



THE
AUCKLAND
PROJECT

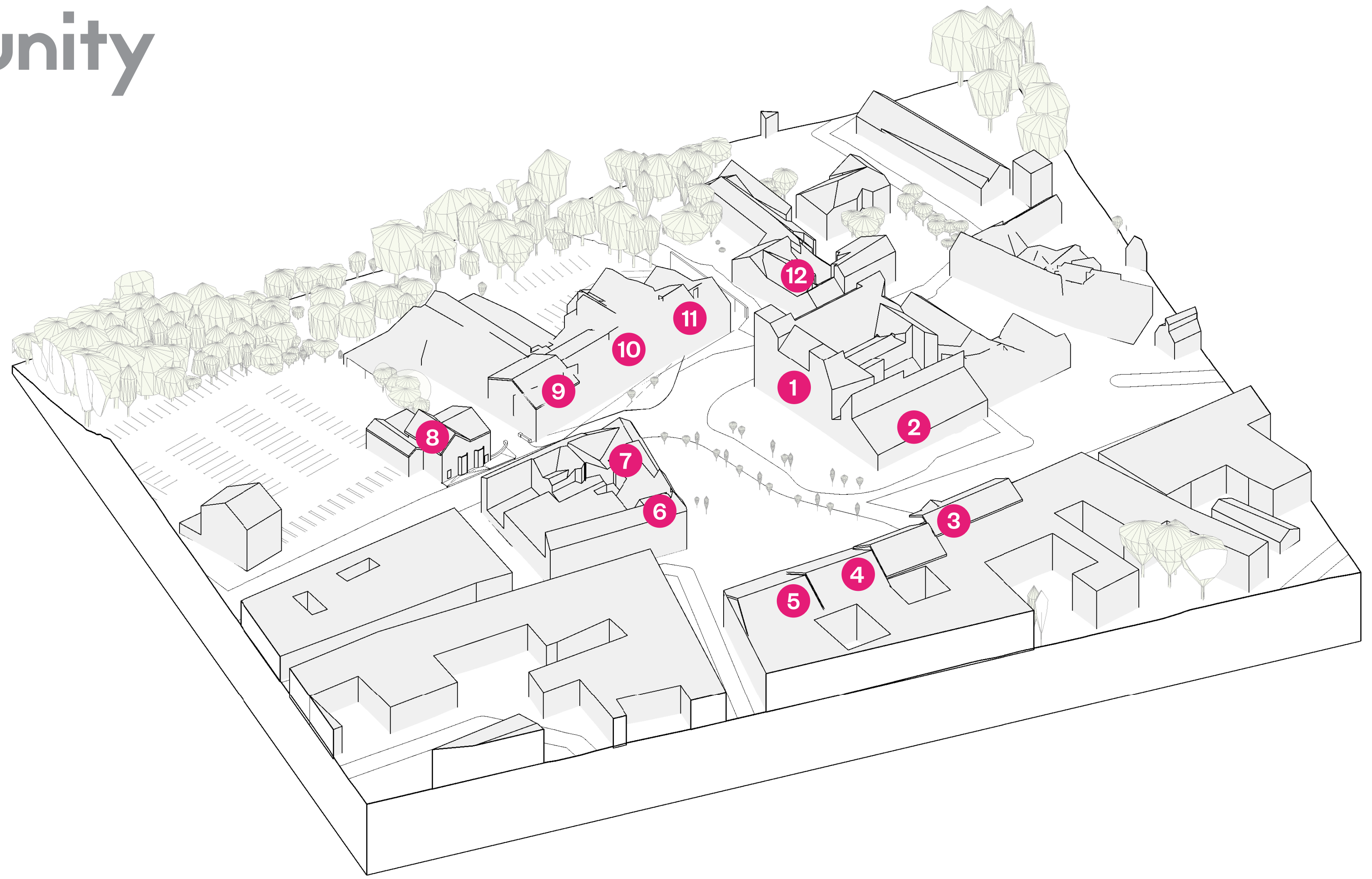
The North Side Hotel

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 stimulate economic growth for the town.

