

# DESIGN, ACCESS AND HERITAGE STATEMENT

**Gallow's Hill Farm  
Cambo  
Morpeth  
Northumberland  
NE61 4LB**



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## **CONTENTS**

- 1.0 INTRODUCTION
- 2.0 HISTORY AND CONTEXT
- 3.0 HERITAGE ASSETS
- 4.0 IMPACT DEVELOPMENT
- 5.0 DECISION MAKING
- 6.0 CONCLUSION

## **APPENDICES**

APPENDIX A – SITE LOCATION PLAN

APPENDIX B – BLOCK PLAN

APPENDIX C – REPAIR SCHEDULE TO OUTBUILDING 2

APPENDIX D – WORKS SCHEDULE FOR STOVE INSTALLATION

## 1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Lawrence Hannah to accompany an application for Listed Building Consent for the works at Gallows Hill Farm, Cambo, Morpeth, Northumberland, NE61 4LB.
- 1.2 Lawrence Hannah have been instructed by the National Trust to advise on the significance of the heritage assets and the impact of the proposed works upon their significance. The works are largely of repair with some alteration.
- 1.3 The objectives of this assessment are:
- to identify the assets which could be affected by the proposed development;
  - to consider the significance and setting of the identified heritage assets;
  - to assess the effects of the proposed development on the significance of the identified heritage assets;
  - to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm; and
  - to consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making.
- 1.4 The works proposed at Gallows Hill Farm are to undertake maintenance repairs together with improvements provide new heating, electrics, kitchen and bathrooms with improved living accommodation, suitable for letting.

## 2.0 HISTORY AND CONTEXT

### Context

- 2.1 Gallows Hill Farm is situated on the south side of the B6342 and north of Wallington Farm as part of the Wallington Estate with the site plan attached at Appendix A.
- 2.2 The access from the road is along a track drive up to the rear of the house.
- 2.3 Various traditional outbuildings adjoin the house with a timber garage to the north-east gable. The site (attached at Appendix B) plan shows the farmhouse and outbuilding arrangement.

### History

- 2.4 The history of Gallows Hill is noted as follows:
- Gallows Hill was built in the C18, remodelled in 1822.
  - It forms part of the Wallington Estate.
  - It was remodelled for John Trevelyan in 1822.

2.5 **Significance/Status**

2.6 The significance and status is set out as follows:-

- Gallows Hill is listed Grade II.
- This house is typical of the properties on the Wallington Estate built with roughly-dressed stone with Ashlar dressings, Welsh slate roof.
- Outbuilding 2 is constructed with solid roughly dressed stone under a pitched stone slated roof.

3.0 **HERITAGE ASSETS**

**Gallows Hill**

3.1 Gallows Hill was constructed as a farmhouse forming part of the Wallington Estate. The front elevation faces south-east. The property is listed Grade II. A number of alterations have taken place over time to meet the needs of that period.

**Property Description**

**Main House**

- 3.2 The property is listed Grade II, built in C18, remodelled in 1822.
- 3.3 The house is built in roughly-dressed stone with Ashlar dressings, with Welsh slate roof over two storeys. There is a double chimney stack to the gables. To the rear north-east side is a stone porch with a slate roof.
- 3.4 There is a central panelled door with fixed lightover. Sash windows are fitted to the ground floor and four pane horizontal sliders to the first floor.



Front (South-East Elevation)



West Gable



West Elevation





North Elevation

### **Outbuilding 2**

- 3.5 We presume that the age of the outbuilding is similar to the main house.
- 3.6 It is built with solid rough dressed stone walls under stone slate pitched roof. Internally is a timber mezzanine floor.



South/East elevation



North elevation

- 3.7 Attached at Appendix C is a schedule of the proposed repairs.

### **Significance and Setting**

- 3.8 Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 3.9 Gallows Hill dates from the late C18 and built in a style of the period and detailing similar to other heading towards properties on the estate. It is located

to the south of the estate road to Rothley. It is a tenanted dwelling but currently unoccupied.

