

**BELLISTER CASTLE, HALTWHISTLE, NORTHUMBERLAND, NE49 0HZ
PROPOSED WINDOW OVERHAUL**

DESIGN, ACCESS AND HERITAGE STATEMENT

12th May 2022



This design, access and heritage statement has been prepared in support of a Listed Building Application for the overhaul of windows to the south west elevation of Bellister Castle.

The applicants propose to carefully and sympathetically refurbish selected windows to the south west elevation of Bellister Castle. The selected windows are currently in a dilapidated and non-weathertight condition.

ASSESSMENT OF EXISTING BUILDING AND HISTORIC CONTEXT

Ruined tower house and adjoining occupied house. Ruined section possibly a C13 hall-house with C14 (possibly solar) tower on west; altered circa 1600. Occupied house dated 1669 but possibly incorporating medieval fabric in lower courses; major alterations circa 1826 by John Dobson and circa 1890; partly rebuilt circa 1901-1905 following an extensive fire. Tower coursed rubble with dressings; roofless. House squared and snecked sandstone, roofs not visible. L-plan medieval range with U-plan occupied house on east end. Castellated style house.

Ruined section of 2 builds retains few architectural details. Original north and west walls are 2 and 3 storeys high, south wall has partly collapsed and east wall is largely destroyed. Projecting north-west corner with alternating quoins; fragment of spiral stair near south-west corner. Narrower added tower on west has similar projecting corners; fragmentary window openings on north; window in surround with double-roll moulding set high on west; fragment of garderobe on partly-collapsed south wall.

Occupied house has mainly C19 2- and 3-light mullioned windows and embattled parapets. North front has recessed centre and projecting wings: 3-storey, 3-bay centre has possibly re-set moulded ogee-headed doorway and 1669 datestone; slightly-projecting circa 1890 tower on west, adjoining ruined section, with projecting single-storey wing on front; far-projecting early C19 2-storey east wing with

flanking corner turrets, cross windows and a later 3-storey semi- octagonal tower on north-west corner. 2-storey, 3-bay east return has projecting tower with pointed doorway, flanking elaborate oriel windows and projecting corners. South front of 2 builds: recessed 3-storey, 3-bay centre; circa 1890 tower at west with taller turret; wider 2-storey tower at east with projecting corners and turrets. Interior refitted in early C20.

Bellister Castle is Grade I Listed.

DESIGN INTENT

The applicant is aware of the importance of the Grade I Listing and is trying to minimise any affect upon the appearance of the property whilst also improving its life expectancy.

ACCESS

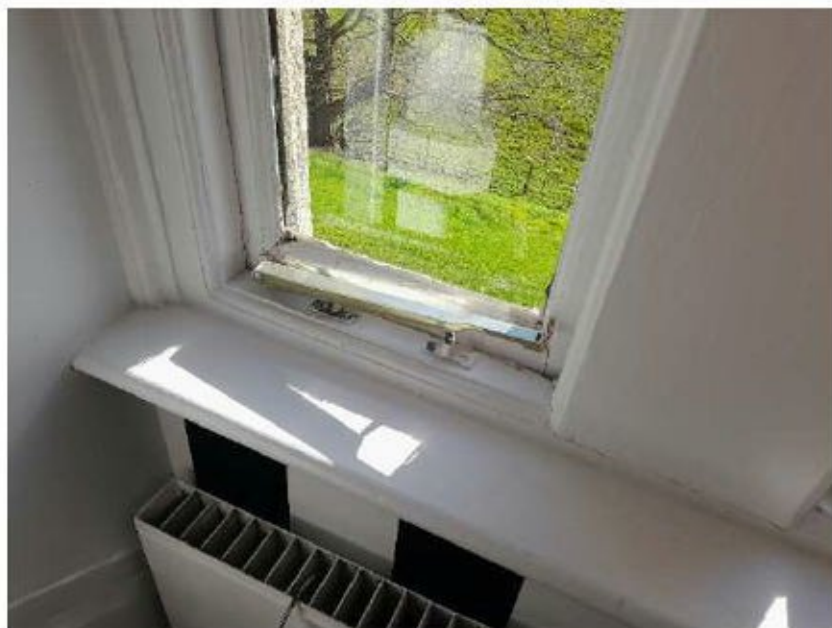
The proposed refurbishment will not affect access.

LAYOUT

The proposed refurbishment will not affect layout.

SCALE/APPEARANCE

The proposed refurbishment will be on a like-for-like basis, with the proposed new latches being much more in-keeping than the existing latches.



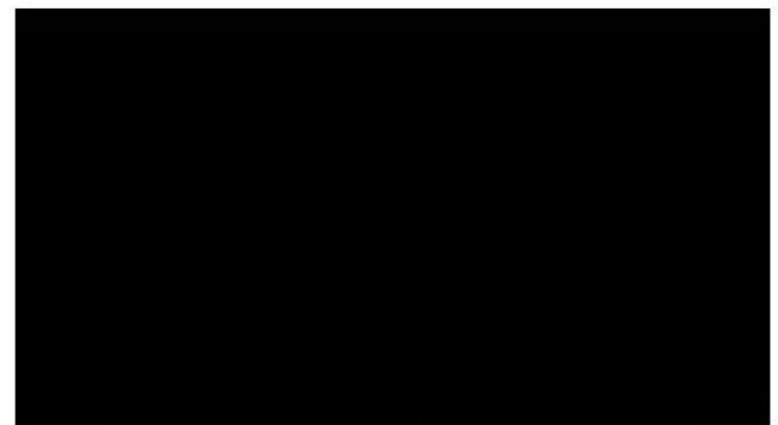
Current Latch



Proposed Latch

LANDSCAPING

The proposed refurbishment will not affect landscaping.



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12th May 2022