

Farnley Gate Cottage, Corbridge  
Heritage Statement  
*April 2022*



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<b>Contents</b>	<b>Page Number</b>
<b>1:0 Introduction</b>	<b>03</b>
<b>2:0 Context</b>	<b>04</b>
<b>3:0 Heritage Context</b>	<b>05</b>
<b>4:0 Proposal</b>	<b>07</b>
<b>5:0 Policy Context</b>	<b>09</b>
<b>6:0 Assessing the Impact of the Proposal</b>	<b>11</b>
<b>7:0 Conclusion</b>	<b>11</b>
 <b>Sources</b>	 <b>12</b>
<b>Appendix</b>	<b>12</b>

Prepared in relation to a proposed application for listed building consent at Farnley Gate Cottage, Corbridge NE44 6AA



## Farnley Gate Cottage – replacement front door and rear door and windows

### 1.0 Introduction

1.1 This Heritage Statement has been prepared in relation to proposed replacement of windows to the rear elevation, and replacement exterior doors, at Farnley Gate Cottage, Corbridge, NE44 6AA.

1.2 Paragraph 189 of the National Planning Policy Framework (NPPF) 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. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

1.3 Farnley Gate Cottage, Corbridge, is a Grade II listed building (List Entry Number: 1154912), listed 24<sup>th</sup> May 1988. The list entry can be viewed at: <https://historicengland.org.uk/listing/the-list/list-entry/1154912?section=official-list-entry> and describes it as a “Former Toll House, now cottage. Early C19, with minor C20 alterations. Rubble with dressings; Welsh slate roof. Two-room plan with entrance lobby. Single storey, 2 bays. Central renewed door flanked by C20 small-paned casements in old openings with slightly-projecting sills; all openings with tooled lintels. Hipped roof with central banded ridge stack. Returns each show sash window, without glazing bars, set close to front wall. C20 extension to rear not of interest.”



1.4 The proposed works are the replacement of twentieth century softwood casement windows to the rear extension, itself a C20 extension to the original building, and the replacement of C20 timber front and rear doors.

## 2.0 Context

2.1 Farnley Gate Cottage lies on a spur of road off the A695, the main road south of the River Tyne linking Riding Mill to the East with Corbridge and Hexham to the West. It is approximately 1k west of Riding Mill, and 2.5k south east of Corbridge, on a straight section of the A695 alongside the larger, unlisted Farnley Gate House. The area is characterised by isolated developments at intervals strung along the main road between these Tynedale settlements, with dwellings generally clustered around a farmstead or large house nucleus. The 'Farnley Gate House' farmhouse – mapping suggests – predates the former toll house, and the farm is one of a number of properties – notably Farnley Grange, Farnley Hill, Farnley Oaks and Farnley Gate, which are dispersed at intervals along the road. Farnley Grange was the home of the Laing family, until its destruction by fire in 1930.

2.2 The general area south of the river has long been a convenient route, with its level ground serving as a key Roman road – Dere Street – and a scheduled monument attesting to temporary Roman camps some 500m west of the site at Farnley Grange<sup>1</sup>. In 1835 the Farnley Hoard of bronze implements was discovered north of the site while the railway cutting was being excavated<sup>2</sup>.



Figure 1 The application site, lying to the north of the A695 between Corbridge and Riding Mill



Figure 2 South and east elevations of the former toll house



Figure 3 The cottage with the unlisted Farnley Gate House to the right

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1009156>

<sup>2</sup> <http://www.keystothepast.info/article/10339/Site-Details?PRN=N10055>

### 3.0 Heritage Context

3.1 The property is a single storey cottage built to serve the Gateshead to Hexham turnpike, collecting tolls to pay back the construction capital, maintenance costs and investor returns for the road.

3.2 By way of background, “in 1663 an Act of Parliament was passed to permit parishes responsible for roads what passed through them to collect money from travellers to be spent on the upkeep of the roads. The roads were called Turnpikes owing to the fact that a pole or pike, resting on a central post was put across the road and swung round when the toll was paid to allow the traffic through. The Gateshead - Hexham Turnpike, constructed in 1776/7, came from Gateshead via the bridge at Swalwell, to the brickworks at Blaydon Burn, from where it ran up Summerhill Bank to Path Head and then onto Ryton. Typical tolls would be 1/2d for pedestrians, 2s for vehicles drawn by six horses, 9d for vehicles drawn by two horses, and 3d per score for every drove of cows, hogs, goats or sheep. People travelling to church on Sundays were exempt from charges, also when travelling to funerals or visiting the sick. There were nine toll bars on the Gateshead - Hexham Turnpike..[.].<sup>3</sup>

3.3 The date of construction of the current Farnley Gate Cottage is somewhat uncertain, for although the 1988 list entry refers to an early C19 date, the building is not shown on the 1865 OS, although Farnley Gate T.P. (Turnpike) is marked. By 1898 the building makes an appearance, but this comes well after the Local Government Act 1888 transfer of responsibility for the maintenance of main roads to County Councils.