- 3.10 **Evidential value** derives from the potential of a place to yield evidence about past human activity. Gallows Hill has evidential value in its remaining built fabric and works have the potential to reveal further evidential value. However, given the minor nature of the works it is unlikely that further evidential value will be gained from these works.
- 3.11 **Regional characteristics** - The property has a similar style in relation to the estate architecture, occupation and use of local materials.
- 3.12 **Historical value** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative or associative. Gallows Hill has historical value as part of the wider Wallington Estate and the cohesive design of the area.
- 3.13 The property has a historical association to John Trevalyan, owner of the Estate.
- 3.14 **Aesthetic value** derives from the ways in which people draw sensory and intellectual stimulation from a place through architectural design. The principal aesthetic elements are considered to include:
- 3.15
- Gallows Hill sits within the Wallington Estate.
  - The use of locally distinctive materials.
  - The style and design consistent with the wider Estate
- 3.16 **Communal value** derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Gallows Hill is a dwelling which means it has little communal value. However, being within the National Trust Estate of Wallington means that tourism in the area contributes to the communal value of these buildings.

### Summary

- 3.17 The significance of the Gallows Hill lies within its evidential, historical, aesthetic and communal values, but primarily within its aesthetic value in relation to the Wallington Estate. The property sits within the curtilage of the wider Estate and contributes positively to the historic layout and aesthetic value.

## 4.0 IMPACT ON DEVELOPMENT

- 4.1 The following repairs and fittings are to be carried out and would not require listed building consent as they fell within the repair threshold (small in scale/isolated/like for like). These works are as follows:
- Repointing and relaying of ridge tiles  
*Considered repair*
  - Overhauling and repairing windows  
*Considered repair*
  - Repointing to rear elevation and stitch repairs and pointing to gables.



*Considered repair*

- Fitting of new kitchen and bathrooms

*New kitchen and bathroom furniture only*

- Outbuilding 2 paint reproof and pointing

*Considered repair*

- 4.2 The remaining works that were identified as requiring consent were as follows:
- Installation of new external oil boiler, relocating oil tank and fitting, and heating system
  - Rewiring property and providing fire detection.
  - Install extract ventilation to utility and kitchen
  - Fitting secondary glazing
  - Removing plaster to ground floor up to 1.2m where damp ingress and apply new lime plaster, together with other repairs to first floor.

- 4.3 The works are largely considered as repairs rather than alteration, however for completeness, all works have been specified within this application. The works we consider require Listed Building Consent include:

Boiler and Heating:

- 4.3.11 Replacement of redundant oil boiler located in the kitchen with new external oil boiler also fitting new pipework and modern parallel radiators upgrading with modern controls together with additional works necessary. This element of the proposed works has minimal significance, replacing the boiler due to age and inefficiency of the existing and to improve the energy performance. It is proposed that the boiler will be located externally to the kitchen. The pipework routing will follow the existing where practical.

Electrical Works:

- 4.3.2 The property will need to be rewired to comply with current regulations. The intention would be to use existing chases where possible, limiting disruption to the plaster.
- 4.3.3 To meet the relevant legislative and regulatory requirements in terms of fire safety an appropriate fire detection system to the LD2 standard is proposed to be installed. Wiring will be routed within the roof void with ceiling fixed detectors located approximately as drawing BS4409-GHF-05

Extract Fan:

- 4.3.4 A mechanical extract fan is proposed to be fitted to the bathroom and kitchen ducted out through the masonry to the gable together with the kitchen. A further extract fitted to the Utility room and ducted through the external wall. This is to provide mechanical extraction in line with current building regulations. By reducing moisture within these rooms damage may be prevented to the internal wall and ceiling finishes. A cast metal grille will be fitted externally so more in keeping with the building.



*Cast Iron Louvre Grille*

- 4.3.5 There will be some loss of historic fabric through cutting out stonework to allow the fan to be ducted out of the property. Whilst some historic fabric will be lost it will better serve the property in the long term by improving extraction to high moisture areas that will improve living conditions, prevent mould growth and reduce condensation on internal walls. A traditional material was chosen for the louvre grille and is to be decorated to match the other external iron fixtures to sit naturally within the building's overall aesthetic.

Repointing, Rebedding ridge tiles to Main House and Outbuilding 2.

- 4.3.6 Where existing mortar or bedding is to be removed to external walls and ridge tiles in areas in need of attention, these are marked on the elevations, and were determined fall within the threshold of repair. An appropriate NHL 3.5 mortar mix will be used, providing a sample for pointing.

Roofing Outbuilding 2:

- 4.3.7 The existing stone slates will be removed to the outbuilding, set aside and relaid. The roof timbers will be assessed and any found to be rotten or damaged new will be fitted alongside the existing. New type F1 felt will be laid with tanalised battens. Any damaged slates will be replaced with new matching slates. This is to preserve the weathertightness and maintain the longevity of the building.