- | | | |
|---|------------------|--------------------------|
| 1. Bishop Auckland Town Hall, Grade II listed | 5. 2x Shop Units | 9. The Queens Head Hotel |
| 2. St Anne's Church | 6. No. 42 | 10. The Postchaise |
| 3. Spanish Gallery | 7. Castle Bar | 11. Monacos |
| 4. Sports Direct | 8. Nursery | 12. Sportsman Inn |



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.



Queens Head movement of the front elevation and crack in the facade, internal strapping support. Internal condition above, damage ranges from repairs to structural demolition.

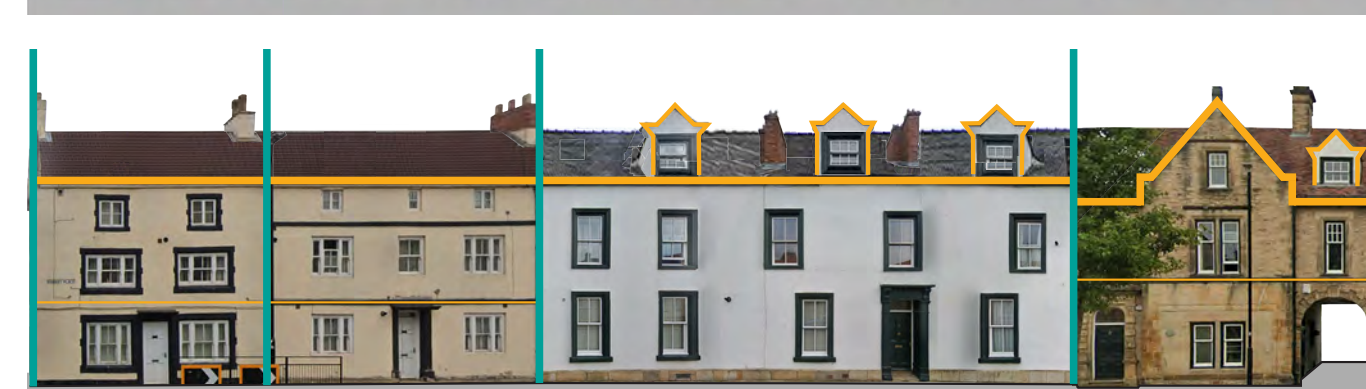


Postchaise, the front elevation has moved away from the rest of the building. There is cracking at the interface between the front wall and the internal walls at both first and second floor.

