

Listed Building Consent Application - Design, Access & Heritage Statement

Please note that in the heritage statement below I have followed the format of the Heritage Statement Guidance provided on the Northumberland Council Planning Portal Conservation Page.

Heritage Statement

1) A description of the heritage asset and its setting

Temperance Farmhouse is situated to the South of the hamlet of Carrshield, which is not in a conservation area. It was built in the 18th Century, possibly around the time of the opening of the Carrshield Lead Mines in 1760.

The **Keys to The Past** entry reads as follows:

Temperance Farmhouse was originally an inn. It was built in the 18th century and altered in the late 18th or early 19th century. This is a Grade II Listed Building protected by law.

The main characteristics in terms of style, building materials and architectural features, such as window type, are described in the **Historic England List Entry** as follows. No changes have been made since the listing.

House, formerly an Inn. 2 builds. C18, extended late C18 or early C19. Rubble with roughly cut quoins, some stone dressings, stone slate roof. 2 storeys, 2 + 2 bays, irregular. Left part has off-centre renewed door in tooled stone surround and late C19 sashes; extension to right has late C19 ground-floor sash and 2 similar windows above. Right return shows 2 small 4-pane attic windows. Rear elevation with 8-pane sash stair window. Cobbled forecourt with flagged path. Stone shed to far right not of interest.

(Listing NGR: NY8039047257)

Regarding the surrounding development of the area, Temperance Farmhouse sits apart, two fields to the South, from the other buildings in the Hamlet of Carrshield. The street scene immediately outside of Temperance Farmhouse is empty of other buildings apart from the Carrshield Mine Office building, now a residential house, opposite and to the South. That building is 19th century and also grade 2 listed.

The hamlet of Carrshield was built for the workers of the nearby mines at Coalcleugh. It has a residential and commercial (mining and agricultural) character, most of the buildings being built in the 18th & 19th centuries. Carrshield is on a quiet road running from the A689, at Nenthead, towards Allendale. It is within the North Pennines Area of Outstanding Natural Beauty.

2) An assessment of significance

Temperance Farm is in keeping with the other buildings in the village, many of which are grade 2 listed. It is a detached house, of a similar style and age to other farmhouses nearby, such as Whitely Shield and Dyke Nook which are both in the Hamlet of Carrshield. The Historic England list entry (above) lists the architectural features of interest. There is also a front wall with railings, which is listed separately.

The character of the house is enhanced by its rural setting. There has been no development since the 19th century, but the houses nearby have been maintained to a good standard. The design concept of the proposed window replacement is to enhance the appearance of the farmhouse with like for like timber sash windows, while preserving its traditional character, which will have a positive effect on its setting.

3) Describing the impact of the proposed development

The proposed development would be partly visible from the road.

No original features would be lost or changed, as the existing windows are not original, however some of them are old – late 19th Century – and their design would be replicated in the replacements.

The visual impact of the like-for-like replacement of the oldest windows, will be to restore the same theme throughout, which is a traditional multi-pane sliding sash design. Where original windows were replaced with casement or large panes that are not in keeping, they will be brought into keeping with the style of the older windows. This will protect the asset, preserve the character of the building, and enhance its appearance. The current windows are in poor condition. Similar houses in the vicinity, such as Dyke Nook Farmhouse and Whitely Shield Farmhouse, have had new timber sash windows of a traditional style installed, so this proposal will bring Temperance Farm into line with the aesthetic of other properties nearby.

Regarding the harm caused, i.e. the removal of 19th century windows, other solutions have been considered. Four sash window specialist companies have been asked to quote for repair works to the existing windows (Ventrolla, Abbey Sash Windows, Ochitree and Langley Furniture

Works) however these consultants all reported that the windows throughout the property are beyond repair and in need of replacement. The current windows are largely held together by filler and paint.

We have already, with permission from the council, replaced all of the windows on the front, South facing, elevation of the property. The windows on the North facing elevation have been repaired many times however many do not open and are too rotten to bring back to working condition. There is a high level of rot in their sills, vertical fascia timbers and sashes. Replacement of these windows is now urgent due to the need for protection from the weather which is harsh in this location.

Replacing the rear windows will bring them visually into line with the windows at the front of the property. Heritage style double glazed units will also make the building much more energy efficient and suitable as a family home. The positive effect that like-for-like replacements will have, in protecting and enhancing the heritage asset, justifies the level of harm.

Design Statement

As described in the report and drawings from Langley Furniture Works, attached, the current windows on the North facing (rear) elevation of the house will be replaced on a like-for-like basis. To restore a consistent design throughout, the newer windows that, through past replacements, have deviated in design, such as the casement window on the ground floor and the large 2 pane window on the first floor, will be replaced with multi-pane sliding sash windows that are more in keeping with the original style. We propose to improve the thermal efficiency of the building by fitting double glazed panes.

Further information on the design proposal is contained in the report and drawings from Langley Furniture Works, attached.

Access Statement

Regarding Access, due to the minor nature of these works, there are no access issues. The front of the house is directly accessible from the road and no disruption to other residents, road users, or the heritage asset will be necessary.

Photographs

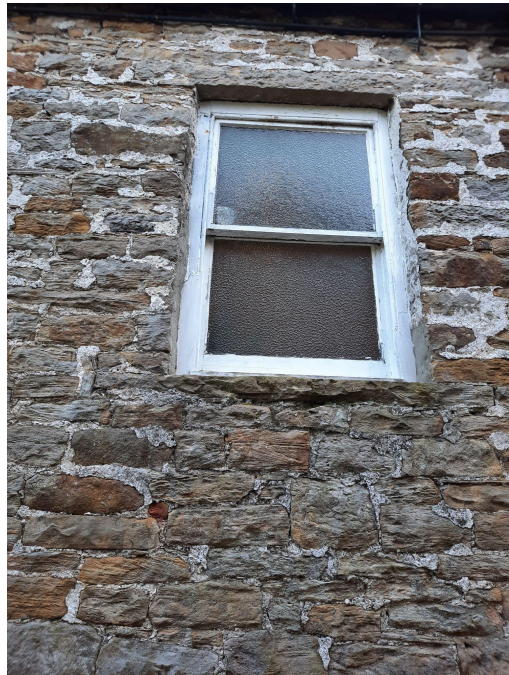
View From Road

Window 1

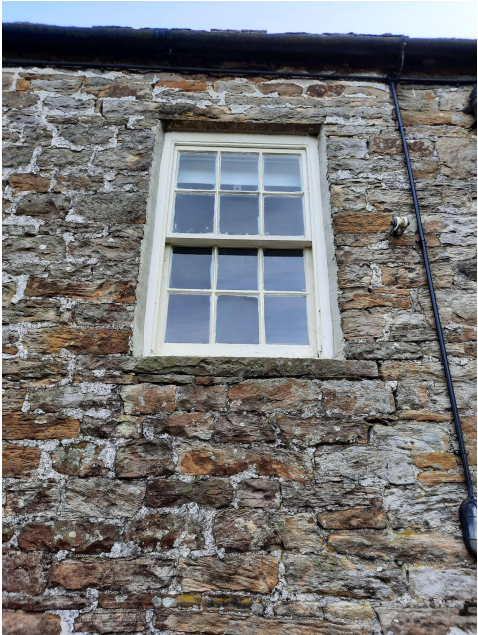


Window 2

Window 3



Window 4



Window 5



Window 6

