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## HERITAGE IMPACT ASSESSMENT INCORPORATING DESIGN AND ACCESS STATEMENT



**Project Name:** Proposed Conversion of (disused) barn adjacent to Hunstanworth Farm

**Site Address:** The Stables (Plot 2) Hunstanworth Farm, Consett, DH8 9UE

**Prepared by:** Tony Hindmarch

**Date Prepared:** 25<sup>th</sup> March 2022

Grade II Listed, reference, List 10E01/10963/20

List Entry Number 1229595

Date First Listed: 05-June 1987

Statutory Address: Hunstanworth Farm East Byre Range

National Grid Reference: NY 95041 49068

### **The Proposed Development:**

This statement is intended to accompany a Planning and Listed Building Consent application (land within the curtilage of a grade II listed building) for the sensitive conversion of a disused single storey barn into a two bedroomed dwelling adjacent to Hunstanworth Farm, Consett DH8 9UE. The adjacent Listed building being Hunstanworth Farm, Grade II Listed, reference, IOE01/10963/25. List Entry Number 1278954 (see Appendix A).

The proposal is intended to make best use of the disused barn adjacent to Hunstanworth Farm through sensitive conversion to a 2 bedroomed dwelling, as identified within the application drawings which accompany this planning application? The site already has planning approval (97/289) for a development of a further 2no outbuilding dwellings which remains unaffected by this application.

### **Location/Layout:**

The barn is located within the core (perhaps slightly East) of the popular residential village of Hunstanworth County Durham and represents an ideal opportunity for a sensitively executed residential conversion. As set out above, the site has already received planning approval (97/289) for 3no. dwelling conversions and it is the applicant's assertion that the conversion of this barn would assist the Local Authority in maintaining the listed building within this conservation area. Two buildings have already been lost due to erosion over time and identified in Appendix E

The layout of the proposal has been carefully conceived in order to ensure protection-of-amenity of the occupiers of adjacent dwellings, and for that matter, for occupiers of the new dwellings created.

In order to ensure that the courtyard remains unencumbered by vehicle parking this proposal incorporates a new drystone wall surrounding in keeping with the existing (Appendix B) to the rear of the dwelling. All aspects of the proposal are clearly identifiable from the proposed block plan, which is specifically drawn to the reader's attention at this juncture.

### **Scale and Proportion of the Proposal:**

The scale and proportion of the proposed conversion has been extremely carefully considered to take direct account of the sensitive site location and specifically, the move for the proposal to take account of the listed building setting.

The proposal incorporates the removal of the attached garage that has been added at a later date as this is not in keeping with the original building fabric (See Appendix D)

**Landscaping:**

The proposal sets-out to retain the existing birch tree to the principal North East elevation in order to provide as little disruption of the existing street scene. The proposal also sets-out to retain the existing boundary wall to the Eastern elevation, increasing in masonry where required to 1.0m to create demarcation between the buildings as existing in the courtyard.

**Appearance:**

The principal elevation of the existing barn remains largely unaffected apart from the insertion of new conservation lights in the roof as shown (See Appendix B)

**Use:**

The use of the proposed dwelling created will be used for domestic purposes only and the proposal has been designed to work with the approved application.

**Access:**

Access will be gained from the highway adjacent to the existing barn via either driveway 1 or 2. With adequate parking facilities on the East Side of the dwelling. (See Appendix B)

**Significance of Hunstanworth Farm:**

Hunstanworth Farm is significant as a Grade II Listed building. That said, there are a number of similar listed buildings within immediate proximity. This should not, however, be considered to diminish from the significance of the property concerned. The Listing for the Byres describes the building as:

Circa 1863, probably by Teulon for Rev. Daniel Capper. Range facing courtyard. Coursed squared sandstone rubble with ashlar dressings, Welsh slate roof. One storey, 5 bays. Boarded door under thin wood lintel in second bay, flanked by small windows with flat stone lintels and sills; boarded Dutch doors under flat stone lintels in 3 right bays; lower left end bay has small square window, and owl-hole at left with stone shelf. Stone drain to left of first Dutch door.

