

# **Togston House**

## **Heritage Impact and Design & Access Assessment**

Northumbrian Water Ltd

**September 2021**

**LICHTFIELDS**

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## 1.0 Introduction

- 1.1 This Heritage Impact Assessment and Design & Access Statement has been prepared by Lichfields on behalf of Northumbrian Water Ltd. It assesses the effect of proposed downpipe works at Togston House (Grade II), North Togston, Northumberland, NE65 0HR.
- 1.2 The application site is not within a conservation area, but Togston House is a designated heritage asset. Whilst there are other designated heritage assets within 100m of Togston House, including a dovecot, entrance screen and front wall, and entrance lodge (all Grade II listed), the proposed works are not considered to have any impact on their setting and they are not considered further within this assessment.
- 1.3 In accordance with paragraph 194 of the National Planning Policy Framework, this HIA identifies the heritage assets that may be affected by the proposed development and establishes the significance of the heritage assets, including an understanding of their setting and how it contributes to significance. It then considers the effects of the proposal on setting and significance.

## Methodology

- 1.4 This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effect on their significance, including consideration of how changes to setting will affect significance. The methodology accords with the 'Principles of Cultural Heritage Impact Assessment in the UK' (IHBC, IEMA, CIFA, July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.
- 1.5 The NPPF defines significance as the 'value' of a heritage asset to this and future generations because of its 'heritage interest'. The interest may be archaeological, architectural, artistic or historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles (2008), which are evidential, aesthetic, historical and communal value.
- 1.6 The NPPF confirms that significance derives not only from a heritage asset's physical presence but also from its setting. The setting of a heritage asset is the surroundings in which it is experienced, its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive contribution or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
- 1.7 Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A.19 that the relative importance of an asset should be identified and scaled. The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's *Managing Significance in Decision-Taking in the Historic Environment*' Good Practice Advice in Planning Note 2 (2015).
- 1.8 The assessment of significance and the potential effects of the proposed development have been undertaken after an inspection of the development site and the surroundings. The visual role of the application site in the setting of the surrounding heritage assets has been investigated. A review of available historic mapping, photographs, listing descriptions and secondary data sources has also informed the assessment.

## Scope

- 1.9 Togston House (Grade II) (NHLE Ref. 1041834) is considered to be the only heritage asset that has the potential to be affected by the proposed development.

## Structure

- 1.10 The remainder of the report is structured as follows:
- Section 2: Planning Legislation, Policy and Guidance
  - Section 3: The Site Context
  - Section 4: Historic Development
  - Section 5: Proposed Development
  - Section 6: Assessment of Significance
  - Section 7: Assessment of Impact
  - Section 8: Conclusion

## 2.0 Heritage Statute and Policy

### Statute and Policy Context

- 2.1 The statutory heritage considerations for the proposed development is the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') which provides protection for buildings and areas of special architectural or historic interest. When considering whether to grant planning permission for a development which affects a listed building or its setting, S.66 (1) requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- 2.2 The statutory Development Plan for the site comprises the Alnwick Local Development Framework Core Strategy (Adopted 2007) and the saved policies of the Alnwick District Wide Local Plan (Adopted 1997). The relevant Development Plan policies are summarised below.

### Alnwick Local Development Framework Core Strategy (Adopted 2007)

- 2.3 The Alnwick District Wide Local Plan contains no relevant saved policies related to heritage that are applicable to the proposed works. However, the following policies within the Core Strategy are relevant:
- **Policy S15 (Protecting the built and historic environment)** states that the Council will conserve and enhance a strong sense of place by conserving the district's built and historic environment, in particular its listed buildings, scheduled ancient monuments, conservation areas and the distinctive characters of Alnwick, Amble, Rothbury and the villages. All development involving built and historic assets or their settings will be required to preserve, and where appropriate, enhance the asset for the future.
  - **Policy S16 (General design principles)** states that all development will be expected to achieve a high standard of design, reflecting local character and distinctiveness in traditional or contemporary design and materials. Proposals should take full account of the need to protect and enhance the local environment having regard to their layout, scale, appearance, access and landscaping.