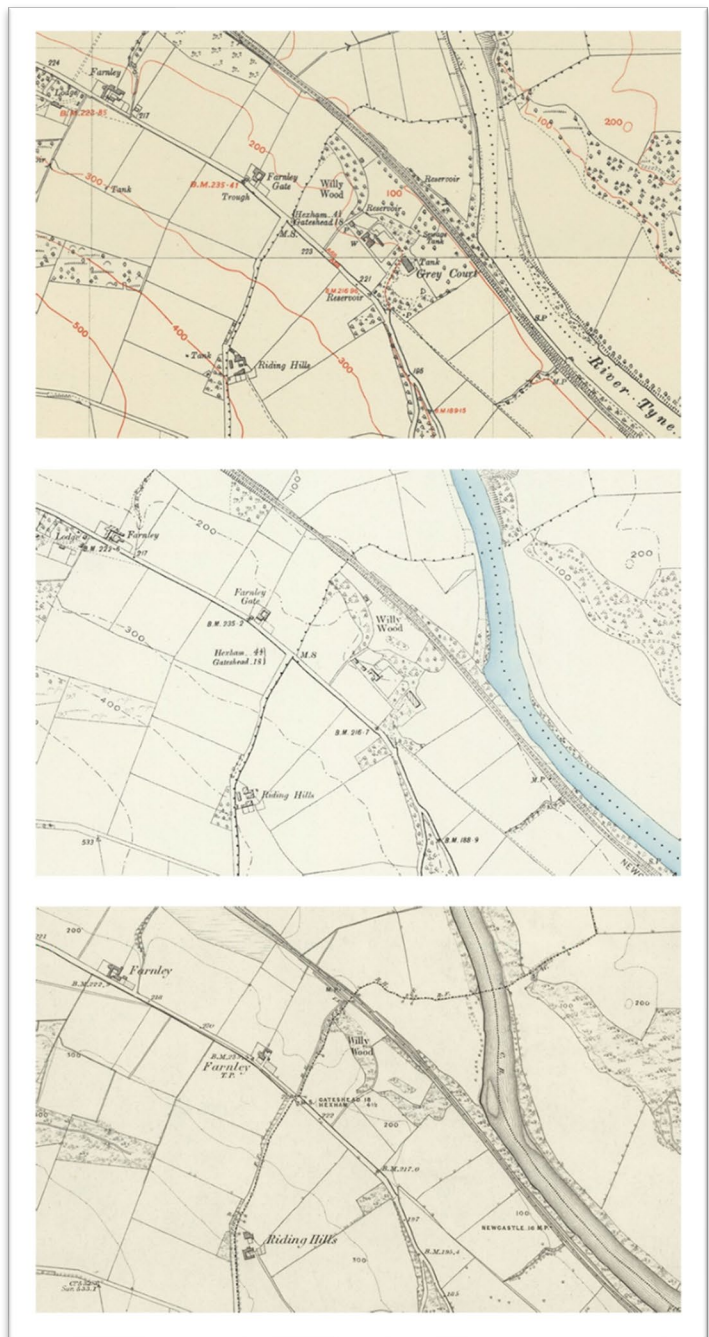


Figure 4 Historic Ordnance Survey mapping showing (from bottom) the area in 1865, 1898 and 1952.

<sup>3</sup> <https://twsitelines.info/SMR/3628>



3.4 It is possible that Farnley Gate turnpike may have been administered by the adjacent farmhouse – Farnley Gate House (fig 5) until the construction of the present building after the survey (1860) for the 1<sup>st</sup> ed OS map. Although this may be unlikely as by this time many turnpike trusts were wound up under General Acts of Parliament between 1873 and 1878<sup>4</sup>, and this in case contradicts the early C19 listing text. In his 1852 “Memoir Written During a Survey of the Watling Street: From the Tees to the Scotch Border” Henry MacLauchlan refers (p19) to the ‘turnpike house at Farnley’ as the author traces the route of Watling Street – so it may be that omission of the building from the 1865 OS survey is simply a drafting error. Dere Street, the Roman road from Cataractonium (Catterick in Yorkshire) to Corstopitum (now Corbridge, Northumberland) to the Antonine Wall, was also sometimes known as Watling Street<sup>5</sup>.

