

GEORGE F. WHITE

HERITAGE STATEMENT

Land at Christon Bank Farm
Christon Bank
Northumberland

October 2018

Client Name	Jefferys
Client Reference	ALN510495
Date	October 2018
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INTRODUCTION

- 1.1 George F. White (Planning and Development) have been instructed on behalf of Mr R Jefferys (the 'Client') to submit a Heritage Statement to support of an outline planning application for up to 5 no. dwellings on land at Christon Bank Farm, Christon Bank, Northumberland.
- 1.2 This Heritage Statement is prepared in line with provisions in the NPPF (2018) paragraphs 189-198.
- 1.3 The purpose of this statement considers an assessment of the proposed development and any potential impacts on the setting of Listed Buildings located near to the site.

BACKGROUND

2.1 The site subject of this Heritage Statement is located between Pringles Garage and Christon Bank Farm and received planning permission in 2010. The use of the building is identified as 'mixed' taking into account agriculture and also vehicle maintenance. As such the building and the site must be considered to previously developed land.

2.2 The site is shown on the accompanying Site Location Plan at Appendix A.

2.3 Vehicle access is currently taken from the unclassified road that serves Christon Bank and the neighbouring properties which then connect to the B6347 which runs north to Christon Bank or south towards Rock and Rennington whilst also providing access to Alnwick and the A1.

2.4 The site is currently in use and comprises an agricultural building.

2.5 The site is located near to the following listed buildings

- 1371174 Garden Walls To South West Of Christon Bank Farmhouse;
- 1041821 Christon Bank Farmhouse;
- 1304242 Farmbuilding Group To North Of Christon Bank Farmhouse; and
- 1153563 Attached Outbuilding Range To East Of Christon Bank Farmhouse.

2.6 All of the above Listed Buildings above were listed on 1 September 1988. All of the Listed Buildings are Grade II Listed. The listings for these assets recognise the group value of the buildings.

2.7 Full details of the listings can be found at Appendix B, including plans of the locations of the Listed Buildings.

PROPOSED DEVELOPMENT

3.1 The proposed application is in outline.

3.2 It is proposed to develop the site for up to 5no. residential properties each providing their own garden / amenity areas and parking. An upgrade to the access point will be provided to serve the properties and will be to an adoptable standard.

POLICY POSITION

4.1 The legislative framework has regard to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving any listed building and its setting.

Assessment of Heritage Assets

4.2 This Heritage Statement also seeks to assess the proposed development and the potential impact on the nearby Listed Buildings.

4.3 The National Planning Policy Framework (NPPF) is obviously a significant material consideration. Section 16 “Conserving and Enhancing the Historic Environment” (paragraphs 193-197) discusses the concept and degree of ‘harm’ that can be caused by development that potentially affects the setting and significance of heritage assets.

4.4 The degrees of harm are defined in the NPPF as ‘total loss’, ‘substantial harm’ or ‘less than substantial harm’ and advises LPAs to balance the level or harm against the benefits of the development proposed.

4.5 Paragraph 189 of the NPPF requires an applicant to ‘describe the significance of any heritage assets affected, including any contribution made by their setting’. It 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’.

4.6 The significance of the assets and the potential harm is assessed as part of this Heritage Statement.

4.7 To understand the significance of a heritage asset an assessment is carried out to as follows:

- National – highest significance of heritage asset such as SAMs, Grade I and Grade II* Listed Buildings, Conservation Areas with very important buildings, undesignated buildings of demonstrably clear national importance and very well preserved historic landscapes.
- Regional – Grade II Listed Buildings and designated archaeological sites.
- Local – Locally designated buildings, undesignated archaeology sites and Conservation Areas.

- Minor – heritage assets with little interest, often dilapidated structures or remains, lack of historic, evidential or aesthetic value and often insufficient information to assess the importance of the asset.

4.8 Once the heritage asset is assessed against these criteria the importance of the asset can then be determined.

4.9 Following on the impact of the proposed development needs to be assessed. The assessment is carried out as follows:

- High – Changes to most or all of the heritage fabric or archaeological elements, often would lead to complete or almost total alteration so the setting of the asset no longer remains.
- Medium – Amendments to many key archaeological elements and historic fabric, change to visual understanding of the historical content of building, landscape or environment.
- Low – Impacts have only a small degree of change on the asset and the asset can still be read in its historic context.
- Minor – Changes would have very little effect on the asset, potentially through distance from the development or due to a sympathetic and appropriate development.

4.10 The assessment allows the level of impact of the proposed development on the setting or fabric of the heritage asset.

4.11 To understand the potential harm to a heritage asset by a proposed development the significance of the asset is then assessed against the impact of the proposed development to understand whether there is less than or more than substantial harm.