## Other Material Considerations

### Northumberland Local Plan

2.4 Northumberland is currently preparing its Local Plan; this has been submitted to the Secretary of State and, given its advanced status, it is afforded some weight in this assessment. The relevant policies are:

- **Draft Policy QOP2 (Good design and amenity)** states that developments will be required to relate positively to their locality, having regard to distinctive local architectural styles, detailing and materials.
- **Draft Policy ENV1 (Approaches to assessing the impact of development on the natural, historic and built environment)** states that the character and significance of Northumberland's distinctive and valued natural, historic and built environment, will be conserved and protected by giving appropriate weight to the statutory purposes and special qualities of the hierarchy of international, national and local designated and non-designated nature and historic conservation assets or sites and their settings.
- **Draft Policy ENV7 (Historic environment and heritage assets)** states that development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings. Development proposals that would result in substantial harm to or total loss of the significance of designated heritage assets will not be supported unless substantial public benefits would outweigh that harm or loss. Where development proposals would cause less than substantial harm to the significance of designated heritage assets, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.

### National Planning Policy Framework

2.5 The following paragraphs of the National Planning Policy Framework ('NPPF') are relevant:

- Paragraph 130(c) states that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Paragraph 189 states that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- Paragraph 197(c) states that in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- Paragraph 199 states that great weight should be given to the conservation of designated heritage assets (the more important the asset, the greater the weight should be).
- Paragraph 200 states that any harm to, or loss of, the significance of designated heritage asset should require clear and convincing justification.
- Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining planning applications. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.

- Paragraph 206 directs that local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which reveal its significance) should be treated favourably.

## Key Considerations

- 1 Does the proposed development preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of affected designated heritage assets, giving great weight to their conservation? (the 1990 Act, S66 (1); NPPF paragraphs 197 and 199; Core Strategy policy S15 and draft Local Plan policies ENV1 and ENV7); and
  - 2 Does the proposal comprise high-quality design which has been informed by, and related positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (NPPF paragraphs 130 and 134; and Core Strategy policy S16 and draft Local Plan policy QOP2).
- 2.6 It is noted that the appropriateness of the design, or otherwise, will have a bearing on the nature (positive, neutral, negative) and scale (minor, moderate, major) of any effects. Furthermore, it is the degree of harm to the asset's significance rather than the scale of development that is to be assessed.<sup>1</sup>

## 3.0 Site Context

### The Development Site

- 3.1 The site comprises Togston House, a Grade II listed building, parts of which date to 17<sup>th</sup> century. It is in North Togston and can be accessed off the B6345.

### The Surrounding Area

- 3.2 The area surrounding Togston House is defined by adjoining cottages and nearby former farm buildings to the north and east that were constructed in the 18<sup>th</sup> and 19<sup>th</sup> centuries. To the south and west, the setting of the house is defined by gardens and areas of woodland along the property boundary. This largely screens the house in views along the B6532 except where breaks in the tree line allow for glimpsed views from the road.
- 3.3 The surrounding vegetation and buildings screen the house in views from the nearest designated heritage assets, including the lodge to Togston Hall (Grade II) and dovecote (Grade II). Further to the south-east, is the Grade II\* listed Togston Hall, which also screened from view.

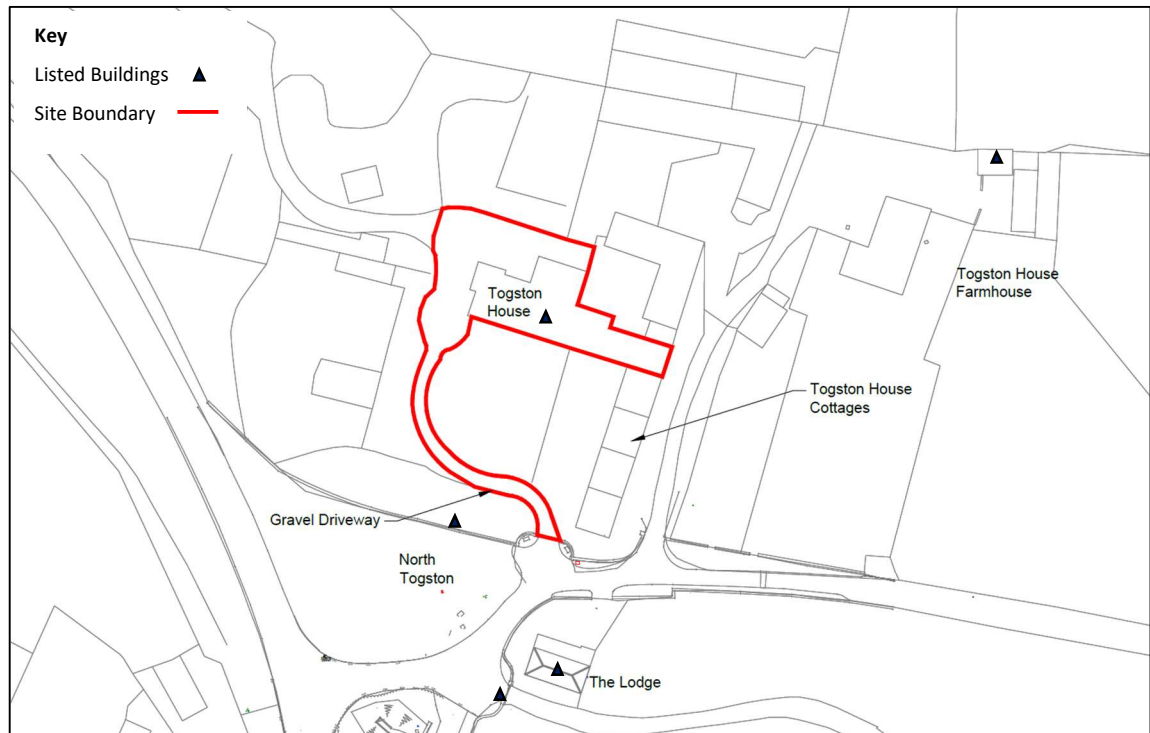
## Heritage Assets and Scope of Assessment