3.5 Following the disturnpiking of the route and the transfer of responsibility to County Councils in 1888, toll houses were generally sold off and the turnpike torn down. Being an extremely modest building – of two rooms only – these were typically extended, as is the case with Farnley bar – which had a single storey post-war extension which the list entry notes is ‘not of interest’. In recent decades the extension was better-integrated into the building by the addition of a pitched roof.



Figure 5 Farnley Gate House – the farmhouse which lies just east of the present former toll house.



Figure 6 Showing the east and north elevation of the 1950s flat-roof extension to which a pitch was subsequently added

<sup>4</sup> <http://www.turnpikes.org.uk/The%20Turnpike%20Roads.htm>

<sup>5</sup> [https://en.wikipedia.org/wiki/Watling\\_Street](https://en.wikipedia.org/wiki/Watling_Street)

## 4.0 Proposal

4.1 The proposed works are very modest in character and are the replacement of the existing twentieth century timber front and rear doors, and replacement of C20 windows to the rear elevation. The present front door is a multi-panelled modern timber door with a glazed central viewing panel. The present rear windows are single glazed timber windows of no period value, dating from the post war construction of the extension.

4.2 Proposed new works – shown overleaf – are the replacement of the front door with a ledged and braced timber, close boarded plank door of traditional construction, with a central glazed light; and replacement of the windows on the north elevation of the extension with timber double glazed windows. Doors and windows to be Farrow and Ball Calke Green.

4.3 The easternmost of the windows to be replaced in a more aesthetically pleasing vertical arrangement of three casements, in place of the more random subdivision of the present window.

