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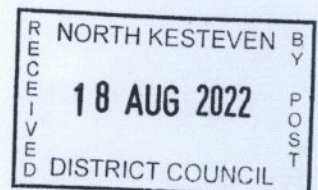
Pondside Barn, Newton, NG34 0EE – Heritage Statement for Proposed Works

Pondside Barn is on the edge of the Conservation Hamlet of Newton and in the curtilage of Woodside Farmhouse, a Grade II listed building. Pondside Barn was originally a Cart Shed and formed part of the farm before it was converted to a residential dwelling in 2003. It was derelict with a couple of end walls standing, up to a few feet only. The footprint of the original cart shed was doubled in size with the addition of a new wing, when it was converted to a separate home.

For context, the garden of Pondside Barn backs onto the Red Lion Pub, a 17th Century Inn, which was allowed to have a large modern brick extension built onto it in the 1980s, to form two squash courts. The squash courts have recently been converted into a wedding venue which can hold up to 120 people. This was as a result of planning permission granted in 2010 for a conference centre and 9 bedrooms. The large, square, red brick building with a flat roof (totally different from the 34 houses in the hamlet of Newton, which are mainly built from local limestone) has not changed its exterior.

The owners of Pondside Barn propose to:

1. Erect a small storm porch over the front door to provide shelter for visitors during adverse weather and extra shade during hot summers. The porch will be made from oak posts, limestone plinths and red clay pantiles. The porch cannot be seen from the highway or from Woodside Farmhouse.
2. Change the dining room window into French Doors, leading out onto the back patio. This is to allow extra light into the kitchen/diner, where we often have to switch the light on, even during bright days, due to the current small windows, which were part of the original design. This will also be more economical and eco-friendlier. The proposed French Doors cannot be seen from the highway or Woodside Farmhouse.
3. Erect a 2m high wall on the boundary between the garden of Pondside Barn and The Red Lion and Wedding Venue. We plan to use gabion baskets filled with local limestone to match our house. This is a cheaper option than a conventional wall, both in terms of materials and cost to build, as we can do much of the work ourselves. The wall cannot be seen from the highway. This will replace the current hazel hurdles. The reasons are:
 - a. to help to cut down some of the noise when DJs and Bands are playing at The Red Lion, sometimes up until midnight, during weddings and other events. For context, it is approx. 5 m from our garden boundary, to the glass doors which lead into the wedding venue. It is just inside these glass doors where the bands/DJs are normally sited. This noise is increased when the doors are left open. Part of the condition of the licence is that the doors are closed when music is playing, however, as there's no air conditioning, guests sometimes use the doors to get out into the garden. The owners do try to manage this but the sudden increase of a blast of noise late at night often wakes us up, even though our bedroom is on the far side of the house from the venue. Late at night, there is often noise from unsupervised children, playing on the trampoline and swings, just on the other side of our fence.
 - b. to reduce the balloons, plastic confetti, children's toys and other rubbish that sometimes come into our garden from the wedding venue and pub.



- c. to prevent up to 120 guests having the potential to see over the top, or through the current fence into our garden. Illogically, it can feel intimidating using that part of the garden when there's a wedding on, due to the sheer numbers of people close to our boundary. In addition, our peaceful enjoyment in any other part of our garden is affected, particularly on a sunny day when guests spill out into the very small garden at the back of the venue, when we also want to enjoy being outside or have our windows open to let in fresh air.
- to help reduce the light pollution from the long strings of large bulb fairy lights surrounding the venue, when they are switched on in the evening.