- 3.4 Designated heritage assets that could potentially be affected by the proposed development have been identified using the National Heritage List for England. Given the nature of the proposed works, the only heritage asset that has the potential to be affected is Togston House (Grade II).
- 3.5 The location of Togston House and the site boundary is set out below at Figure 3.1.

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<sup>1</sup> Planning Practice Guidance Paragraph: 019 Ref ID: 18a-019-20190723 Revision 23/07/19

Figure 3.1 Togston House and Site Boundary



## 4.0 Historic Development

- 4.1 The oldest parts of Togston House are described in the list entry as being 17<sup>th</sup> century in date, with extensions added in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The house was owned by the Cook family in the 17<sup>th</sup> and 18<sup>th</sup> centuries. The Northumberland County History (Volume 5) records the building as having a 1684 datestone.
- 4.2 Togston House and many of the surrounding buildings appear on the first edition 6-inch OS map surveyed in 1864. The 1864 map shows a range of buildings on an 'L' plan attached to north elevation of the house extending around a small courtyard to the north with a detached building on an 'L' plan located immediately to the north-east. A range of cottages is also shown adjoining the house to the south and in the surrounding area several small detached outbuildings are shown on the map, along with the lodge and Togston Hall.
- 4.3 The 25-inch OS map surveyed in 1896 reveals few changes to the planform, although a slight alteration can be seen where the three-storey tower was added to the left return of the house. The range of buildings to the north is shown to have been detached from the main house by this time. The 6-inch OS map surveyed in 1921 shows that the part of the range of buildings immediately to the north of the house had been demolished, leaving only the northern and eastern ranges. A detached house had also been built to the east. In the mid-20<sup>th</sup> century a small extension had been added to the northern range of buildings.
- 4.4 More recently, the northern range of buildings appears to have been converted to residential use with new gardens and a drive provided to the north.

## 5.0 Proposed Development

- 5.1 This section provides a brief overview of the development proposals to enable the Council to assess the impact of the proposed works on the significance of Togston House. The full details of the proposal are shown on the application drawings, extracts of which are included below at Figures 5.1 – 5.3.
- 5.2 An application for Listed Building Consent has been submitted for the following:  
*“Installation of new cast-iron downpipe”*
- 5.3 The proposed works will affect the south elevation of the single-storey east wing of Togston House that sits between the two-storey part of the house and Togston Cottages. These works will involve the installation of a new cast-iron downpipe. The existing cast iron rainwater guttering on the building will be retained. The existing running outlet will be removed but the cast iron pipework beneath the hopper will be retained for foul water only. The hopper replacement guttering will be cast iron socketed guttering with a diameter that matches the existing guttering.
- 5.4 Cast iron guttering brackets will be installed to support the new running outlet. A 3” diameter cast iron downpipe will be installed which will be approximately 2 metres long. This will be fixed to the wall. A gully is proposed at the bottom of the downpipe to provide a connection to the surface water drainage.
- 5.5 The proposed alterations are minor and the materials that are proposed are in keeping with the listed building and the existing cast-iron guttering and downpipe that are features of the southern elevation.