4.12 In some circumstances the assessment may vary from the standard criteria, due to other influencing factors, site specifics and professional opinion.

4.13 Historic England use four criteria to assess the significance of an asset which also must be considered:

- Evidential value: *the potential of the physical remains to yield evidence past human activity. This might take into account date, rarity, state of preservation, diversity/complexity, contribution to published priorities, supporting documentation, collective value and comparative potential;*
- Aesthetic value: *this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;*

- Historic value; *the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such the connection often being illustrative or associative;*
- Communal value: *this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social and economic values.*

ASSESSMENT OF THE SITE

5.1 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.’

5.2 The aim of this report is to assess the potential impact on the four, above mentioned, Listed Buildings. The Listed Buildings are acknowledged to have a group value and all relate to Christon Bank Farmhouse, listed in its own right.

5.3 The Listed Buildings are all located to the east of the site, as demonstrated on the plans located within the Appendices. Photographs of the site and the Listed Buildings are also located at the Appendices. The plans and photographs clearly demonstrate that the site is separated from the listed buildings by an unclassified road. The road is a strong, clear physical barrier between the Listed Buildings and the site of the proposed development.

5.4 The site is host to an existing building, which is large, modern and dominant on site. The proposed development seeks to provide high quality residential dwellings which will be in keeping with the character and appearance of the surrounding local area, including the character, design and appearance of the nearby Listed Buildings. This will be controlled by way of a future Reserved Matters application.

5.5 The listed buildings have been assessed as one group asset, given their relation to Christon Bank Farmhouse, their listing on the same date and their similar materials, history and relation to the historic agricultural holding.

5.6 Significance is assessed against 4 criteria as suggested by English Heritage, as follows:

5.7 The potential impact on the setting of all four Listed Buildings is assessed, as a group, below.

5.8 The Listed Buildings, as previously detailed (above), have been assessed in line with their group value to understand significance against Historic England’s Significance criteria:

- Evidential Value – The assets are known to have been in situ since the 18th – 19th Century. The farm house, garden walls and outbuilding were known to be developed in the 18th Century, whilst the farm buildings to the north of the farm house were developed in the 19th Century.

- Aesthetic Value – The assets are constructed of similar materials including stone, render and slate roofs.
- Historic Value – The assets serve as part of the localised history of Christon Bank and wider Northumberland. The farmhouse itself was developed first, followed by the other Listed Buildings.
- Communal Value – The assets have group value and are experienced together.

5.9 The proposed development will not alter the Listed Buildings. The proposed development will redevelop a PDL site, which is subject to existing built development. The proposed development will provide a sympathetic design which will respect the character, materials and setting of the heritage assets.

5.10 The assets have regional significance as defined by the methodology above.

5.11 The proposed development will have a minor impact on the heritage assets. This is due to:

- The assets distance from the site;
- The road being a clear physical barrier separating from the setting of the group assets;
- That there are already buildings on the site;
- No change to the fabric of the heritage assets; and
- The design of the proposal will be controlled by way of a Reserved Matters condition to ensure the design of the proposed development will be high quality, sympathetic and appropriate.

5.12 The proposed development has been defined to have a minor level of change to the settings of the Listed Buildings.

In consideration of the above factors, status of the heritage assets and potential impact of the proposed development it is concluded that the proposed development will have a less than substantial harm on the Listed Buildings.

CONCLUSION

- 6.1 The proposed development has been assessed as having a less than substantial impact on the setting of the listed buildings, therefore the harm should be weighed against the public benefits of the proposed development.
- 6.2 The proposed development would provide 5 no. market dwellings in a sought after area and redevelop a PDL site.
- 6.3 It has been demonstrated that there are minor heritage impacts resulting from the proposed development which would significantly or demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

Appendix 1



Legend

 3,545.96 m² / 0.88 Ac



Scale - 1:1,250

0 10 20 30 40 50 m



Client / Project:

Redevelopmnet of Equestion Building

Drawing Title:

Site Plan

Drawn By:

JB

Checked By:

CR

Date:

09.05.2018

Scale:

1:1,250 @ A4

Project No:

ALN510495

File No:

-

Dwg No:

01

Revision:

-

External References

C:\Users\jamesbrett\Dropbox\Encrypted\GIS\QGIS\!!!QGIS Projects\ALN510495\Shapefiles

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Appendix 2

1371174 Garden Walls To South West Of Christon Bank Farmhouse

Grade II Listed

3/61 Garden walls to south-west of Christon Bank Farmhouse GV II

North and west walls of walled garden, C18. Brick in English Garden Wall Bond 1 and 3; external face roughly-squared stone; cut stone dressings. Walls 3.5 metres high with flat coping. Short returns at each end (remnants of demolished south and east walls) have square-headed doorways and ramped-down copings.



