proposed Site Layout

A series of welcoming and social outdoor spaces is proposed to the front and rear of the hotel. These enhance the visitor experience while preserving the historic setting and existing public realm. Native trees and shrubs have been selected, blending with the existing mature planting to the north of the site. Raised planters and external seating areas look onto the Market Place. The site provides vehicular parking to the north, including EV charging points, alongside cycle storage.









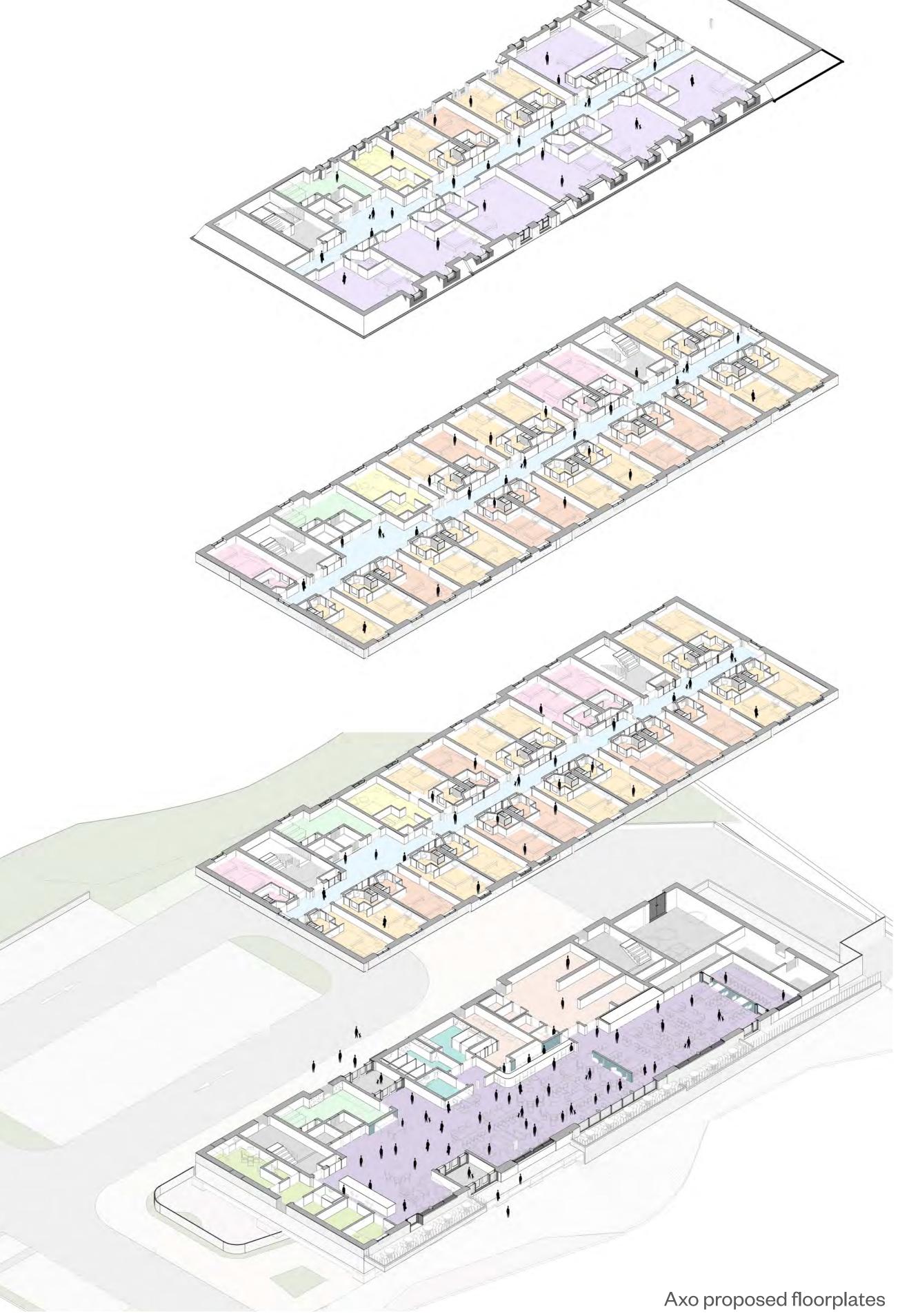


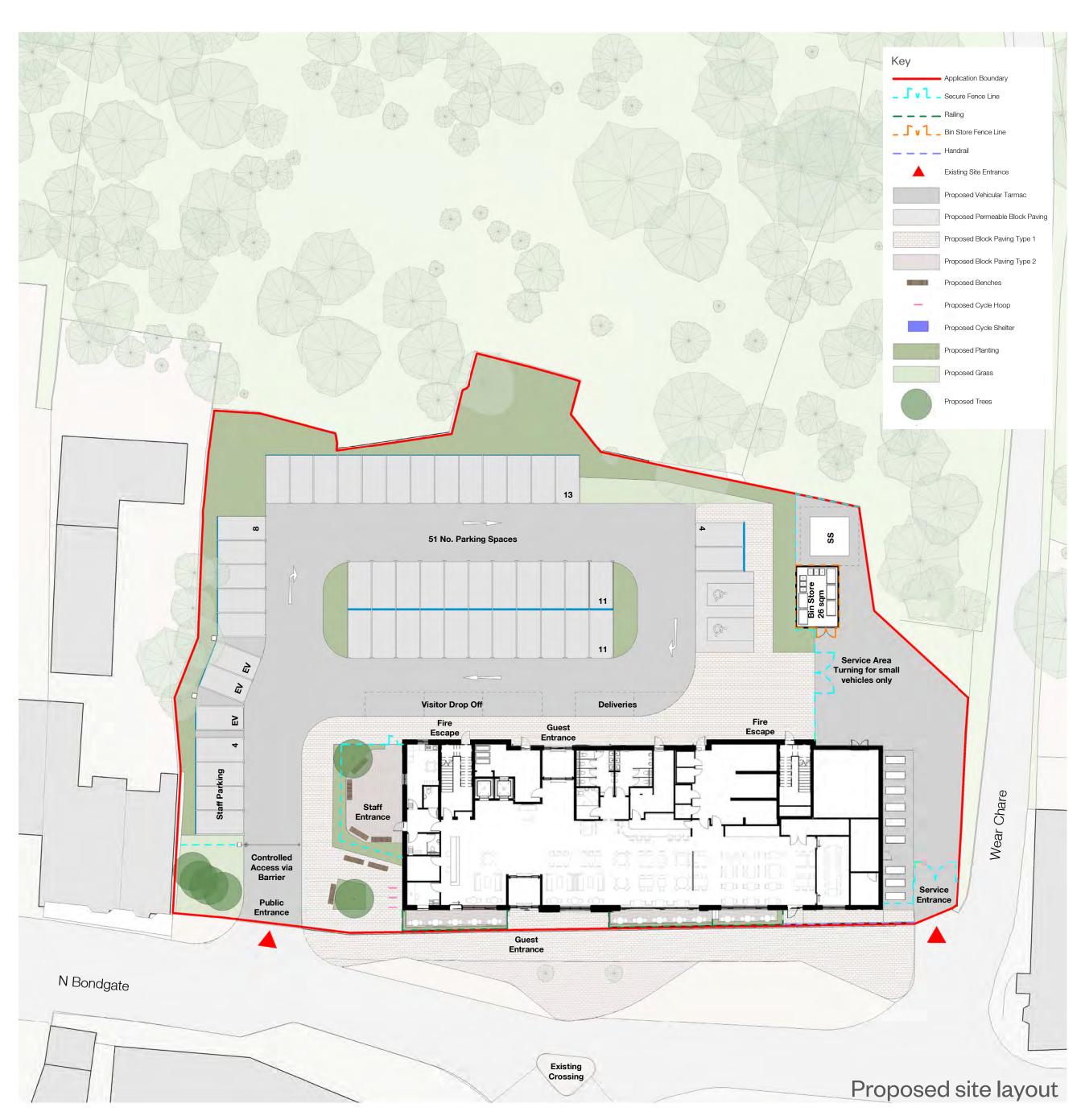












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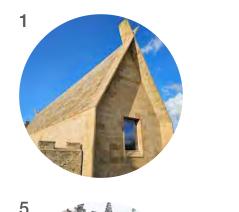
Appearance

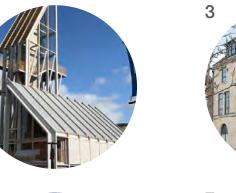
The appearance and design of the hotel has been carefully developed to contribute positively to the context of the Market Place. A simple visual order reflects that of the surrounding buildings, whilst the palette of materials blends with the local vernacular of red brick, render and stone.

Contemporary ground floor glazing and brick detailing elevate areas of activity, and features within the roofline, and facade subtly draw the eye and help wayfind footfall to the main entrance zone.

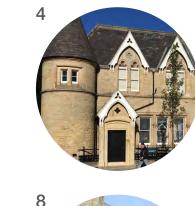
The design has been developed in line with engagement with, and feedback from, both Durham County Council and Historic England.

Materiality

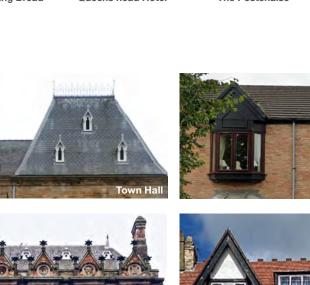








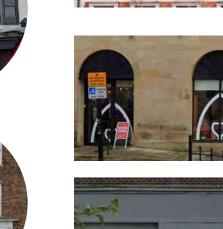




Vernacular features

















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