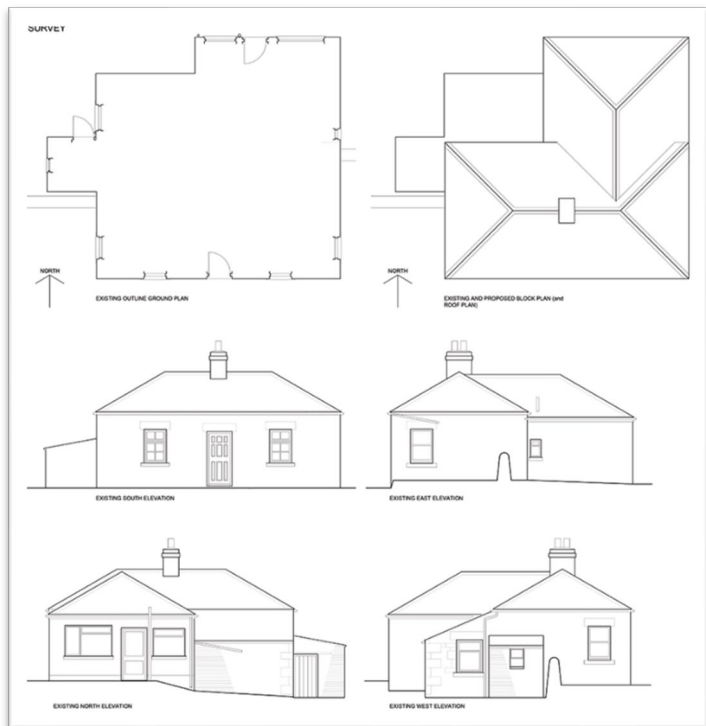


Figure 7 Existing plans and elevations



Figure 8 Existing door



Figure 9 and 10 existing rear elevations



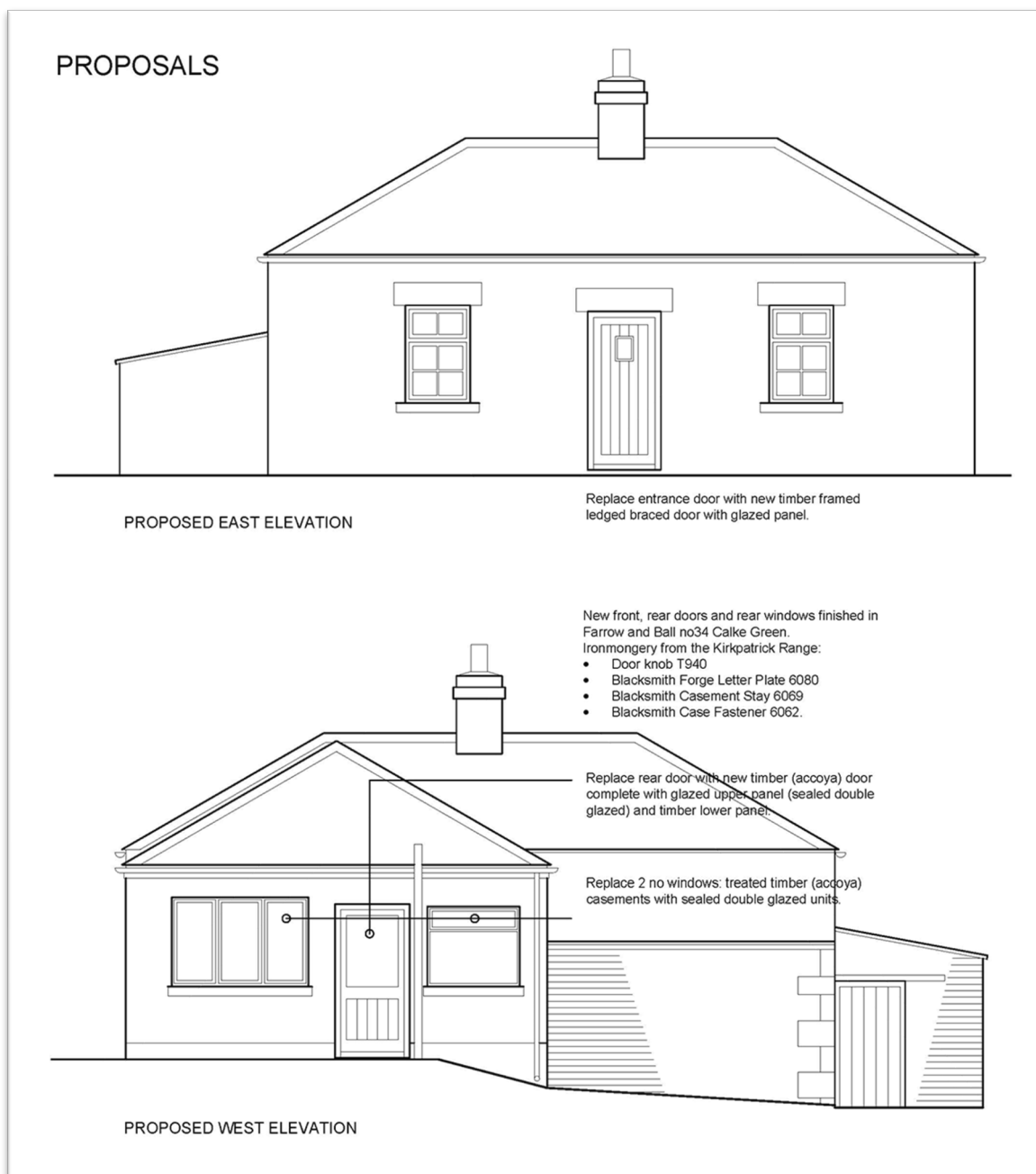


Figure 11 Proposed elevations

## **5.0 Policy Context**

5.1.1 The National Planning Policy Framework (2021) states in Chapter 16 (Conserving and enhancing the historic environment) Paragraph 194, 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. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

5.1.2 Paragraph 197 advises that “in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness”.

5.1.3 Paragraph 199 of the NPPF states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

5.1.4 Paragraph 200 states that “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.

5.1.5 Paragraph 201 states that “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss..[...]”.

5.1.6 Paragraph 202 states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

## **5.2 The Town and Country Planning (Conservation Areas and Listed Buildings) Act 1990**

5.2.1 The Town and Country Planning (Conservation Areas and Listed Buildings) Act 1990 sets out the wider legislative framework in which development which affects listed buildings and conservation areas must be considered. Section 66 of the 1990 Act requires that “In considering whether to grant planning permission [F1or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

5.2.2 Section 72(1) states: 'In the exercise, with respect to any buildings or other land in a conservation area....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the that area'

### 5.3 Local Policy Context

5.3.1 Tynedale LDF Core Strategy (2007)  
Policy BE1 – Principles of the Built Environment  
Policy GD1 – The General Location of Development

Tynedale District Local Plan (2003)  
Policy GD2 – Design Criteria for Development, including Extensions and Alterations  
BE21 Alterations to listed buildings

### 5.4 Conservation Principles: Policy and Guidance (English Heritage 2008)

5.4.1 Conservation Principles: Policy and Guidance (English Heritage 2008) is intended as a guide to conservation thinking and practice. It defines conservation as the process of managing change to a significant place in its setting in ways that will best sustain its heritage value and recognises that change in the historic environment is inevitable, whether this is caused by natural processes, wear and tear, or responses to technological, social or economic change.