Historic England

1041821 Christon Bank Farmhouse

Grade II Listed

3/59 Christon Bank Farmhouse

House. Early C18, perhaps incorporating older fabric; extended later C18. Rendered except squared tooled stone on left return and rubble outshut; roof front slope mixed blue and green slates, Welsh slates to rear; C20 white brick stacks. South elevation 2 storeys, 3 + 5 bays. Oldest part to right: Central renewed door; 12-pane sash windows except for two 4-pane sashes ground floor right. Left part also has 12-pane sashes. All windows with slightly-projecting sills. Banded end and 2 ridge stacks. On left return pent outbuilding with 2 boarded doors and 12-pane attic sash; right return shows small attic window. Rear outshut has 2 flush-panelled doors, one with 3-pane overlight, and several small-paned sashes; several openings have raised stone surrounds.

Interior: Fielded-panel doors throughout. East drawing room has early C18 panelled wall with 2-panel cupboard doors and fluted pilasters flanking late C18 Gothick fireplace. West drawing room has stone fireplace with architrave, swell frieze and mantel; dentil cornice. Old kitchen fireplace at west end of house has cambered timber lintel. Closed-string dogleg stair in outshut, probably re-assembled in late C18 or C19, has urn-on-vase balusters, ramped moulded handrail and square panelled newels. Simple C18 fireplaces in bedrooms. Extension has collared common-rafter roof with tenoned and pegged collars and carpenter's numbering; early C18 part has later common-rafter roof with halved and nailed collars.

Historical note: The east part of the house may have been built soon after Robert Christon purchased lands here in 1698; the western extension (which may incorporate an earlier single-storey range) and outshut were probably built after the Taylor family purchased the farm in 1759.



Historic England

1304242 Farmbuilding Group To North Of Christon Bank Farmhouse; and

Grade II Listed

3/62 Farmbuilding group to north of Christon Bank Farmhouse

Planned farmbuildings. Second quarter of C19 with later C19 additions. Squared rubble with tooled-and-margined quoins and dressings; Welsh slate roofs. Plan: L-shaped 2 storey barn/byre with a longer L-shaped range joining its south-east corner; end part of this is cartshed/granary. Four 1-storey wings runs south; the two left ones form a U-shaped yard with the first building; the others run forward from the second building.

Elevations to main yard: Single-storey west range shows 2 segmental arches at left end, doorway and small window. North range shows 2 segmental arches with blocked windows above, and returned gable to left (above roof of west range) with white brick arched panel containing pigeon openings. East range has 2 doorways.

Elevations to small yards: Western yard shows inserted sliding doors in north range and 2 segmental arches in each side range. Central yard shows 2 segmental arches, with part-slatted windows above, in north range; and late C19 three-bay open cattle shed on east, with cast-iron columns on concrete bases. Eastern yard shows 2 segmental arches, with 6-pane casement and part-slatted window above, on north, and similar 3-bay cattle shed on west. East-facing cartshed/granary shows 6-bay segmental arcade, with 4 part-slatted windows above, and part-slatted granary window in south end. All windows have alternating-block surrounds and slightly-projecting sills. All roofs hipped, apart from dovecote gable.

Attached asbestos-roofed shed to north is not of interest.



Historic England

1153563 Attached Outbuilding Range To East Of Christon Bank Farmhouse.

Grade II Listed

3/60 Attached outbuilding range to east of Christon Bank Farmhouse

Stable and outbuilding range. C18, of several builds. Stable part squared stone (part rendered), outbuilding rubble; Welsh slate roof with one white brick stack. Long single-storey range attached to east end of farmhouse.

South side: Stable shows blocked doorway with window inserted, flanked by windows, all sashes with small-paned upper and boarded lower leaves; right 2 segmental arches, the right with vertical-panelled double doors, the left part-blocked with inserted boarded door; coped right end gable with weathervane. Lower outbuilding to right, blank on this side.

North side: Stable shows boarded double doors under timber lintel at right end, similar doors under segmental arch at left end, and boarded door and window between. Outbuilding to left shows 2 boarded doors (one with 4-pane overlight), 2 part-slatted windows and C20 sliding door; roof hipped to left.

Included for group value.



Historic England

Appendix 3



Access into site



Building on site





GEORGE F. WHITE



Alwick	t 01665 603231
Wolsingham	t 01388 527966
Barnard Castle	t 01833 690390
Bedale	t 01677 425301
Shiptonthorpe	t 01430 876010
Duns	t 01361 883488