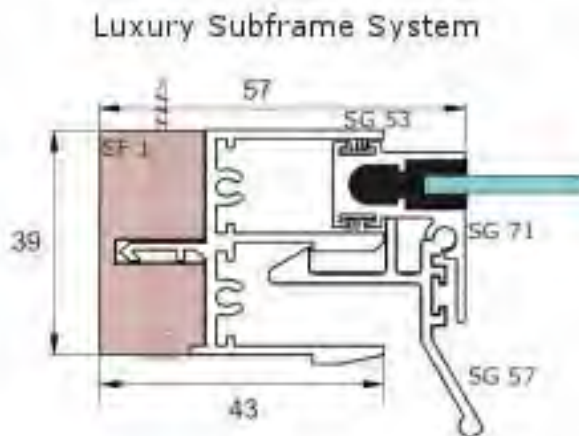
Plastering

- 4.3.8 Due to damp ingress and disturbance to the plaster the ground walls to be back off to 1.2m and new NHL2 plaster applied. Skirtings will be carefully removed and set aside to refix, replacing any rotten sections to match.

To first floor, remove damp affected plaster to ceilings and gable walls around chimneys in isolated areas repairing with NHL 2 plaster.

## Windows:

- 4.3.9 The current windows are single glazed timber casements and are generally in serviceable order requiring a light-touch overhaul to ensure freely operable. The existing drawn sheet glazing offers little heat retention and the timber frames do not contain background ventilation slots.
- 4.3.10 The existing windows are single glazed with vertical sliding sashes to the ground floor and horizontal sliders to the first floor. The proposal is to overhaul and repair the windows with the installation of draught proofing measures and fitting secondary glazing to improve the thermal efficiency, reducing heat loss.
- 4.3.11 It is proposed to retain and overhaul the existing windows and ironmongery to ensure they are in full working order allowing to purge ventilate. The ironmongery will mainly be retained replacing any defective components to match as closely the existing.
- 4.3.12 The secondary glazing system is to improve the thermal performance of the windows for the benefit of occupants and provide a lockable fenestration to improve security. An MDF subframe will be fixed into the internal face of the walls to avoid fixing into stone jambs, heads or mullions. The secondary glazing will then be fixed to the timber subframe.
- 4.3.13 It is proposed to fit a Duration - Luxury Sub Frame secondary glazing system which is made from slim-line, durable aluminium with an integrated MDF subframe. The secondary glazing will be designed so that mullions, transoms and top rails hide the meeting rails of the secondary glazing to minimise the external visual impact. This sensitive introduction of secondary glazing largely preserves the historic fabric of the building, apart from the fixing holes securing the system into the internal masonry face. Due to the minimal loss of historic fabric the system can be considered as being 'reversible'. The introduction of secondary glazing would greatly reduce the heat loss through the window element without the need for extensive replacement. Details of the system can be seen in appendix B.
- 4.3.14 We also include an indicative diagram to show the details of the Duration - Luxury Sub Frame secondary glazing system.



Outbuilding 2 Mezzanine Floor:

- 4.13.14 The is an area of rotten joists and the floor boards are mainly rotten and is unsafe to walk over. The proposal is to lift the boarding, reviewing to retain those which are sound to relay. The rotten joists to be replaced, otherwise reviewing remainder and if rotten or defective install new along side the existing. New softwood boarding to be laid to make up the rotten sections.

## 5.0 DECISION MAKING

- 5.1 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a listed building, its setting, or any features of special architectural or historic interest which it possesses (Planning (Listed Buildings and Conservation Areas) Act s.66(1)).
- 5.2 The National Planning Policy Framework requires that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting” (para 189). This Heritage Assessment aims to provide sufficient information for the significance of the heritage assets and the impact of development to be properly considered.
- 5.3 The NPPF states that “when considering impact upon significance, great weight should be given to the asset’s conservation, relative to its significance. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance” (para 193).
- 5.4 “Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will require clear and convincing justification” (para 194). Recent appeals and court cases have highlighted the need for local planning authorities to give great weight to the desirability of preserving architectural or historic interest when it comes to determining applications for alterations to Listed Buildings. Any harm to the architectural or historic interest, or the setting of the asset will need to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.5 The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 ‘Managing Significance in Decision-Taking in the Historic Environment’ advises that:
- the significance of the asset is understood;
  - the impact of the development on significance is understood;
  - ways to avoid, minimise and mitigate impact are explored;
  - harmful impacts be justified through and balanced; and
  - that negative impacts on aspects of significance are offset by enhancing other aspects of significance.