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



The North Side Hotel
is funded by



Funded by
UK Government

Design team

Ryder

Jhpartners

JC
CONSULTING

apex

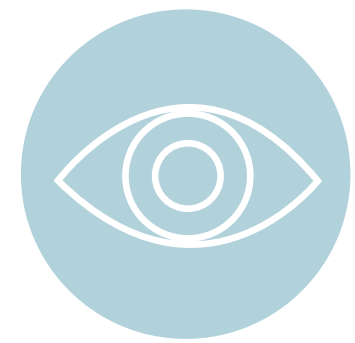
ac
FIRE SAFETY

HEDLEY
Planning Services

dome

sarah
dover

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



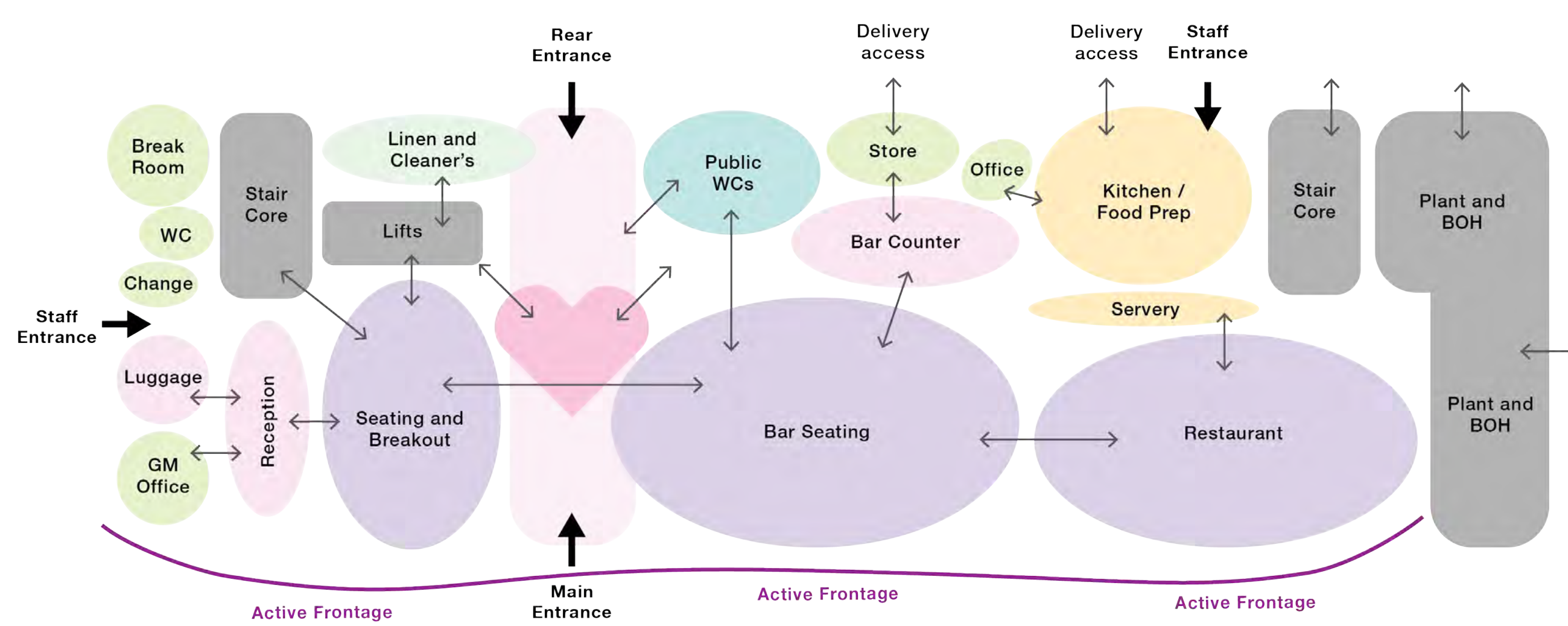
Staff provisions including internal and external break areas



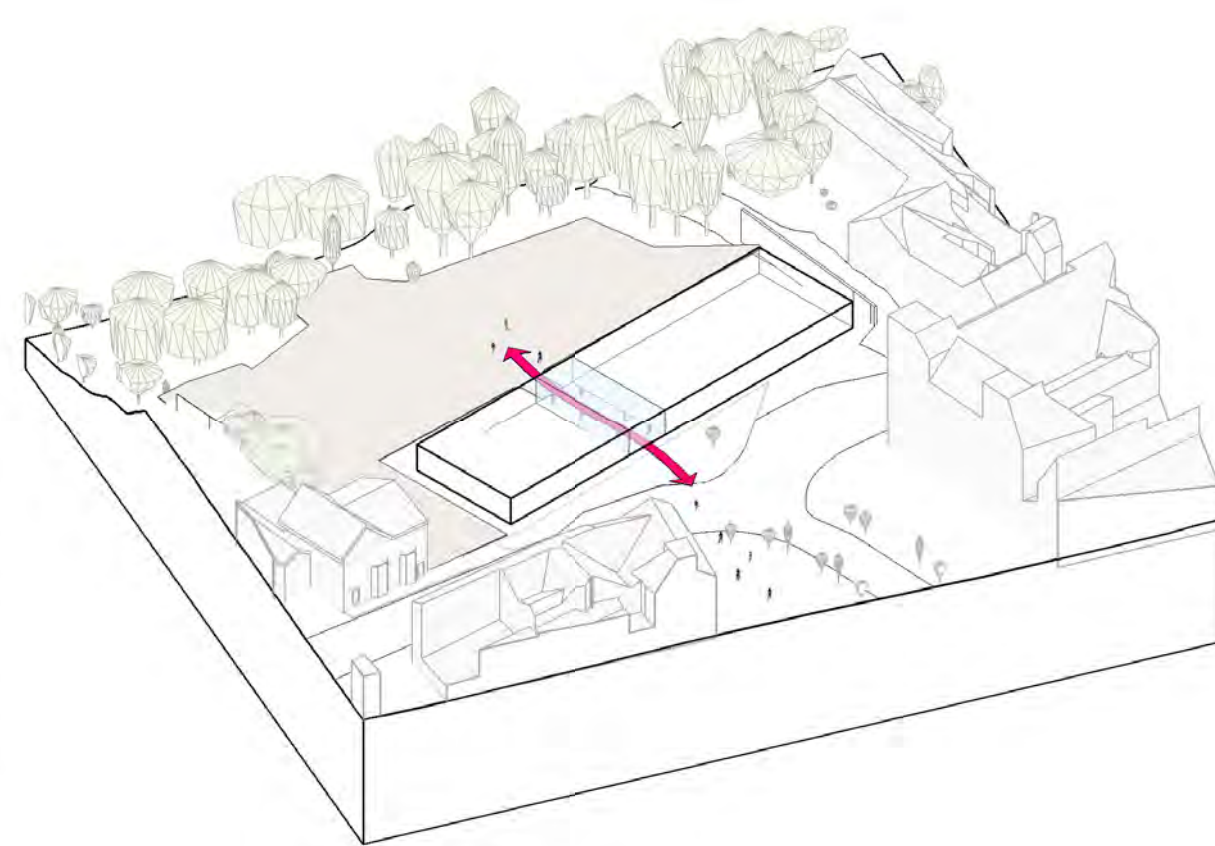
Outdoor seating for local and visiting hotel customers