As one of a number of listed buildings within the immediate proximity, the true significance of Hunstanworth Farmhouse in visual terms at least lies in its presence, in a roadside location as this is the first such property encountered on approach from the East. This presence is reinforced, in particular, by the presence of three agricultural buildings, the second largest of which (to the immediate North of Hunstanworth Farmhouse is indirectly attached to the host building. To the East, the single-story stables (forming the basis of this application) the agricultural building remains largely (externally) unaltered by these proposals and therefore continues its significance within the road frontage. Although this building is slate roofed, the proposals will include the removal and refitting of the exiting fabric roofing material due to dilapidation over years to eliminate water ingress onto the exiting wooden structure.

**Evidential Value:**

Any evidential value possessed by Hunstanworth Farmhouse, remains, completely unaffected by these proposals. This application is submitted entirely in accordance with planning policy for the re-use of redundant agricultural buildings and, through the mechanism of finding a practical economically viable use for a redundant agricultural building will ensure that the overall format of this building can be retained to the benefit of the setting of the listed building itself. In this way the evidential value of the main farmhouse itself, together with the flanking agricultural buildings will be preserved, and in fact, through the refurbishment works proposed to the existing structures, improved.

At this juncture it is worth pointing-out that (earlier obtained photographs) (See Appendix E) the format of Hunstanworth Farmhouse itself, and for that matter the two remaining agricultural outbuildings is virtually unchanged. Nothing (if anything) remains of the buildings shown to the immediate North West and South East. This factor reinforces the assertion that the evidential value of the site and buildings will be reinforced by this proposal.

**Historical Value:**

The historical value of Hunstanworth Farmhouse is substantially covered elsewhere within this document and specifically within the sections on significance and historical development. Although properties such as Hunstanworth Farm (and for that matter the original outbuildings referred to) are historically significant, it is an unfortunate fact that the majority of original agricultural buildings that might, otherwise, have been preserved often (in instances such as this) removed (See Appendix E) As such, the fundamental principle of this proposal (the next step in the logical development of the land area concerned) is, in itself, part of the historical development of this site.

**Aesthetic Value:**

The main Hunstanworth Farmhouse and adjacent outbuildings have significant aesthetic value within the street scene. This value is portrayed within the site photographs (appendix A) to which the reader's attention is drawn. The relative merits and significance of the main farmhouse and the flanking agricultural buildings are discussed in detail elsewhere within this document. The proposed conversion of the existing adjacent barn has been sensitively designed to create minimal openings to the principal elevation therefore maintaining its exiting visual appearance within the street scene and thus, harmoniously working with the incumbent buildings in a manner which does not in any way compete but rather, sits as a compliment in relation to these, and represents an entirely logical change of use (given the approved planning permission to this dwelling). By careful and sensitive design, the new proposal achieves a position where this has no negative impact whatsoever upon the aesthetic value of the existing buildings and, in fact, through proposing the sensitive reuse of the existing barn, in fact secures and enhances that aesthetic value.

### Communal Value:

Like all Listed buildings (and for that matter many non-listed but otherwise significant buildings) Hunstanworth Farmhouse has significant communal value. The communal value that the buildings in question possess will be further reinforced by the proposal in hand on this occasion. The outbuilding which forms this application, will be reinstated and improved, reinforcing its physical presence within the community.

### Assessment of the impact of the proposals:

As set out elsewhere within this document, the proposal to convert the existing (disused) barn has been sensitively designed to complement, yet not compete with, the Main farmhouse building and adjacent recently approved development. The proposal will see the significance listed building and the adjacent flanking buildings preserved and for that matter improved, arising directly from the execution of the development concerned. The proposals itself has been sensitively designed and laid out in a manner which constitutes the minimum possible impact upon the structure of the existing building itself. In summary, it is proposed that the development can proceed to the good of the community, and without any negative impact whatsoever upon the listed building, or for that matter the residential setting and amenity of the area in general.

Feature	Description	Significance	Proposed Works	Possible Impact	Justification or Mitigation
External wall	Pointing	High	Repair with lime mortar	Positive visual impact	Currently eroding
Internal dividing walls	Breakthrough	Low	Create aperture between buildings	None	Require entry between rooms
Roof	Removal	High	Strip roof fabric insulate and reconstruct using existing fabric	Loss of some roofing fabric	Current slate slippage with water ingress. Not sustainable
Floor	Removal	low	Remove all internal floors, install DPC, insulation, underfloor heating and re-concrete	None	Vast amount of concrete applied over the years. Not level, bad state of repair
Garage	Removal	Low	Remove completely	Positive visual impact	Not in keeping with the listing