- 5.6 Historic England Conservation Principles (2008) recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the evidential, historical, aesthetic and communal values which relate to the area to enable an informed assessment of a proposal for change. This assessment has considered the significance of Gallows Hill, which lies within all of the historical and aesthetic values.
- 5.7 Northumberland Draft Local Plan (2019) Policy ENV7 Heritage Assets and Policy ENV9 Conservation Areas states that decision making will be undertaken based on a sound understanding the significance of the asset and the impact of any proposal upon that significance. Within a Conservation Area, opportunities will be sought to encourage the preservation or enhancement of the character or appearance of the area and its local distinctiveness. The proposed works are based on a good understanding of the significance of the building and are the minimum works necessary. The repair of this building ensures the preservation and enhancement of the Conservation Area.

## **6.0 CONCLUSION**

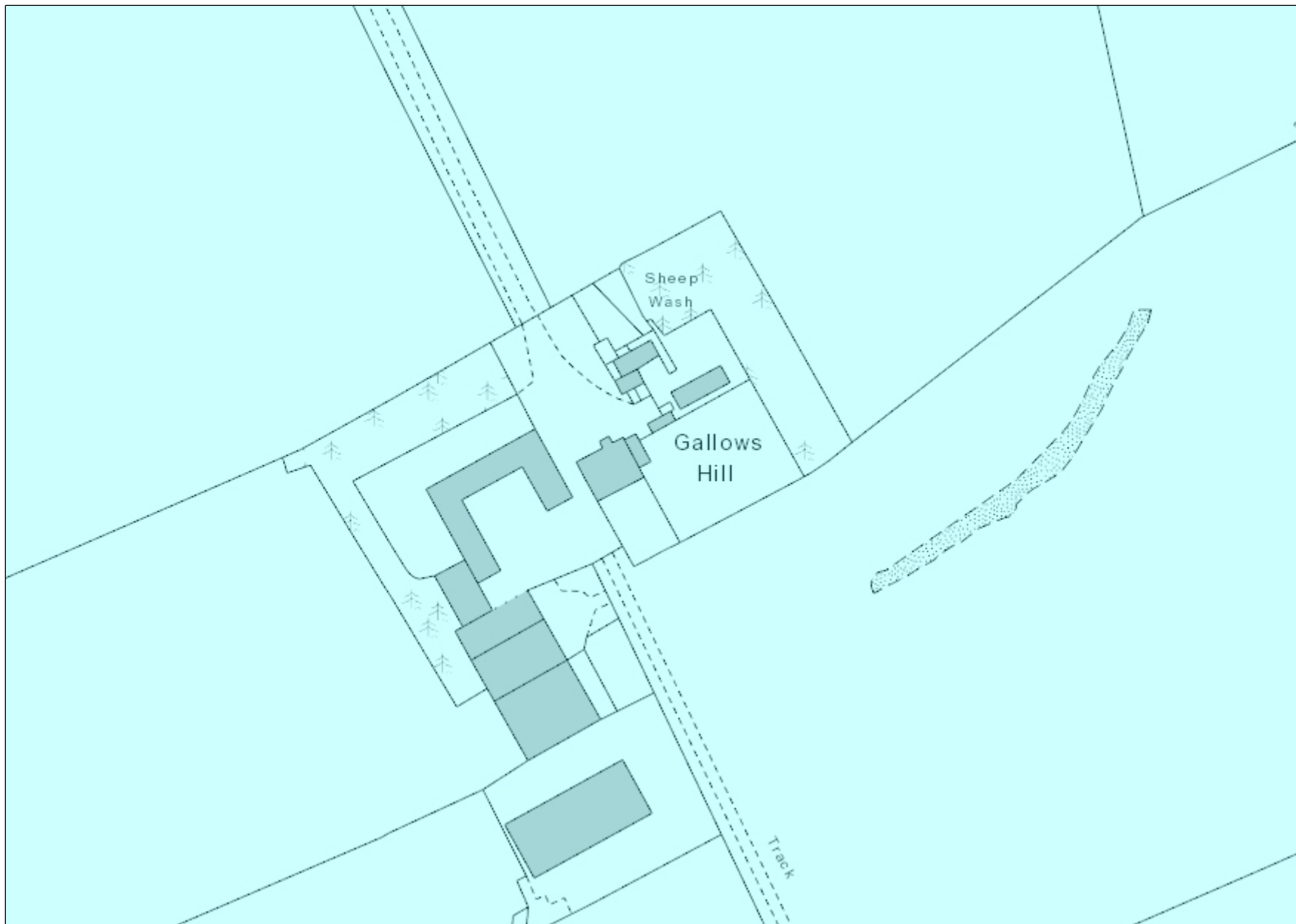
- 6.1 This Heritage Statement has identified the heritage assets which have the potential to be affected by the proposed development and has considered the heritage values and significance as they relate to the site.
- 6.2 The assessment has explored the special interest of Gallows Hill and its position within the Wallington Estate. It has provided an understanding of the historical and aesthetic values as they relate to the building being with the curtilage of the estate, albeit not listed in its own right.
- 6.3 The proposed works are considered the minimum necessary to ensure the longevity and habitability of this domestic property and will preserve the fabric of the building as well as the character and appearance of the Conservation Area. The proposal is considered to accord with both national and local policy.