5.4.2 The heritage values set out in the English Heritage document Conservation Principles: Policies and guidance are:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5.4.3 There are six commonly accepted levels of significance. These are:

**Outstanding level of significance:** Exceptional levels of architectural and decorative preservation – corresponding to the NPPF advice that harm would be 'wholly exceptional' e.g. according to the highest level of protection and special interest afforded to a grade I or grade II\* listing.

**High Level of significance:** A nationally and regionally important asset e.g. Grade II building to which substantial harm should be wholly exceptional.

**Medium level of significance:** May include less significant parts of listed buildings. Buildings and parts of structures in this category to be retained where possible although there is usually scope for adaption.

**Low level of significance:** Undesignated assets that may make a positive contribution at a local level. There is usually scope for adaptation.

**No interest:** Historically unimportant but a category above intrusive or negative impact. Adaptation or removal would usually be acceptable.

**Intrusive:** Historically unimportant and having a negative impact on the setting or significance of other assets. Could be removed with beneficial effect.

5.5 Historic England's 2019 Advice Note 12 '**Statements of Heritage Significance: Analysing Significance in Heritage Assets** Historic England Advice Note 12' provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF). It



advises a staged approach to decision-making and the development of proposals for change to heritage assets. It states that “A staged approach would usually embrace the following stages, informed by the scope of the proposal:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
2. Understand the significance of the asset(s)

These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.

3. Understand the impact of the proposal on that significance

This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA.

However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.

4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF

5. Look for opportunities to better reveal or enhance significance

These two stages are addressed by the assessment of impact by the LPA but may also be addressed by the applicant in reaching a decision on the scope and design of a proposal. Indeed, assessment of these three latter stages by the applicant prior to application may assist a positive assessment of impact by the LPA, thus leading to better outcomes for applicants, reducing both abortive work and delays.”

## **6.0 Assessing the impact of the proposal**

6.1 Farnley Gate Cottage is a grade II listed building of national value, dating from the (presumed) early nineteenth century. It sits near the undesignated heritage asset of Farnley gate House, a farmhouse likely to predate the former toll house. The site is prominent from users of the nearby road but has few neighbours, and limited public vantage points to the rear elevation, which is shielded by a small private garden and farmland beyond.

6.2 The significance of the cottage derives from its construction as a toll house on the Gateshead to Hexham turnpike, collecting monies for the improvement of infrastructure as industry developed and populations expanded in the eighteenth and nineteenth century. Following the disturnpiking process, it was transferred to wholly domestic use, and modestly extended in later years. Using the Conservation Principles set out in 2008 by the then English heritage, it holds mainly evidential and historic value.

6.3 The proposed works are low in their impact on the structure, and remove features that could be described as ‘intrusive’ as per the categories described in para 5.4.3 above.

## **7.0 Conclusion**

7.1 It is respectfully asserted that the proposals would cause no harm to the character or appearance of the building, or have any adverse impacts on nearby undesignated assets.

7.2 The works are considered reasonable adaptations to enable the continued comfortable use of the building and to secure the optimum viable use, in accordance with the NPPF (paragraph 202).

## Sources

Department for Communities and Local Government. National Planning Policy Framework (London, DCLG July 2021)

Historic England Advice Note 12. (Swindon. Historic England, 2019)

English Heritage. Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (London: English Heritage, April 2008)

Northumberland County Council 'Heritage Statement Guidance' (Development Services, Northumberland County Council, April 2015)

Listed Building mapping information taken from <https://historicengland.org.uk/listing/the-list/map-search>

1865, 1898 and 1952 Ordnance Survey

Web Resources:

<http://www.keystothepast.info/article/10339/Site-Details?PRN=N10055>

<http://www.turnpikes.org.uk/The%20Turnpike%20Roads.htm>

## Appendix

### Designated Heritage Assets within 100m of the application site (taken from Historic England mapping)

#### FARNLEY GATE COTTAGE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1154912