Figure 5.1 Existing South Elevation

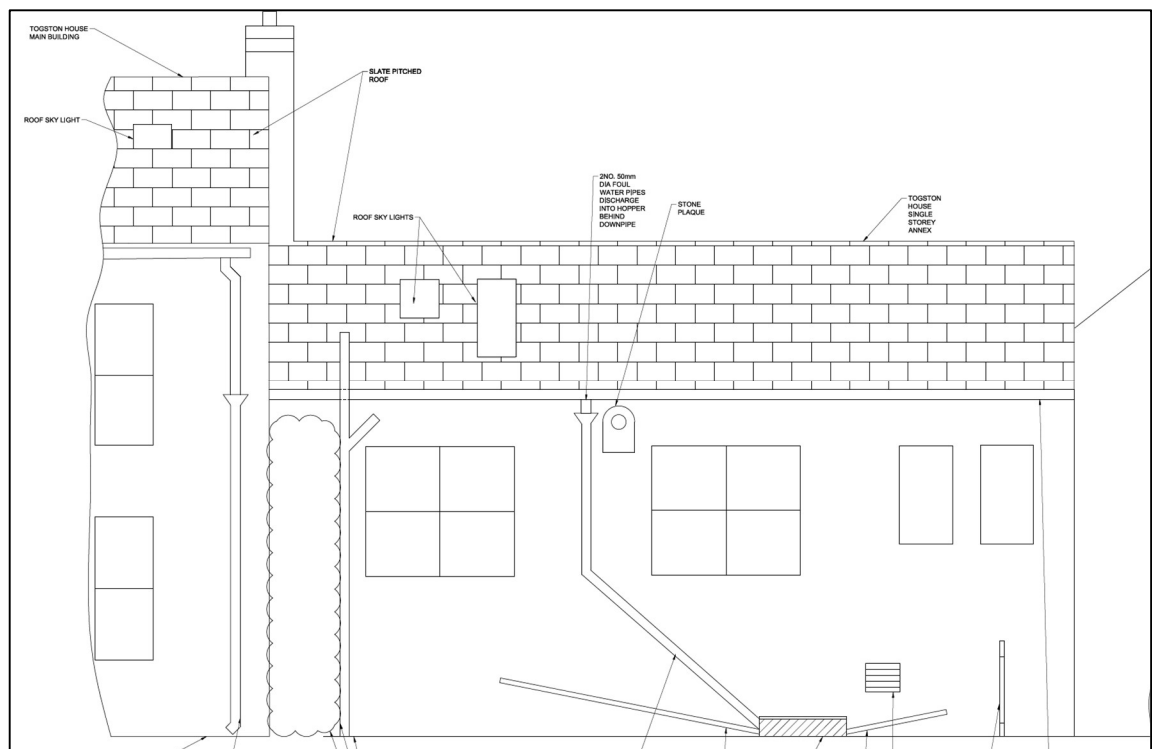




Figure 5.2 Proposed