



HERITAGE STATEMENT

WYNDING HOUSE, BAMBURGH

21100-HL-00-XX-RP-A-0004-S4-P02

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This report is an assessment of the significance of Grade II listed Wynding House (4 The Wynding) (Listing NGR: NU1804735060) to accompany the planning application for alteration and extension to the house and grounds.

This report is prepared to inform and guide the design development process through the evaluation and understanding of the heritage asset and its setting in the context of the Bamburgh Castle and the Bamburgh village.

1.1 Purpose of this Assessment

This report assesses the Wynding House in its setting, its history, and its physical form to assist the design team in developing an understanding of the hierarchy of significance across the site, establishing where change might be more easily accommodated, and identifying areas of greater sensitivity.

All the information presented and analysed in this report will inform the design team, allowing them to make well-evidenced design decisions.

Please refer to the Design and Access Statement for the description of the proposed works and to the Setting Assessment for the analysis of the setting.



Figure 1. The Wynding House.

1.2 Structure of this Assessment

This Statement sets out the description of the site, a summary of the legislative and policy framework, followed by an assessment of significance¹. Assessing significance is a key principle for managing change to heritage assets and is embedded within the National Planning Policy Framework (NPPF). The Heritage Statement sets out the following criteria for planning authorities to use to evaluate a planning application and is detailed in *NPPF Chapter 16 Conserving and enhancing the historic environment*.

Significance can be measured according to hierarchical levels; the most usual levels are:

- **Exceptional** – A designated asset is significant at the highest national or international levels, which includes scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.
- **High** – A designated asset is significant at a regional and national level, which includes Grade II listed buildings and Conservation areas. Substantial harm should be exceptional.
- **Medium** – An undesignated asset is significant at a local to a regional level, which includes local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – A structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – A structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features.

1. The appendices contain existing drawings of the Wynding House.

1.3 Listing Description

Official list entry description from the Historic England website, as per July 2022:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1233046

Date first listed: 03-Dec-1986

Statutory Address: Wynding House, The Wynding

District: Northumberland (Unitary Authority)

Parish: Bamburgh

National Grid Reference: NU 18044 35059

Details

BAMBURGH THE WYNDING NU 13 NE (East side) 4/63 Wynding House 3.12.86 GV II House. Early-mid C18. Ashlar with Welsh slate roof. 2 storeys, 5 windows. On ground floor C20 door in open-pedimented stone surround. Flanking, renewed 12-pane sashes. On 1st floor 5 renewed 12-pane sashes. Steeply-pitched gabled roof with kneelers and banded end stacks.

Listing NGR: NU1804735060



Figure 2 . Wynding House. Similar photograph to the one included with the Official Listing Entry.

This section briefly sets out the planning context for this application with respect to the historic environment. The Government has published guidance notes to support Local Planning Authorities in making decisions on applications within the historic environment and these are summarised below:

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Sections 189 – 208 of the 1990 Act set out how '*Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*'. The following report provides a detailed description of the significance of the Wynding House and the contribution made by their setting of Bamburgh Castle and Bamburgh Village.

2.2 National Planning Policy Framework 2021

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and their expectations on how they should be applied. The policies in the NPPF have been written with the aim of achieving 'sustainable development' with a presumption in favour of sustainable development at the heart of the Framework and decision-making.

The National Planning Policy Framework dedicates a whole chapter to Conserving and enhancing the historic environment (Chapter 16). As described in paragraphs 189-193, the historic assets '*are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*'.

When considering the potential impact on the designated historic environment, paragraphs 199 to 208 state that '*great weight should be given to the asset conservation*'.

The significance is defined in Annex 2 of the NPPF as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

3.1 Setting of the Wynding House

For the detailed analysis of the setting of the Wynding House within the Bamburgh village and Bamburgh Castle please see the Setting Assessment submitted with this planning application.

3.2. History of The Wynding

The 1st edition Ordnance Survey (OS) map, dated 1865, shows the form of the village well established, with the Church Street and Front Street meeting at the village centre. A branch off this junction, Wynding Lane, ran northwest, with burgage plots running in the north-easterly directions.

The 3rd edition OS map c. 1925 shows development along The Wynding (previously called the Wynding Lane), with the construction of the Arts & Craft 1-7 The Wynding and the Castle Green being formally laid out with its associated clubhouse and pavilion.

Through the mid-20th century, change accelerated with detached residential plots established north along The Wynding.

3.3 Context of the Wynding House



The nearby context to the Wynding House is predominantly residential with properties from different time periods. A Grade II listed Arts & Crafts terrace of houses (1-7 The Wynding) is located to the west of the house, built in 1906 by Ernest Hart for Lord Armstrong. A number of mid-20th century detached properties are located to the north of the Wynding House. To the south of the Wynding House an Arts and Craft house, Castle Garth, was built in 2010.

