

**Heritage Statement and Design and Access Statement
in respect of**

**Proposed subdivision of property into 2 No self contained but linked holiday
lets and the demolition of an existing timber conservatory and the construction
of a new Orangery**

Littlehoughton Hall, Littlehoughton, Alnwick, Northumberland, NE66 3JZ

1.0 Introduction

- 1.1 Littlehoughton Hall is a grade II listing house with parts of the building being medieval or 16th Century.
- 1.2 The property has previously been rented out on a long term basis as a single dwelling and has recently been vacated.

There is no demand for the rental of a single dwelling of this size and it is proposed to divide the dwelling into two units for holiday rental purposes.

As part of this proposal, it is intended to demolish a recent timber conservatory which is in poor condition and construct an orangery to serve the south of the two units.

2.0 Listing Details

- 2.1 The building is Grade II Listed. The Listing Statement reads as follows:

NU 21 NW LONGHOUGHTON LITTLEHOUGHTON

5/142 Littlehoughton Hall

GV II

House. Centre part late medieval or C16; north range 1686 (dated fireplace with initials ERM (Edward and Mary Roddam); south block probably 1818; north-west wing probably early C19, porch late C19. Centre part massive rubble; north range rubble with cut dressings; south block tooled squared stone with tooled ashlar dressings; north-west wing whinstone rubble with cut sandstone dressings; porch tooled stone with tooled-and-margined dressings. Welsh slate roof, except for pantiles on north-west wing, with yellow brick stacks. Plan: square south block and north range form L-plan, linked by the remnant of the medieval or C16 building; single-storey north-west wing to west of end of north range.

East (entrance) front 2 storeys, in 3 parts. Projecting left block of 2 wide bays. Plinth. Right-of-centre flat-topped porch with panelled double doors in chamfered surround under cornice; 12-pane sash in similar surround on left return; overlight above porch. 12-pane sash windows in raised stone surrounds. Hipped roof with central rendered ridge stack; old stepped-and-corniced lateral stack on right return. Right range left bay is oldest part, with blocked square-headed door, inserted 12-pane sash in raised surround, and small 1st-floor window. Coped right end gable on moulded kneelers, with end stack rebuilt on old base. 3-bay, C17 far right part has lower eaves but higher ridgeline. At left an inserted casement, with intersecting glazing bars, in richly-moulded doorway with pointed arch within square frame; above it a small casement in oval opening with remains of

cable-moulded surround. Centre bay has renewed windows in old recessed chamfered surrounds, lost mullions; right bay behind stable range (q.v.). South front 2 storeys, 4 bays, symmetrical. Plinth and sill bands. 12-pane sash windows in architraves. Moulded eaves cornice. Hipped roof.

West elevation: South block on right has 12-pane sash stair window, with intersecting head, under keyed round arch with imposts, at right; rubble masonry of medieval or C16 part to left. On far left is north range with inserted window in gable-headed cross-passage doorway; 2 old chamfered windows with hoodmoulds on 1st floor. Left projecting north-west wing, with two 12-pane sashes on inner return. North elevation of north range shows blocked roll-moulded window opening to 1st floor and former 2-light mullioned attic window, under gable with reverse-stepped coping.

Interior. Oldest part has large roll-moulded square-headed fireplace, backing on to former cross passage in north wing; doorway from passage has outer chamfered 4-centred arch. On north of passage is rear wall of large blocked kitchen fireplace; at 1st floor level above is a dated fireplace with moulded surround, corbelled-out lintel and foliage-carved panel at base of each jamb. Small 1st-floor window on east of oldest part is set in larger recess, perhaps a former doorway. South block has 6-panel doors, and dog-leg stair with stick balusters and ramped moulded handrail.

Historical Notes: The Hall was held by the Roddam family from the early C14 until 1710. It is recorded that a tower 25 ft. square, with walls 5 ft. thick and a barrel-vaulted basement, was taken down in 1818; the Northumberland County History (Vol.II, p.405) says that the oldest part of the present house is part of this, but its masonry looks more of C16 character, as does the roll-moulded fireplace. This may be part of a wing added to the now-demolished tower.

3.0 Amount of Development

- 3.1 The proposed sub division of the property into two units for holiday letting purposes will be done using an existing door and frame at ground floor level and a new door and frame at first floor level along the line of the junction as indicated on the proposed plans.
- 3.2 The intention is that the doors can be locked for the purposes of separate letting units but also be opened for a single letting unit if required for a large family group.
- 3.3 Internally, a new kitchen, utility room, WC and shower room will be formed to the northern unit at ground floor while at first floor level, one of the bedrooms of the southern unit will be divided to give an ensuite shower room.

Where internal alterations are to be made, there is nothing of heritage value that would be disturbed by the proposed works.
- 3.4 Elsewhere internally, there will be repairs and redecoration as required to bring the property up to a habitable standard for self catering holiday accommodation.
- 3.5 To the rear of the northern unit, it is proposed to demolish the existing lightweight timber conservatory which is in poor condition and construct a new orangery to the rear of the kitchen which would have a floor area of 5.0x5.0 metres.

4.0 Appearance

- 4.1 The proposed sub division of the property would have no effect on the appearance of the existing building.
- 4.2 The proposed orangery to the rear would be constructed in ashlar stone with double glazed timber windows and doors. The materials and appearance would be in keeping with the existing building while being obviously a new structure which would complement the existing.

The existing timber structure to be demolished is in poor condition and has no merit whatsoever.