**APPENDIX A**  
**SITE LOCATION PLAN**



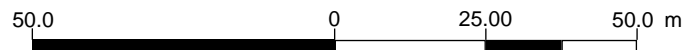
# Gallows Hill Farm



## Legend

-  NT Ownership (GB)
-  NT Leasehold (GB)

1: 1,250



British\_National\_Grid  
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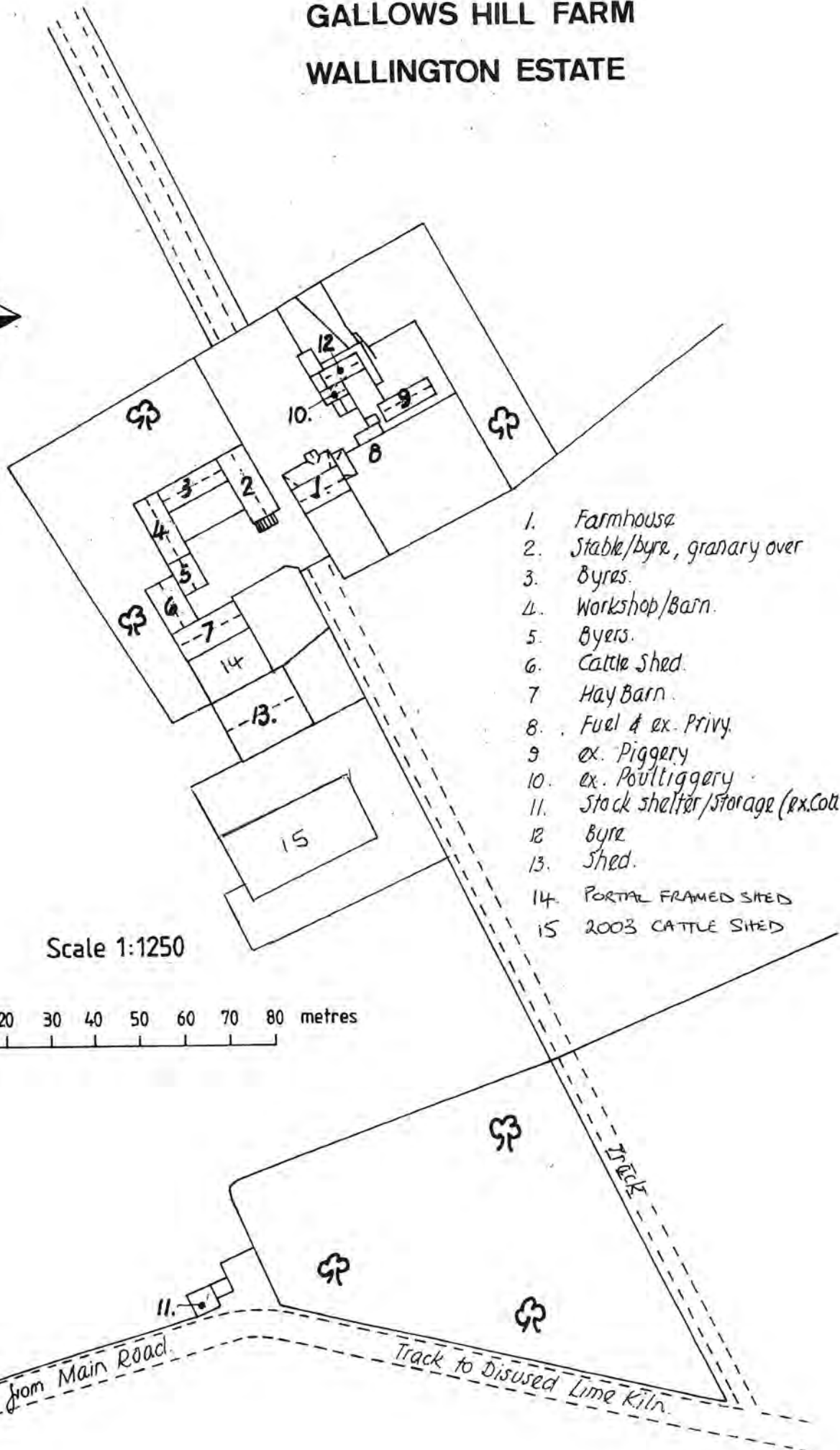
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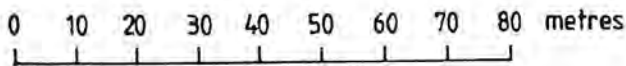
**APPENDIX B**  
**BLOCK PLAN**