Roof	Conservation Lights	High	Install conservation lights as per Appendix B	Positive Visual impact	To allow light into the building and reduce power consumption
Doors	Install	High	Install new wooden doors as per Appendix B to Heritage specifications	Positive Visual Impact	Current ones dilapidated / missing and required for security
Windows	Install	High	Install new wooden windows to Heritage specifications as per Appendix B	Positive Visual impact	Current ones dilapidated / missing and required for security

**Conclusions:**

Many of the elements of the proposed works shall provide positive enhancement to the dwelling, improving the utility of the property, making it fit for modern expectations and use whilst respecting the historic nature and character.

Consideration has been made and we believe that the sub-ordinate nature and materials to be incorporated into the scheme, works should not affect the character of the conservation area.'

We also assume that the formal application included a Design + Access Statement.

## **Appendix A**

Copy of the formal Listing for Hunstanworth Farm, Walls & Gate



IOE01 /10963/25

Location Hunstanworth Farm South West Side

Hunstanworth Farm, Consett, County Durham, DH8 9UE

Date Photographed: 14<sup>th</sup> July 2003

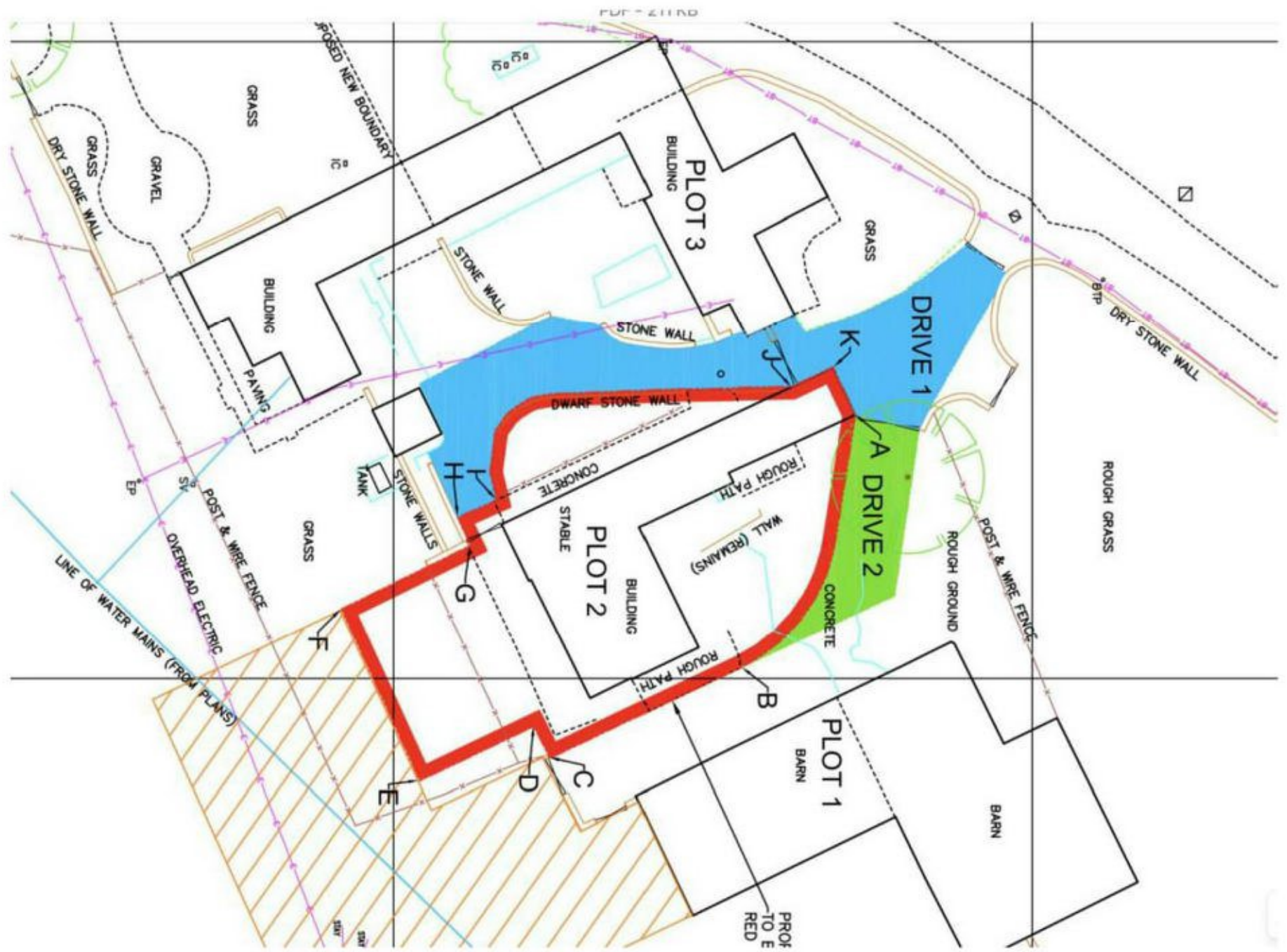
Date Listed: 05 June 1987

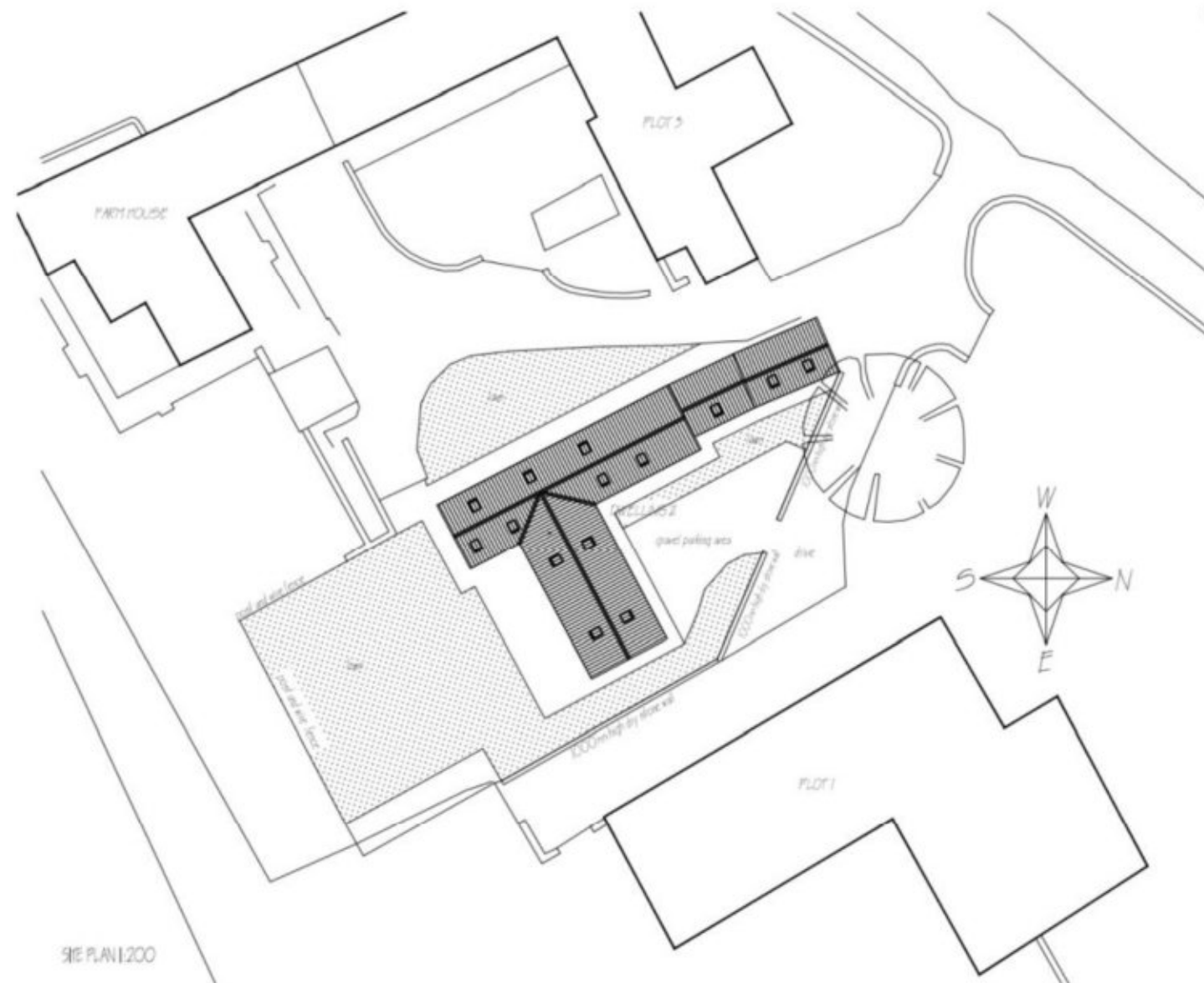
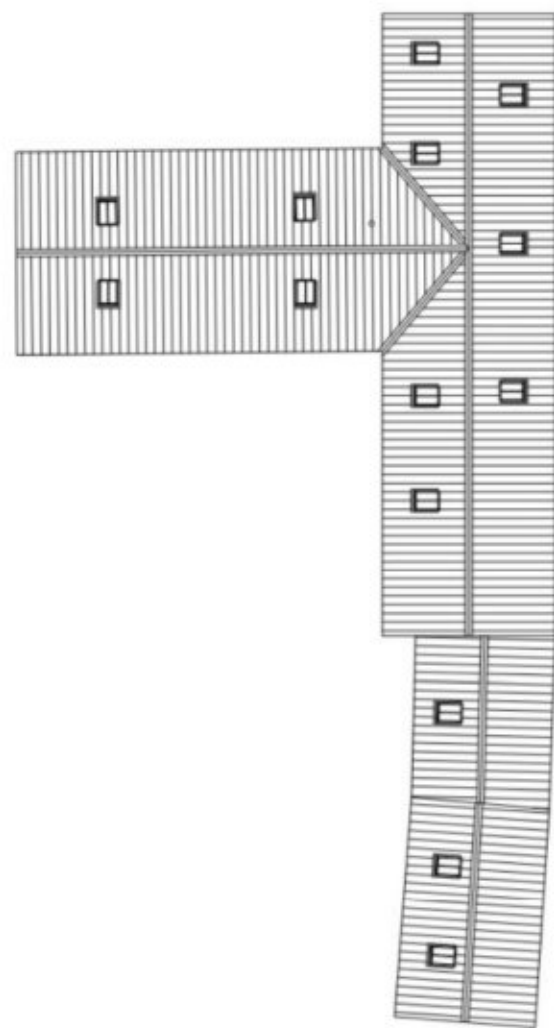
Grade II