To the east, the landscape is dominated by the Bamburgh Castle and the views across the village green. The impact and pre-eminence of the castle on the Wynding House and the whole village cannot be overestimated.

3.4 Selected Key views



Figure 3. The Wynding House can be seen from the Front Street, the main road to the village. While the house is visible the views are dominated by the Arts and Crafts terrace. The clear complexity of different roof forms, gables and dormer windows, shows the variety of residential properties along The Wynding.



Figure 4. View along the Wynding northward, showing the stone wall to the boundary being a dominant feature of the streetscape. The gate to the house can be seen.

4.1 Architectural design and layout

The Wynding House is a Georgian farmhouse, built around 1760 along the Wynding Lane. The 1st edition Ordnance Survey (OS) map, dated 1865, shows the Wynding House being the principal property with the name of the house and the adjacent lane matching. It is, however, unclear whether the lane or the farmhouse were built first. The house has 3 storeys, including the roof space, and is orientated due south, sitting prominently over The Wynding. As the first house in that part of the village, the house was positioned for aspect and garden.

As shown on the 1st edition Ordnance Survey (OS) map, dated 1865, the contemporary Wynding House (4 The Wynding) and adjacent houses (4A, 8, 10, 12, 14 and 16 The Wynding) were historically part of one farmhouse, which was later subdivided. The purpose of the house was likely agricultural with parts adjacent to the main house serving as farm storage. 18, 20 and 22 The Wynding were built as separate to the main house, most likely for storage to the house and the farm. While the 1st edition Ordnance Survey (OS) map, dated 1865, indicates single ownership of the cluster of buildings, little historical narrative is available beyond the ground interpretation.

The single-storey garage to the east was potentially an agricultural house for animals as evidenced by the arrow slits in the gable for ventilation (currently blocked up with cement mortar) and open roof space with a timber truss roof. It remained part of the house and is currently utilised as a garage/storage space.

4.0 The Wynding House

Architectural design



Figure 5. View along the Wynding southward, showing the change of scale of the rear of the main house.



Figure 6. There are clear signs of alterations to the façades and historic fabric of 6-14 The Wynding. Interventions into the stonework are also visible.

4.0 The Wynding House

Architectural design



Figure 7. Front elevation of the Wynding House framed by the large front garden.



Figure 8. West gable of the House.



Image 9. East gable of the House.

4.0 The Wynding House

Architectural design



Figure 10. Rear elevation of the Wynding House sharing a courtyard with the adjacent properties.



Figure 11. Small back yard to the Wynding House.



Figure 12. Existing stone wall separating 4-4A The Wynding from the rest of the properties.

4.2 Orientation and aspect

An important aspect of the Wynding House is its setting within the plot. The large front garden frames the House and emphasises the simple symmetry of the front elevation. The garden is bound by a tall stone wall to the south and west, offering the inhabitants of the house a secluded and private outdoor space. This garden has been considerably eroded over time by the subdivision of the adjacent property and the recent addition of a two-storey house built in the garden of the adjacent plot, which has had a significant impact on the setting and views of the Castle from The Wynding.

4.3 Garden

The house has a reasonably-sized south-facing garden, running parallel to The Wynding, lined with a stone wall. The garden is accessed through stone pillars and steel gates near the front elevation of the house. The current garden has a tarmac area in front of the house and a lawn area to the remaining part of the garden. There is a limited amount of recent planting on the sides of the stone walls.

The garden was historically larger with a significantly different character. After the 1950s, the garden has been subdivided, most likely when the house was subdivided into multiple properties. The original entrance to the Wynding House garden is now utilised by the neighbouring property, 6 The Wynding, and a new separate entrance point was created for the Wynding House towards the main elevation. In the historic photograph from the 1900s (see Figure 15), a central pathway is visible to the front door with no tarmac close to the main elevation of the house. This evidences that the history of the garden changed, most likely, as the nearby properties were subdivided into multiple properties.

This change to the approach to the Wynding House has negatively affected the relationship between the house and the garden and introduced an unintended disconnect between both. The original view through the gate gave long views across Castle Green towards the lighthouse which is currently blocked by the newly developed house dominating the view along the eastern boundary of the garden and having an overall negative impact on the setting and privacy.