5.0 Access and Car Parking

- 5.1 The existing site access will be retained with vegetation cut back as required to provide improved visibility at the site entrance.
- 5.2 The existing car parking and hard standing area will be retained which provides space for a minimum of six vehicles and sufficient space to turn and exit the site in a forwards direction at all times.

6.0 Heritage Assessment

- 6.1 The sub division of the existing building to form two self contained holiday units will ensure that the property has a viable use into the future. The extent of work required to sub divide the property is minimal with the and in our opinion does not detract from the heritage asset. Indeed, it is intended that the property can still be let as a single unit for large family groups as required.

The property will continue to have a single electricity supply and a single water supply and while it is intended to have the ability to sub divide the property for holiday purposes, it would clearly not be possible to sell the property as two separate units.

- 6.2 The existing conservatory to be demolished is a poor quality timber construction thought to have been constructed in the 1970's. The conservatory has no heritage value.
- 6.3 The proposed orangery addition will be an obviously new addition in materials that are in keeping with the existing building. External walls in ashlar stone and double glazed timber windows and doors with a paint finish will be in keeping with the existing building.
- 6.4 In our opinion, the proposed works will ensure the future viability of the building and ensure that it is maintained to a high standard. The works required to ensure this future viability are minimal and in our opinion do not represent harm to the heritage asset.

7.0 Conclusion

- 7.1 In our opinion, the sub division of the property to offer two self contained holiday units along with the construction of the proposed orangery will ensure the viable use of this historic property into the future. The proposed work is not detrimental to the historic fabric while the proposed orangery will be a high quality addition to replace a dilapidated and poor quality structure.
- 6.2 We would therefore ask officers and members to consider the application for approval.

Richard H Sullivan
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1st February 2022

Photographs of Site



East elevation showing proposed entrances to both units



East elevation showing main entrance to south unit



South elevation of south unit



West elevation showing dilapidated conservatory to be demolished



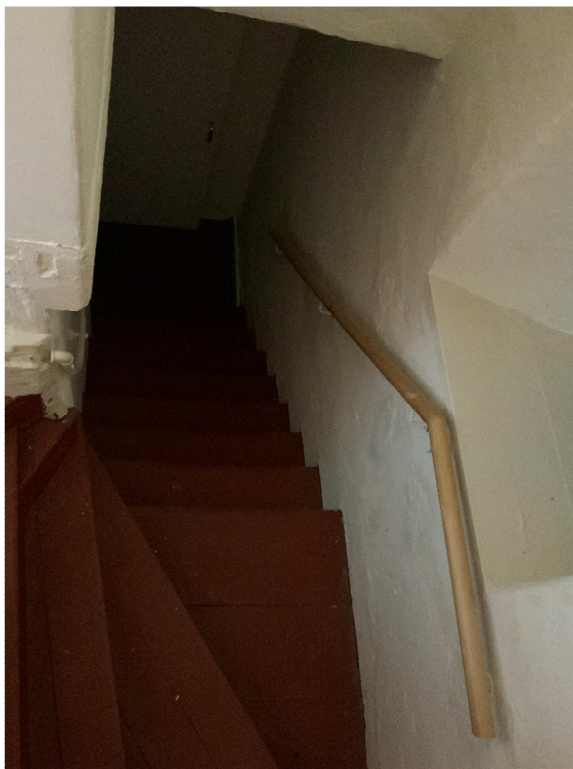
East elevation showing dilapidated conservatory to be demolished



Proposed sitting room of north unit



Existing bedroom of north unit unaltered



Secondary staircase north unit



Existing bathroom north unit



Proposed kitchen north unit



Proposed kitchen north unit



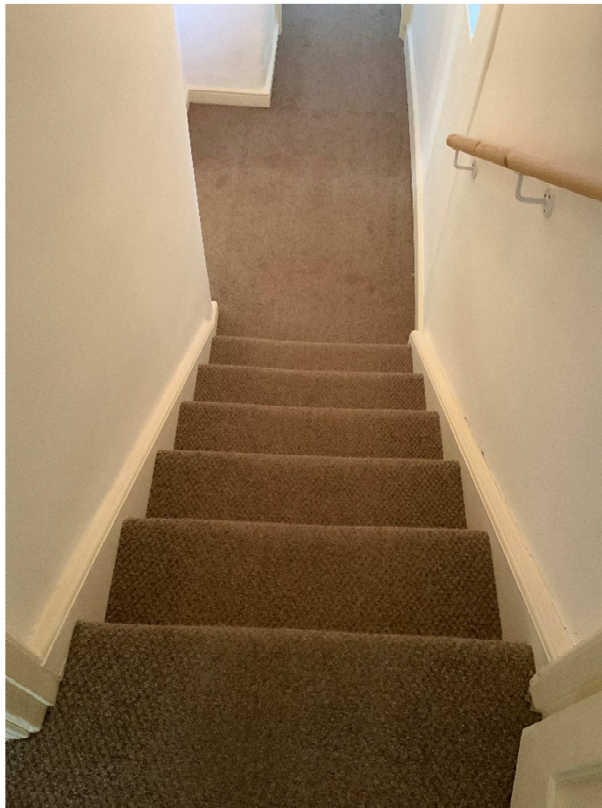
Proposed utility room north unit



Existing kitchen of south unit



Existing ensuite south unit



First floor staircase at point of sub division.
Proposed door and frame at bottom of stairs



Main staircase south unit



Dilapidated conservatory to be demolished



Proposed ensuite location to bedroom 3 of south unit



Existing shower room south unit



Existing utility room south unit



Parking and turning area



Driveway