
Design, Access & Heritage Statement

Wooperton Lodge,
Wooperton,
ALNWICK, NE66 4XS



Contents

1.0	Introduction	1
2.0	The Nature of the Site & Asset	1
3.0	General Proposals	2
4.0	Impact of the Proposed Work & Design Consideration	2
5.0	Conclusion	2
6.0	Appendix	3

1.0 Introduction :

- 1.1. This Design, Access & Heritage Statement refers to Wooperton Lodge, Wooperton and has been prepared to form part of the application for Listed Building Consent for the proposed replacement of timber windows, as outlined in the accompanying drawings, in addition to a brief description of the proposed works, detailed later in this statement.
- 1.2. This Design, Access & Heritage Statement should be read in conjunction with the accompanying drawings -
 - 5322-01 Location Plan;
 - 5322-02-A Survey Drawing;
 - 5322-04-A Proposed Plan and Elevations;
 - 5322-05 Existing Site Plan;
 - 5322-06 Proposed Site Plan;
 - 5322-07-A Window Details;
 - Photographs Appendix

2.0 The Nature of the Site and Asset :

- 2.1. Wooperton Lodge comprises a single storey Grade II Listed detached cottage, referred in the Listed Buildings Schedule as The Lodge, Listing NGR: NU0434420530. The cottage dates to circa early C19.
- 2.2. The Listed Building Description highlights the key characteristics of the property, which includes the following:
 - Hipped Welsh slate roof. 2 corniced ridge stacks;
 - Ashlar with pointed arches, with hood moulds and Y-tracery;
 - Single storey. One room deep with outshoot to rear;
 - The 2 inner windows are narrower and set close in beside door. Similar windows on returns;
 - Central doorway with 2 windows left and 2 right;
 - Door also pointed-arched with hoodmould, in C20 porch;
- 2.3. The principle access to Wooperton Lodge, is from the A697 on the corner of the Roddam and Wooperton Farm junction, approximately 0.25 miles from Wooperton Farm.

3.0 General Proposals :

- 3.1. Wooperton Lodge is currently occupied. As part of a programme to redecorate the external joinery, some of the windows have been identified as being in very poor condition with rot established within the joints and mullions of the timber frames and sashes. Following a detailed assessment it has been established that a number of the windows are beyond practical repair. The windows to the rear of the cottage, however, are in a better condition and will be subject to minor like-for-like repair and decoration.
- 3.2. The proposal is to replace the existing rotten windows which are beyond practical repair. The new windows will be manufactured to match existing details including single glazing and replication of 4no front and side gothic arched windows, and 1no rectangular 4-pane sash window on the north west side elevation, as indicated on the proposed elevation drawings.

4.0 Impact of the Proposed Work & Design Consideration :

- 4.1. Although the existing windows will be replaced, the new windows will correspond in matching size, profile and detailing, including the Y-tracery of the Gothic frames, within the original windows.
- 4.2. Ochiltree Bespoke Joinery Ltd, Hexham, who specialise in the manufacture of bespoke and traditional timber window frames, including like-for-like replacement of heritage features, have been appointed to undertake the manufacture and installation of the replacement windows, which will be constructed in Accoya timber, and will be painted as existing.

5.0 Conclusion :

- 5.1. The proposal is for the unavoidable replacement of rotten window frames. Whilst it is acknowledged that this represents some loss of historic fabric, the replacement windows will be high quality sash & case joinery to matching details, to ensure that there is no visual impact on the architectural interest or characteristics of the Lodge.

6.0 Appendix :



North Gable



W13

Design, Access & Heritage Statement

Wooperton Lodge, Wooperton, ALNWICK, NE66 4XS



East Elevation



W1

Design, Access & Heritage Statement

Wooperton Lodge, Wooperton, ALNWICK, NE66 4XS



W2



W6

Design, Access & Heritage Statement

Wooperton Lodge, Wooperton, ALNWICK, NE66 4XS



W7



South Gable



W8



W8, Detail