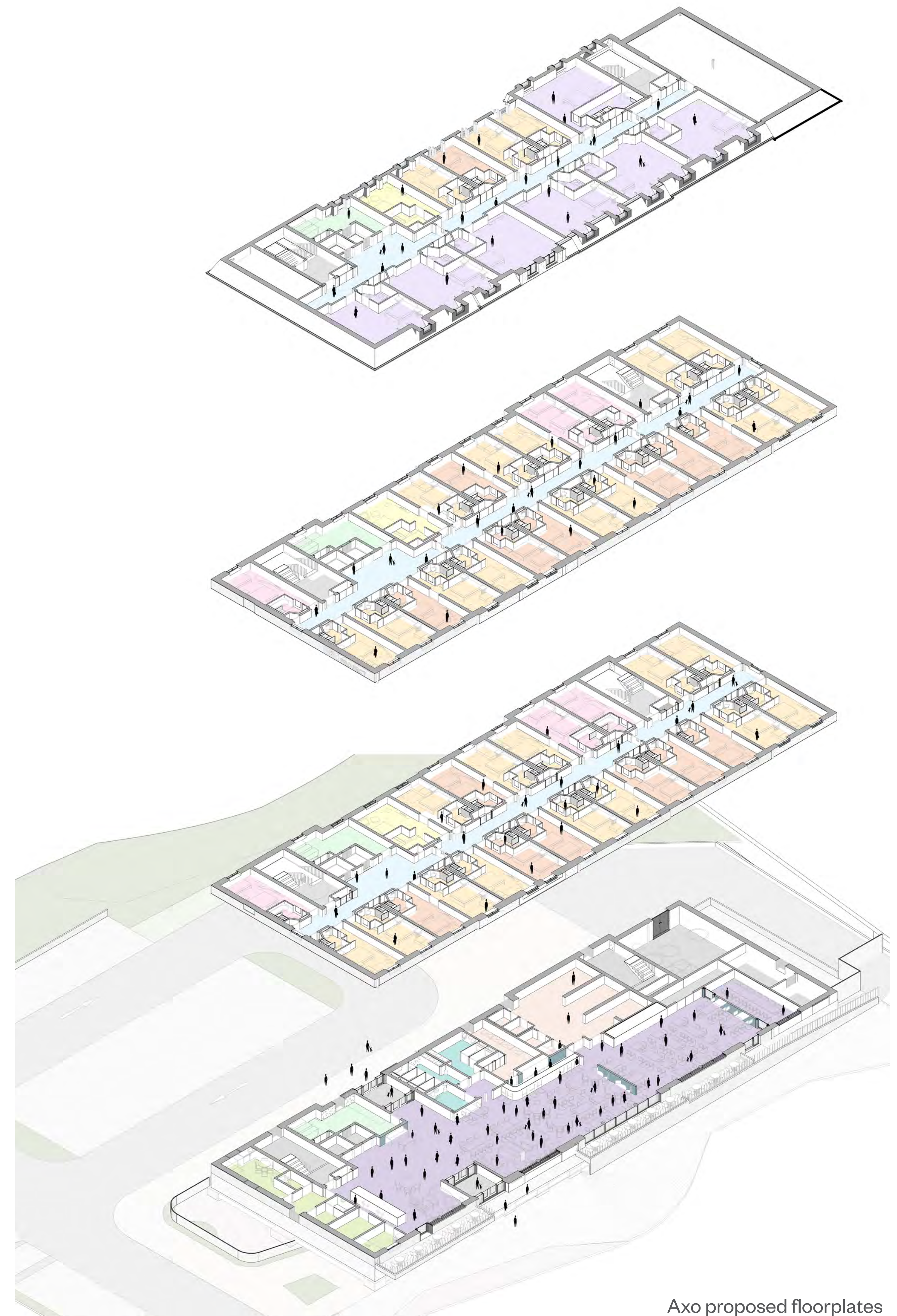
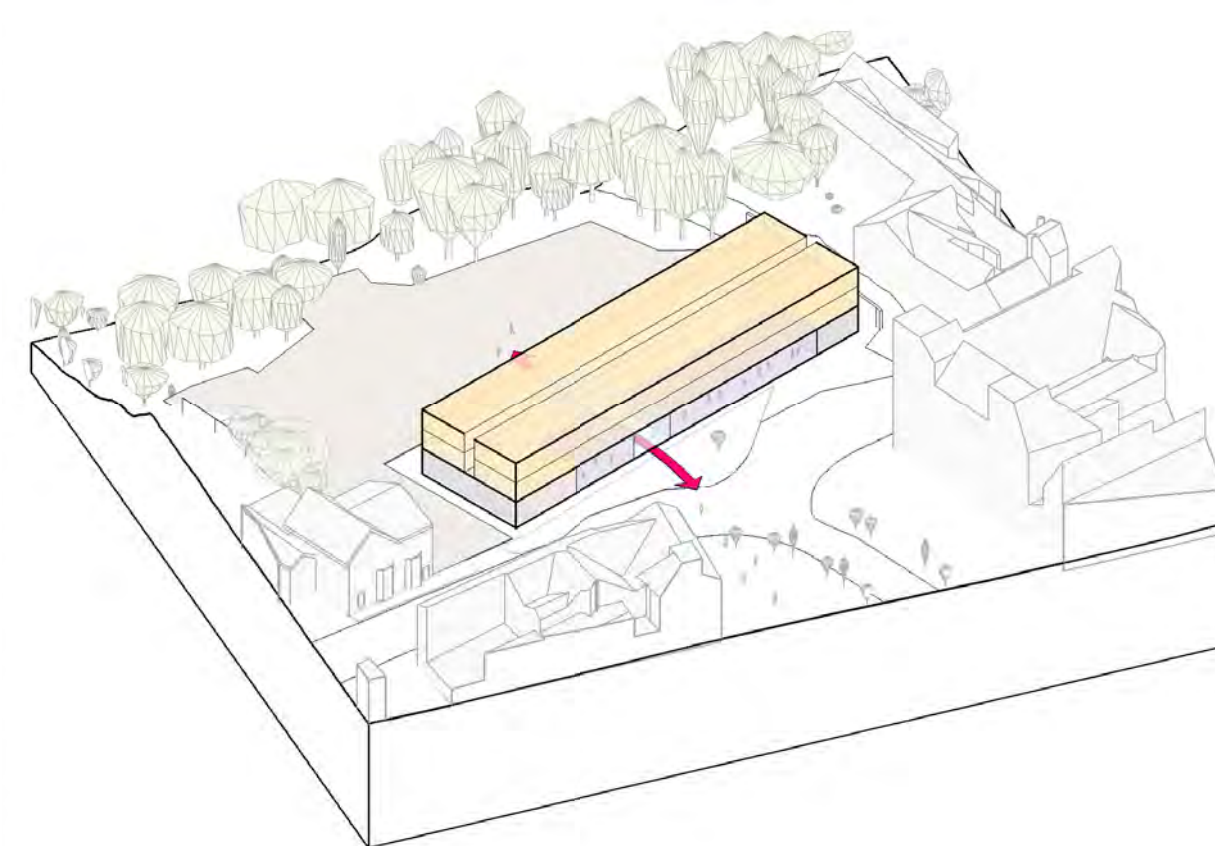
60 hotel bedrooms, a mix of family, twin, double and accessible



