

Northumberland County Council
County Hall
Morpeth
NE61 2EF

22nd April 2022

DESIGN AND ACCESS STATEMENT

Dear Sir/Madam

Listed Building Consent – Replacement of Rear Windows and External Doors at Farnley Gate Cottage, Riding Mill

I am writing in regards to the submission of the Listed Building Consent application for the replacement of the rear windows and external doors at Farnley Gate Cottage, Riding Mill. The application is being submitted due to the windows becoming extremely rotten and beyond the point of repair.

Farnley Gate Cottage is a Grade II listed building that was a former Toll House.

HERITAGE ASSET

Policy ENV7 – Historic Environment and Heritage Assets, of the Northumberland Local Plan states that proposals will be assessed and decisions made on the basis that proposals conserve and enhance the significance, quality and integrity of Northumberland's heritage assets and their settings.

The heritage statement assesses the proposal against the significance of the property and confirms that there will be no harm to the listed property as a result of the replacement windows to the rear and external doors. The replacement windows will be made of timber and painted in Farrow and Ball Calke Green which is a heritage colour. The replacement windows on the rear are on a 20th century extension that is described on the listing as being 'not of interest'.

ACCESS

The proposal does not seek to make any alterations to the property and therefore, there will be no changes to the existing access arrangements.

AMENITY

As the proposal seeks to replace the existing with timber windows, there will be no impact on any residential amenity due to the windows being to the rear of the property and being well

screened.

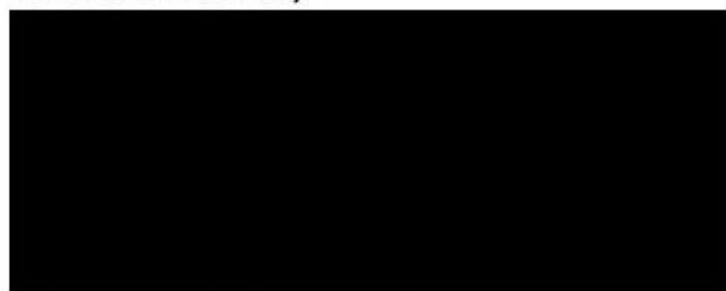
SUPPORTING DOCUMENTS

Please find the following supporting documents enclosed:

- Heritage Statement
- Existing and Proposed Elevations and Floorplan
- Site Plan
- Location Plan

Please do not hesitate to contact me should you have any questions regarding the submitted application.

Yours sincerely



Kitty Campbell MRICS

For Galbraith

Email: kitty.campbell@galbraithgroup.com

Mobile : 07385930697