## **Appendix B**

Proposed Site Layout





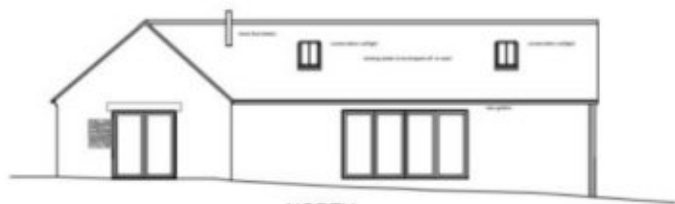
SEE PLAN 1200



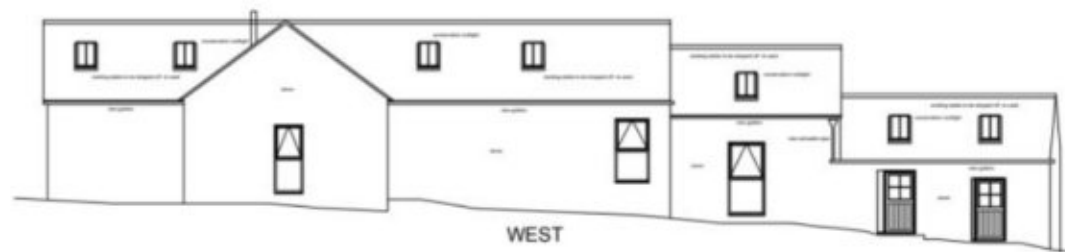
SOUTH



EAST



NORTH



WEST

- WALLS - Existing stone to be repointed where necessary with lime mortar - colour to match existing
- ROOF - Re use existing natural slate
- WINDOWS - Timber double glazed - colour RAL 7032 French Grey
- ROOFLIGHTS - Conservation type Velux
- DOORS - Timber - colour RAL 7032 French Grey
- GUTTERS - Cast Iron - Black
- RWP'S - Cast Iron - Black

## Appendix C

Photograph of the application site



## Appendix D

Proposed removal of the garage



## Appendix E

Lost buildings over time