1 Visual permeability and connection to Market Place



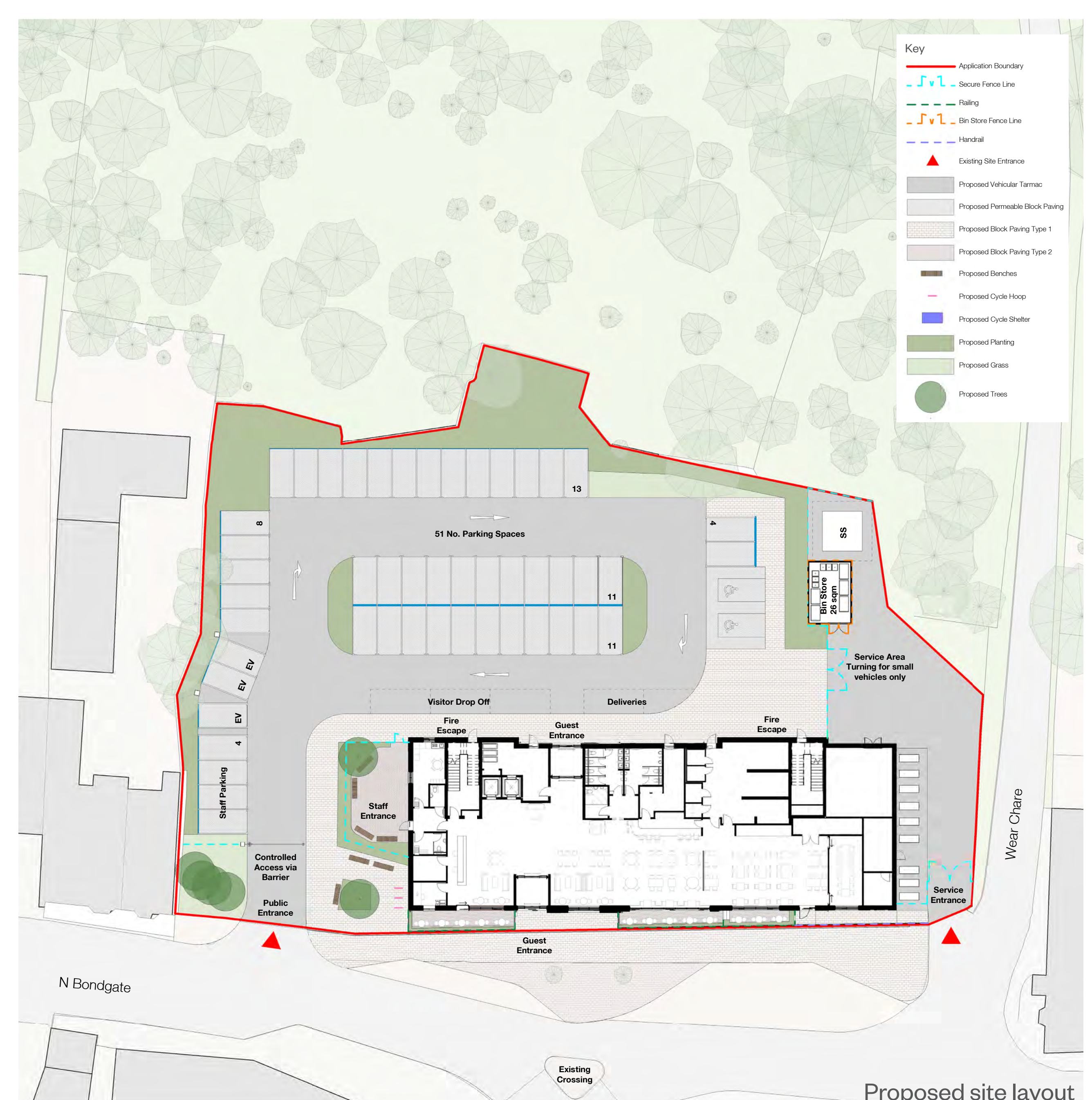
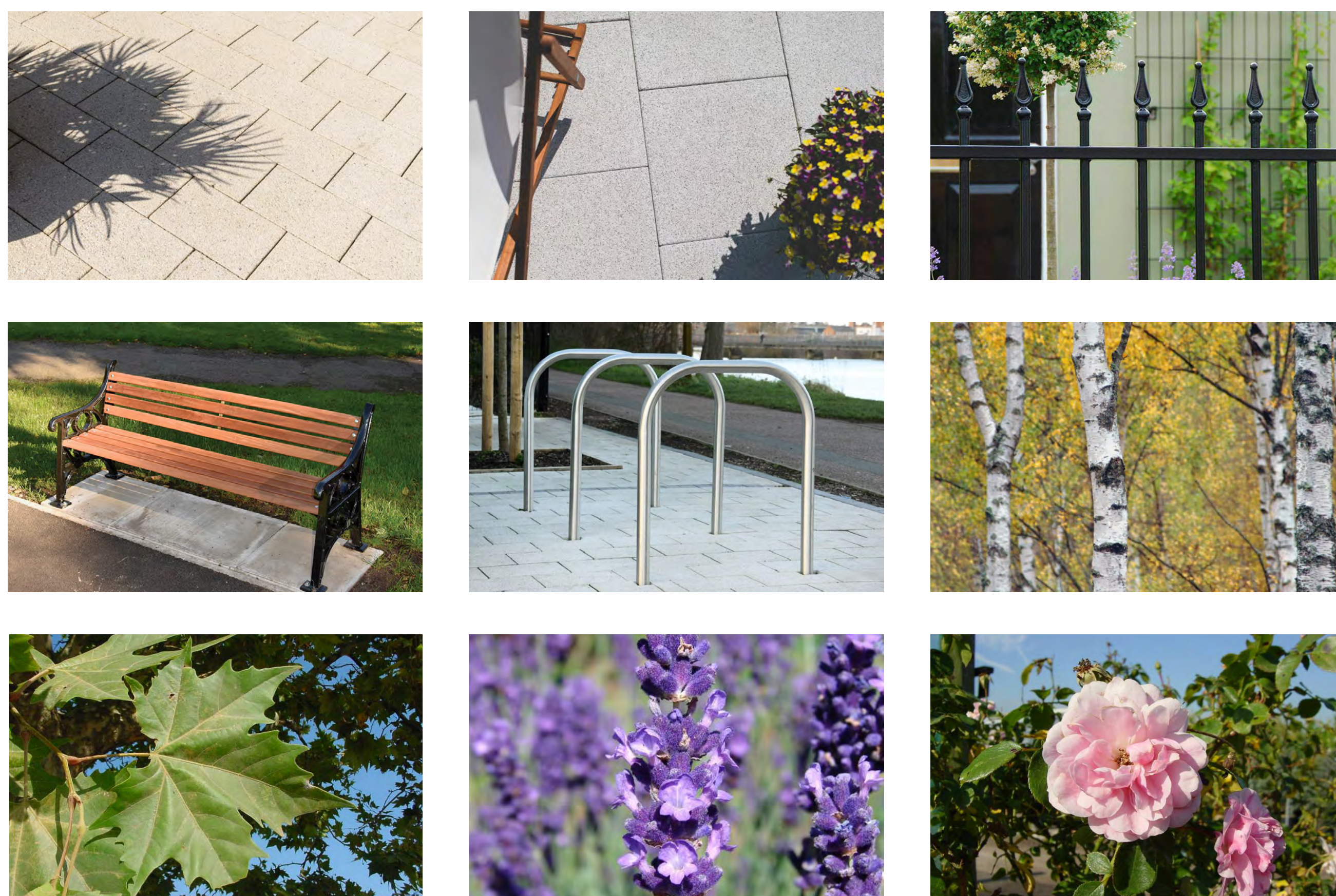
2 Active frontage to Market Place and three floors of hotel rooms



Axo proposed floorplates

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.



Proposed site layout



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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.

