

BELLISTER CASTLE, HALTWHISTLE, NORTHUMBERLAND, NE49 0HZ
PROPOSED RE-ROOFING AND RE-CLADDING OF BARN

DESIGN, ACCESS AND HERITAGE STATEMENT

16th September 2021



This design, access and heritage statement has been prepared in support of a Listed Building Application for improvements to a detached barn.

The applicants propose to partially re-roof and re-clad one of the detached barns surrounding the main stable block in view of the deteriorated and rotten condition of part of the roof covering and the majority of the cladding.

ASSESSMENT OF EXISTING BUILDING AND HISTORIC CONTEXT

FEATHERSTONE BELLISTER ROAD NY 76 SW (South side, off) 16/90 Linked farmbuildings north-east of Bellister Castle GV II

Linked farmbuildings now loose-boxes and storage. Late C18 and C19 of several builds. Coursed, squared and dressed sandstone; concrete-tiled roofs; stone chimneys. U-plan ranges around farmyard with threshing barn and gin-gang on rear; combined cottage/coach house at right-angles on threshing barn.

U-plan range. Late C18-early C19, L-plan 2-storey north section of 2 builds: 2 segmental arches, boarded doors and first-floor hit-and-miss windows facing yard; roof hipped above junction with south section; stone stairway on outer return. Mid-late C19 L-plan single-storey south range of 2 builds: 2 elliptical arches, boarded doors and breathers facing yard; latticed casements on outer return; hipped roof.

Early C19 long 2-storey threshing barn: 3 end bays (converted into a cottage in late C19) with replaced casements, door and end stack. Early-mid C19 large square-plan gin-gang with altered and blocked openings and pitched roof. Coach house incorporates one bay of cottage at junction with former threshing barn: segmental archway and breather (in form of a cross-loop) in crowstepped, gabled front; 2-light mullioned window and similar gabled half-dormer on west return; roof has central ridge stack. Detached shed in farmyard and haybarn to north are not of special interest. Linked buildings included for group value.

Listing NGR: NY7010062998

The stable block generally is Grade II Listed whilst the detached barn itself is not thought to be of special interest.

DESIGN INTENT

The applicant is aware of the importance of the Grade II Listing and is trying to minimise any affect upon the appearance of the detached barn whilst also improving its life expectancy and functionality.

None of the proposed works will affect the majority of the stable block.

ACCESS

Access to the detached barn is alongside the stable block. The proposal will not affect access.

LAYOUT

The layout of the detached barn is rectangular in shape. The proposal will not affect the layout, although the detached barn will become less open to the elements which will improve its functionality.

SCALE/APPEARANCE

The existing perspex/polycarbonate roof covering to part of the detached barn appears in a dilapidated condition and is unlikely to be weathertight. The existing timber cladding to the detached barn appears in a dilapidated and rotten condition, with parts having fallen away.

The proposal, whilst considered more in-keeping with the aesthetics of the detached barn, will improve its appearance. The proposal will not affect scale.

LANDSCAPING

The proposal will not affect landscaping.