

**Heritage Statement (Design Access and Heritage Statement).  
Information and photographs.**

Within the development now referred to as North Farm, there are 5 dwellings.  
The 5 buildings are:

North Farmhouse

The Barn and three new dwellings, known as Bronte House; Musgrave House and Ruskin House. The 5 buildings are accessed via private road off Holywell Dene Road.

The Appendix to this statement includes a range of photographs intended to present The Barn in its current form and more particularly, the relationship of The Barn to neighbouring buildings. Unfortunately it is not possible to show in ground level photographic form the relationship of the Barn to North Farmhouse since the former lies immediately behind the latter building. The photograph identified at 4 on this Appendix is intended to provide some idea of this relationship.

The official Historic England list entry summary (attached to this application at Appendix A) states

“this building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NORTH FARMHOUSE WITH ADJACENT OUTBUILDING TO EAST

List entry Number 1154520

Location: NORTH FARMHOUSE WITH ADJACENT OUTBUILDING TO EAST, A 192.”

The detail states

“A192 NZ 37 SW (East side, off) Holywell, Whitley Bay 8/6 North Farmhouse with adjacent outbuilding to east II House and outbuilding, late C17/early C18, heightened mid-C18. House coursed rubble, outbuilding rubble, with roughly-shaped quoins and dressings; Welsh slate roofs, renewed brick stacks. House 2 storeys, 2 bays. Right-of-centre renewed door in irregular-block surround; C20 small-paned casements in older openings, 1<sup>st</sup> floor left with keyed lintel. End stacks. Lower outbuilding to right has raised reverse-stepped gable coping and boarded window, with smaller window below on right return.

Rendered out shut to rear of house is later addition and not of special interest.”

There is no mention of the Barn in this listing apart from "Adjacent outbuilding to east".

**Attached to this Heritage Statement (Design Access and Heritage Statement).** Information and photographs is the Historic England List entry NGR : NZ31814 74603 – which is a 1:2500 scale map showing the Barn and its relationship with North Farmhouse and the 3 other buildings in the development. (Appendix A)

Previous advice from Northumberland County Council (Sharon Kelly) which is included with the original application at Appendix 3 states

*"I have considered the relationship that the Barn has with the Farmhouse and whilst I acknowledge that it was converted for residential use, its significance as a former farm building associated with North Farmhouse remains discernible and it continues to contribute to our understanding of the site as a fine example of an early 18<sup>th</sup> century farm steading.*

*The Barn will not have an individual listed building entry or description as it was evaluated on the basis of its relationship with the listed building (North Farmhouse)."*

#### **Design and Access issues:**

**Design principles and concepts** – this planning application concerns one area of the property known as The Barn – that being the front door and its immediate vicinity. The proposal would bring an area of land currently outside the property, inside with the creation of an internal porch. The planning application moves the front door to the property; changes its design slightly and re-sites. The space which is created will be used as an entrance porch to The Barn.

**Access issues** – this proposal does not affect the access to the Barn. It will not affect any neighbours or anyone in the immediate vicinity.

**Description of the heritage asset and its setting** – the main characteristics/building materials and architectural features are shown in the attached photographs.

The Barn is one of 5 properties on a small development – all completed by the same builder around 2000.

The Barn is not situated on a residential street, being located on a private road accessed from Holywell Dene Road.

**Assessment of significance** – the Barn is the only building of its type in the immediate vicinity. It was formally associated with the North Farmhouse however since conversion it is entirely independent. Its architectural features are its arch shaped windows with stone arched lintels.

**Design concept for the proposed development** - the proposal is to move the front door from its current position to a new location 1 metre further forward but in exactly the same position in relation to the dwelling at the apex. Appendix B (attached) shows the current entrance to The Barn – a single wood and glass door with a side glass panel. The current door (including frame) measures 1550 mm wide. The door is 832 mm wide and the side glass panel is 570 mm wide with the wooden frame making up the remainder of the width. The door sits 1.1 metres (1100 mm) from the front edge of the extended building. There is a pine roof to the front entrance porch and a single roof light. The walls to either side of the front external porch are sandstone.

The proposal would bring the current external entrance to the property to the front of the existing entrance canopy – 1 meter forward from its current position and in line with the external wall to the right shown in Appendix B. The new door will be the same size as the current door and would be made from timber effect composite material.\* The new door will sit in the middle of two equal sized glass panels. The frame for the replacement front door will fit within the external porch area. The proposal would also include the replacement of the current front door (which would become an internal door) and thereby create an internal porch area.

There is no need to make any alternations to the exterior of the building to accommodate this proposal albeit that the final effect will show the front door in a new location.

\*The proposal to replace the existing wood and glass front door with a timber effect composite door is made in the interests of strength; durability; security and energy efficiency. The replacement front door will look the same as the existing door in order to retain the character of The Barn.

The existing door consists of a wooden door to the right of a single glass panel. The replacement door would consist of a wood effect composite door in the middle of two glass panels. The existing door is shown in the attached photographs. The proposed door is shown in the attached plan. (Appendix D and E)

There are no other proposed changes to the building.

### **Impact of the proposed development**

The new door would be visible to any visitors to the property as is currently.

The new door would involve a change to the building in that it would involve the creation of an internal porch. The proposal is not a like for like replacement however it is intended that the make up and fixing of the door (timber like composite door with two glass panels) will not have an adverse effect on the front of the property.

No alternative solutions have been considered in the creation of this internal porch however specific advice relating to the make and fitting of the door has been sought from a specialist door manufacturer with knowledge and experience in these areas. The door manufacturer – recommended to us by a potential builder DP Construction - pride themselves in the production and fitting of composite doors to period (including listed) properties which ensure the benefits of strength; durability; security and energy efficiency without detracting from the character of the building. Several case studies would endorse their expertise in this area and for this reason we are requesting that our current wood door is replaced by a timber effect composite door. Further information can be provided if required.

Photographs – attached at Appendix B

The Barn combines a few original features with more modern house design including full height glass windows.

This proposal is not intended to detract from the overall character of The Barn. Rather we anticipate that the addition of a front enclosed porch, whilst improving the security; sustainability; and energy efficiency of the building could also add to the aesthetics of the front profile.

It is our intention to ensure the integrity of the building in which we have the fortune to own and live in. This application is made with the full knowledge of the current listing and a desire to ensure that the building continues to enjoy this privilege.

We are confident that a replacement front door and the creation of a new internal entrance space will enhance the building both for the present and for the future.

Appendix B



Pics 1 + 5. FRONT ENTRANCE TO THE BARN.

Pic 2. VIEW FROM THE DRIVEWAY ALONGSIDE NORTH FARMHOUSE.

Pic 3. VIEW FROM ONE OF THE NEW BUILD PROPERTIES WITHIN THE DEVELOPMENT,

Pic 4. SAME VIEW AS PIC. 3 BUT SHOWING THE REAR OF NORTH FARMHOUSE.

# Appendix B



Existing front door taken from hallway and showing the external space which would become integral to the property .



APPENDIX B



CURRENT FRONT ENTRANCE TO  
THE BARN. WITH PINE CLAD "CEILING".