

## **Heritage Statement – Cockshot Farmhouse List Entry Number: 1041907**

### **Heritage Asset and setting.**

Cockshot Farmhouse is a Grade 2 listed property and was designated on 15 Sep 1988. Cockshot Farmhouse is dated probably late C17, raised and remodeled mid-C18; extended in early C19 and again in 2014 that saw the replacement and extension of the rendered rear porch. It has roughly-square stone with cut lintels and sills, a renewed Welsh slate roof. On the western elevation it has a timber framed glasshouse. The glasshouse links to the Granary. The farmhouse is a 2-storey property with part glazed panel door with blocked window above; other windows are 12-pane sash with original eaves line visible above upper windowsills. Steeply-pitched roof. Windows have been replaced in the rear of the property with timber framed panel windows.

The farmhouse is set in a 3-sided steading. The farmhouse makes up the southern edge of the property with the Granary in the southwest corner. A single storey asbestos roofed barn extends from the Granary north to the northwest corner where it is met by a single storey arched barn and large stone barn that both run along the northern section of the steading. Both these properties have planning permission granted for a Granny Annex and Holiday Let. These conversions have not yet occurred. The entire steading varies in age and elevations and each unit is unique but not listed. However, the materials are the same stone and slate roofs. Adjoining the farmhouse on its eastern elevation is a single-story lean-to structure that is comprised of corrugated iron, timber and stone. It has no value and is damaged (for the purposes this has been named the Tractor Shed (Garage)). It significantly detracts from the attractiveness and appeal of the farmhouse. The steading is not in a conservation area and the Granary, lean-to garage and other units within the steading are not listed.

### **Assessment of significance.**

The farmhouse is typical in many ways to other Northumbrian farmhouses of that period and is set within a small steading that again is not unusual for the area. The steading was built over a period of time and the buildings have changed their use over time and have been redundant in agricultural terms for over 30 years. However, the materials are the same and the varying age and elevations make the site unique in character. The steading is linked together and the farmhouse is now linked through the glasshouse to the Granary; making the site interconnected. The property is idyllic in appearance as it is situated in rural Northumberland at the end of the public road where it meets a Green Road. The major distraction to the presentation of the steading and specifically the listed farmhouse is the sizable single storey lean-to garage.

### **Design Concept.**

The design concept only sees a single alteration to the listed farmhouse. This is addition of access from the Eastern gable end into the proposed extension. This will be in the manner of an internal doorway. No other alterations will be made to the listed farmhouse. The application involves the conversion of the 2-storey Granary into additional residential accommodation for the farmhouse and the removal of the corrugated iron lean-to garage with an extension on its footprint (slightly elevated and extended northwards) to create a family room and mezzanine home office. The materials will be entirely in keeping with the listed farmhouse; sourcing stone from the site and locally and roofing with Welsh slate. There are no proposed external openings. The Granary will remain from the outside unchanged, with works carried out internally to create living space. The lean-to garage replacement with a south facing family room will dramatically improve the appearance of the farmhouse. Both proposals are for entirely domestic use and are in no way independent of the farmhouse.

**Impact**

The proposal will not see any visible changes in terms of public viewpoint to the Farmhouse or Granary buildings. Neither property will be altered externally. The creation of the extension will enhance and improve what exists namely corrugated iron, a damaged and bowed wall and chipboard. The extension will greatly enhance the steading but also the appearance of the farmhouse to which it is adjoining. The proposed extension is in direct public view and therefore the proposal is a radical enhancement on the character and appearance of the property from the roadside. There are no negative impacts in either the Granary proposal or the lean-to conversion as they are both sympathetic to their surroundings and preserve the character of the steading and enhance the appearance of the farmhouse.