South Elevation

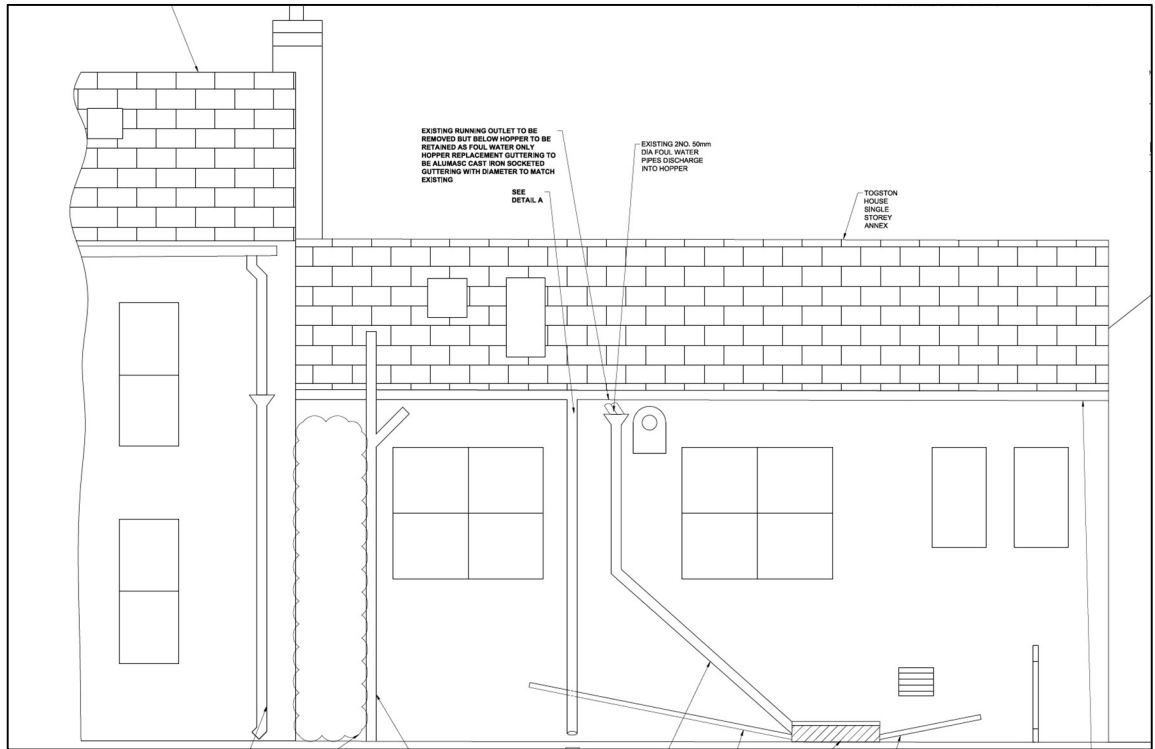
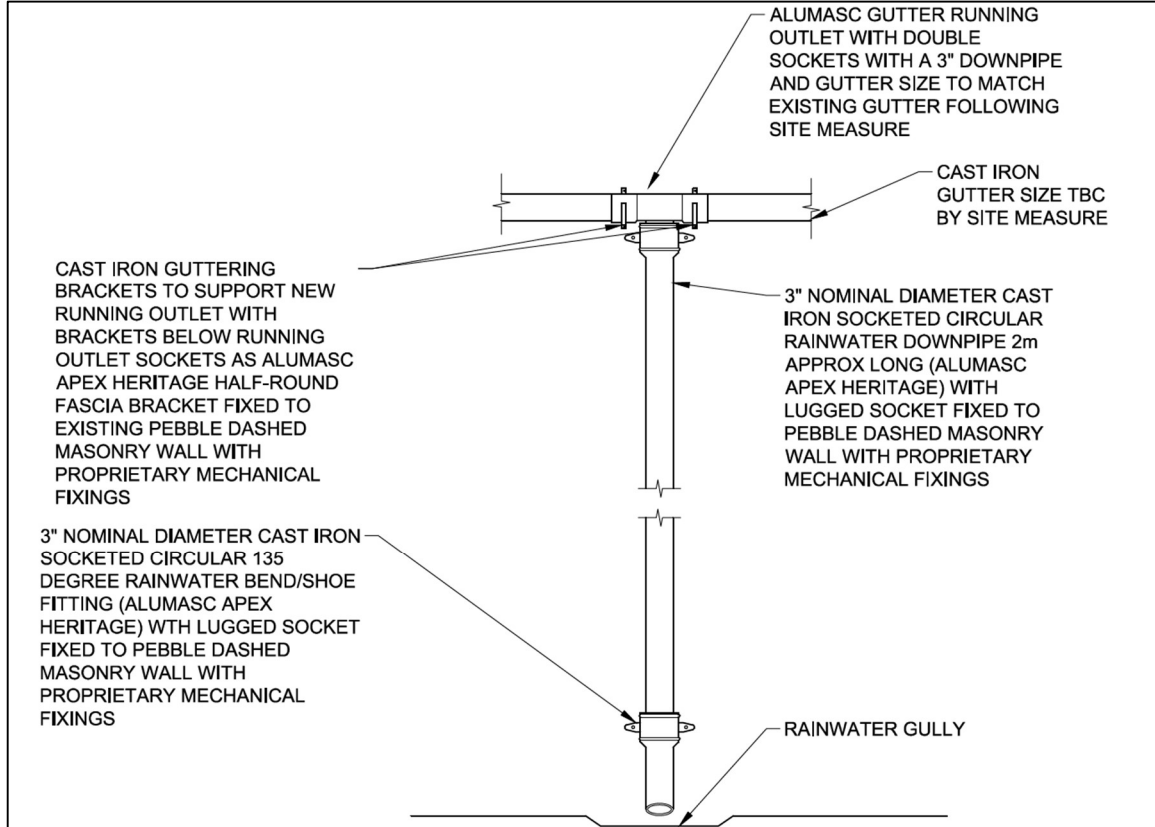