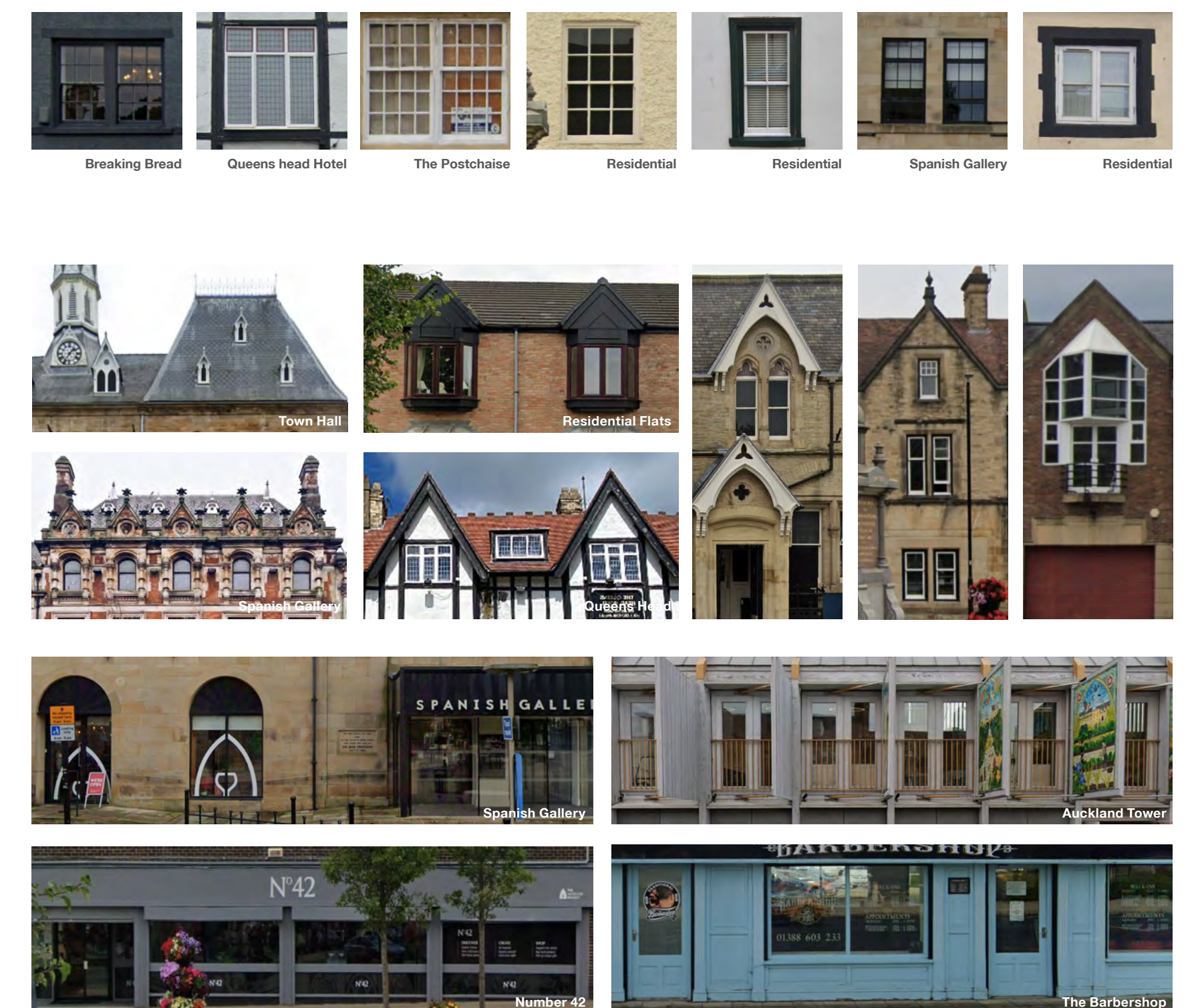
Contemporary ground floor glazing and brick detailing elevate areas of activity, and features within the roofline, and facade subtly draw the eye and help way-find footfall to the main entrance zone.

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

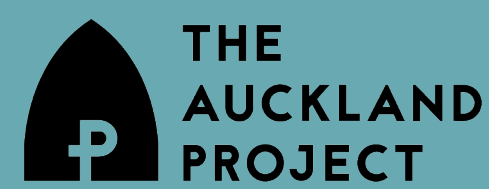
Materiality



Vernacular features



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