



NINETTE EDWARDS - ARCHITECT

12 Alnside . Whittingham . Northumberland . NE66 4SJ

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DESIGN, HERITAGE AND ACCESS STATEMENT

Hatkin House, 14 Front Street, Glanton NE66 4AJ



Design Statement

Existing Building

Hatkin House is a large detached dwelling in a central location on Front Street, Glanton. It was built in 1796 for Richard Hatkin with an early C18 rear wing and a mid C19 west extension, and owned by the Rollin family 1911 – 2002, when it became known as The World Bird Research Station. It was later known as Greystones.

Proposals

It is proposed to address a rising damp problem in the centre of the house which has been causing trouble since the current owners moved into the property 14 years ago, through introducing a chemically injected damp proof course and membrane.



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Heritage Statement

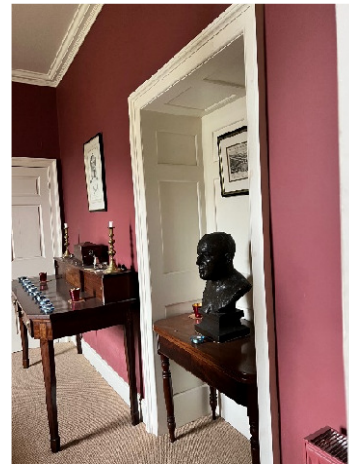
Heritage Asset and its setting

The property is situated in the centre of Glanton, facing onto Front Street.

Hatkin House was built by the Hatkin Family in 1796. The family were first recorded in Glanton in the late seventeenth century. They were farmers, acquiring land amounting to some 400 acres through a series of purchases around that time.



Along with the cottages to the north (Primrose and Rose Cottage), freehold ownership of the property passed from the Hatkins first into the Hughes estate of Middleton near Wooler, then after c.1842 to the widow of Major Hughes who re-married as Mrs Hudson. After her death c.1880 the property had several owners before it was acquired by the Rollin family, who owned it from 1911 – 2002.



The garden room to the west was a late C19 extension, and at one point was a shop with large shop window to the south.

The house and cottages were used as Mr Rollin's 'World Bird Research Station', named as such because there was no other building with such a name. Its name gives it more importance than it may deserve. Mr Rollin eventually moved into the eastern part of Rose Cottage as the site became more and more derelict, before he died. All artefacts were removed by his son before the property was sold.



The building has been restored since 2002 and was removed from the At Risk Register.



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Listing

Grade: II*

List Entry Number: 1041985

Date first listed: 31-Dec-1969

Date of most recent amendment: 25-Aug-1987

Statutory Address 1: THE WORLD BIRD
RESEARCH STATION, FRONT STREET



GLANTON FRONT STREET NU 0714 (North side) Glanton Village 21/199 The World Bird Research Station 31.12.69 (previously listed as No. 14) GV II*

House, 1796 for Richard Hatkin, with earlier C18 rear wing; west extension probably mid-C19. Front tooled-and-margined ashlar; returns and rear squared stone of near-ashlar quality. West extension tooled stone with tooled-and- margined dressings; rear wing rubble with large squared quoins and dressings. Lakeland slate roof, except for Welsh slates on rear wing and west extension.

Main house 2 storeys, 3 bays, symmetrical. Plinth, sill bands. Central 6-panel door under moulded hood on corbels; 12-pane sash windows. Eaves cornice. Coped gables with moulded kneelers; stepped-and-corniced end stacks. Set back to left, single-storey 1-bay extension with 1910 3-light mullioned window and stepped-and-corniced end stack.

Right return shows 12-pane sash windows and 6-pane attic sash; set back to right a single-storey 2-bay rear wing with renewed door and 12-pane Yorkshire sashes; attached pent closet on far right. Rear arched stair window: 12-pane sash with intersecting glazing bars in head.

Interior: Fielded-panel doors, folding panelled shutters. Good fireplaces with contemporary ironwork. Arch to stair hall; open-well stair with 2 stick balusters per tread, ramped moulded handrail, moulded newels and carved tread ends. Rear wing has set pot and adjacent tiled bath.

Historical notes: Formerly known as The Mansion, or Hatkin House; according to local legend the elderly owner built the house so that the prospect of inheriting it would entice a young woman to marry him. The first Bird Research Station in Britain was founded here in 1930; the house contains much apparatus and equipment used in early ornithological research, and is intended to open as a museum in 1987. Graded for historical interest.

Listing NGR: NU0706814510



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Assessment of significance

The building was listed for historical interest All artefacts internally were sold when Mr Rollin died. The building underwent a huge amount of refurbishment after this, as it was left derelict and on the At Risk Register.

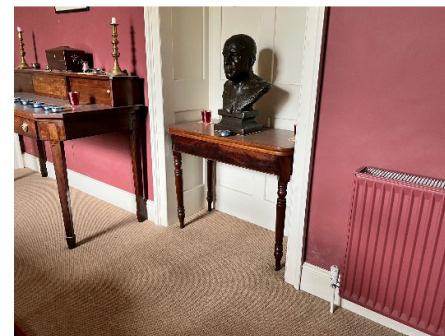
Hatkin House maintains a prominent position elevated above Front Street, with a garden in front of it, and externally is in fine condition.

Proposed developments and their impact

Most of the ground floors have been replaced in concrete, meaning that they are no longer breathable, and ground water is driven up the internal walls. This is causing staining to the walls and damage to the paintwork.

It is proposed to strip the walls to a height of 1.2 metres from floor level, inject a chemical damp proof course in a horizontal line along the base of the wall into pre-drilled holes at a predetermined height above ground level. A membrane plastic tanking system will be fixed to the wall using manufacturers approved fixing plugs and tape to seal joints. Dot and dab plasterboard to membrane and apply a skim finish to blend into the existing. All skirtings and architraves will be refixed, and walls redecorated to match the existing.

The existing wall plaster is of a recent age following the refurbishment. Replacing the concrete floors with limecrete, so that the moisture is dissipated more widely is considered to be a very intrusive measure given only two walls need to be treated.



Access Statement

No alterations will be made affecting access to the property.