Figure 5.3 Detail of the proposed downpipe



## 6.0 Statement of Significance

### Togston House (Grade II)

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Figure 6.1 Togston House



#### Description

- 6.1 The oldest part of Togston House has been dated to the 17<sup>th</sup> century. The house was subsequently extended in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The building is rendered and pebbledashed and features purple and blue slate roofs. It has an irregular plan. The south elevation is in two parts and forms the principal, garden elevation. The left section is two storeys and features an early 20<sup>th</sup> century canted bay with a French window and plain sash windows. It also features coped gables on moulded kneelers with end and ridge stacks. The single storey section to the right (visually separated from the 2 storey element by a hedge) features sash windows and an arched ashlar panel bearing a crest. The left return shows a canted late 19<sup>th</sup> century/early 20<sup>th</sup> century oriel and two small attic windows. The left is a three-storey late 19<sup>th</sup> century tower with a doorway and paired 2-pane casements. The rear elevation has two projecting wings with gable coping and kneelers of late 17<sup>th</sup> century/early 18<sup>th</sup> century type with various sash and casements windows.
- 6.2 The interior of the house has early 18<sup>th</sup> century panelling in a western ground-floor room and an open-well closed-string stair.

#### Significance

- 6.3 Togston House is historically and architecturally significant. Its historic significance derives from the age of the original building and the subsequent additions that have been made over the last three hundred years which reveals how the building has evolved over time. Architecturally the building is significant because of the original features it contains, both internally and externally, and the unusual mix of architectural details that have been added over time.

## Setting

- 6.4 The setting of Togston House is defined by adjoining cottages and former farm buildings and outbuildings located to the north and east, and by gardens and clumps of mature trees to the south and west. Many of the surrounding buildings have formed part of the historic setting of Togston House since at least the early 19<sup>th</sup> century and historically the range of buildings to the north were once attached to Togston House. The surrounding buildings do, therefore, contribute positively to the historic significance of the building and help to interpret how the house and its immediate surroundings have evolved over time. The wider setting is largely screened from view by the surrounding vegetation and buildings, but its character and appearance has been largely unaltered since the 19<sup>th</sup> century.

## Effect on Significance

- 7.0
- 7.1 Details of the proposed development are set out at Section 5.0 (Proposed Development) and are summarised further in the accompanying cover letter. The assessment of the impact of the proposed development is set out below which has used a combination of photographs and application drawings to predict and evaluate the effect of the proposed development.
- 7.2 The proposed works would slightly alter the appearance of the south elevation of Togston House by adding a new 2 metre section of cast iron downpipe to the single storey section of the building. This would represent a very minor change that would not significantly alter the appearance or character of the building or have any effect on the key architectural details and features which contribute to its significance.
- 7.3 The proposed downpipe would be a sensitive addition to the building. The materials and design are appropriate and correspond well with the existing cast iron rainwater guttering and downpipe on the south elevation. This would have no effect on the historic or architectural significance of Togston House. In this context, the proposed development would preserve the significance and the special interest of Togston House in accordance with the 1990 Act, S66 (1), NPPF paragraphs 197 and 199, and Core Strategy policy S15 and draft Local Plan policies ENV1 and ENV7.

## Conclusion

- 8.0
- 8.1 This HIA has been completed in conformity with the relevant legislative and policy requirements and meets the requirements of paragraph 194 of the NPPF. It has considered the effect of the proposed development upon the significance of Togston House and assessed the potential impact on that significance resulting from the proposed development in accordance with national and local planning policy. It is concluded that the scheme would meet the heritage policy and legislative requirements outlined in Sections 1 and 2 as follows:

***Does the proposed development preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of affected designated heritage assets, giving great weight to their conservation? (the 1990 Act, S66 (1); NPPF paragraphs 197 and 199; Core Strategy policy S15 and draft Local Plan policies ENV1 and ENV7)***

As discussed in paragraphs 7.1-7.3, the proposed downpipe would have no effect on the historic or architectural significance of Togston House. In this context, the proposal is in full accordance with the relevant national and local planning policies outlined above.

***Does the proposal comprise high-quality design which has been informed by, and related positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (NPPF paragraphs 130 and 134; and Core Strategy policy S16 and draft Local Plan policy QOP2)***

- 8.2 The design of the downpipe and the use of cast-iron has been informed by, and relates positively to, the existing character and appearance of Togston Hall. The design reflects the sensitive approach that has been taken to the proposed works, which are in full accordance with the relevant policies related to design quality.