# GALLOWS HILL FARM WALLINGTON ESTATE



1. Farmhouse
2. Stable/byre, granary over
3. Byres.
4. Workshop/Barn.
5. Byres.
6. Cattle Shed.
7. Hay Barn.
8. Fuel & ex. Privy.
9. ex. Piggery
10. ex. Poultriggery
11. Stock shelter/storage (ex.Cott)
12. Byre
13. Shed.
14. PORTAL FRAMED SIED
15. 2003 CATTLE SIED

Scale 1:1250

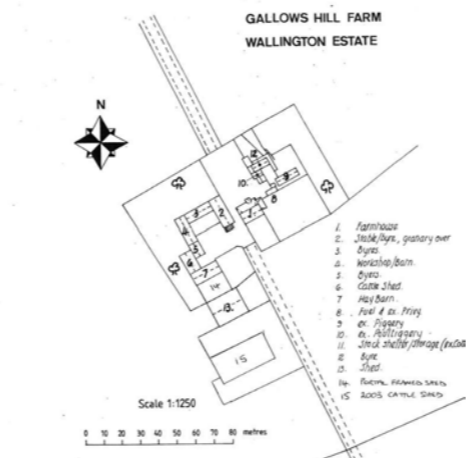





**APPENDIX C**  
**REPAIR SCHEDULE TO OUTBUILDING 2**



Gallows Hill Farm Wallington Estate

Schedule of Repairs to Outbuilding 2

<p>Site Location Plan</p>		
<p>1.1</p>	<p>Dislodged and aged roof coverings, with further damage from recent storms in November 21.</p>	<ul style="list-style-type: none"><li>- Lift stone slates and ridges to set aside</li><li>- Review roof timbers and if any found to be rotten or defective lay new along side existing</li><li>- Lay type 1F felt over existing rafters</li><li>- Lay new tanalised battens gauged to suit tiles</li><li>- Relay stone slates set aside, replacing any damaged to match existing.</li><li>- Rebed ridge tiles with NHL 3.5 mortar.</li></ul> 

1.2	Defective and weather pointing	Rake out pointing and apply new NHL 3.5 mortar to match existing, providing sample for approval	
1.3	Rotten boarding to Mezzanine floor	Lift rotten boards and area of rotten joists and dispose. Replace rotten joists. Review remainder and if any rotten lay new along side existing. Lay new softwood boards	

**APPENDIX D**  
**WORKS SCHEDULE FOR STOVE INSTALLATION**

**Stove Installation Specification**  
**Gallows Hill Farm, Rothley**

- |    |  |
|----|--|
| 10 | Hack off plaster over face of chimney to for larger opening. Remove brick infill and clean off original stonework to rear and sides.   |
| 20 | Sweep all existing flues, providing sheeting/ protection to internal rooms as necessary. Remove and dispose of all debris.   |
| 30 | Supply and install new Aga Little Wenlock Classic Smoke Exempt multi fuel stove with 152mm legs 4.7kW to Sitting Room including check plate. Contractor to check stove size corresponds with rooms size. |
| 40 | Supply and lay 25mm slate to base of stove laid on mortar bed. Hearth to be laid within inglenook reveal and extend 150mm to the rear and 300mm to the front of new multi fuel stove.                    |
| 50 | Supply and install new twin wall insulated chimney system to new multi fuel stoves Include for register plate and connection to stove. Stove to be tested and certified.                                 |
| 60 | Supply and install storm guard vent cowl to chimney pot serving wood burning stoves  |