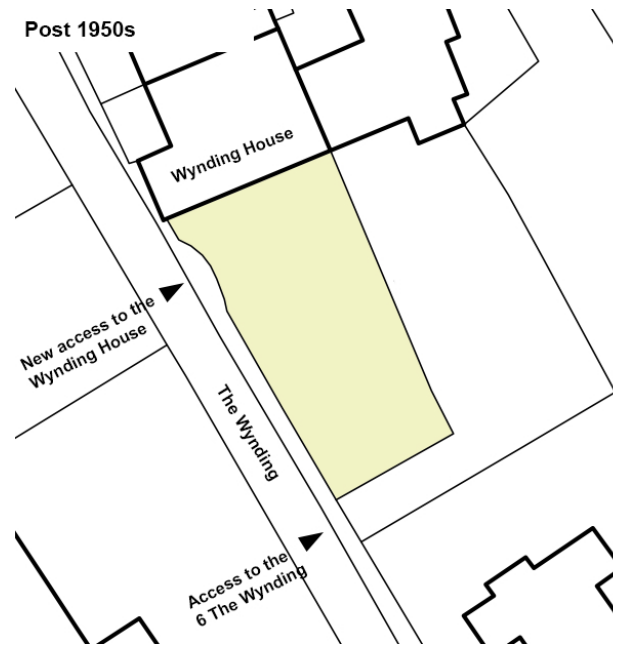
Figure 13. Aerial view of the Wynding House and its garden, showing the enlarged garden space with a central pathway and original gates to the southern part of the garden. Source: Historic England, 1940s.

4.0 The Wynding House

Garden and Setting



Prior to the 1950s



Post 1950s



Late 2020s

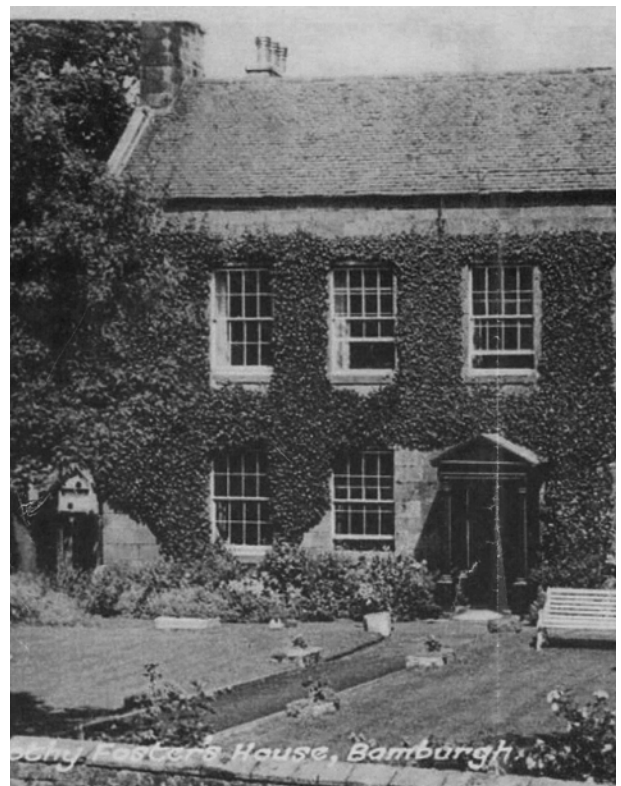


Figure 15. A historic postcard showing a central pathway leading to the front door, 1900s.

Figure 14. Historical changes to the Wynding House front garden and its setting.



Figure 16. The main elevation of the Wynding House framed by the large front garden.



Figure 17. A recently built two-storey house overlooking the garden of the Wynding House and significantly impacting its setting and views to the Castle.



Figure 18. The original gates to the Wynding House, now entrance to the newly developed house in the garden of 6 The Wynding.



Figure 19. The southern part of the garden with the Castle Garth house visible in the background.

4.4 Internal layout

As shown in Figures 20 and 21 (to the right), the window arrangement of the main elevation of the Wynding House was altered, which affected or was motivated by the internal alterations of the room. While we do not know what changes have occurred internally, it is clear that the internal walls of the property are not original and the interior arrangement has been altered either in the late Victorian or Edwardian period.

The layout of the house has a clear structure and order, with the main rooms orientated to the south. The ground floor consists mainly of two entertainment rooms, currently a living and a dining room. Both main rooms have chimney stacks to the main gables. The chimney stack in the living room is unaltered and has Victorian cabinets built-in. The chimney in the dining room has been altered in size with a fireplace not original to the house.

The staircase is set to the rear and its location is original. At the upper levels, it is evident that the staircase has been altered to allow for access to the bedrooms in the roof space. The staircase between the first floor and the roof space (now second floor) was introduced with uncomfortable low risers and long goings, likely due to the height constraints with the heights of the beams being low. The staircase contains a half landing with an elegant window to the outside light well, with a view affected by the alternations to the first floor of the nearby property.

The living room of the adjacent 4A The Wynding was historically part of the main house. When the house was subdivided, the opening between the dining room of the Wynding House and the living room of 4A The Wynding was blocked off which significantly affected the flow and arrangement of the rooms. The opening is still evident in the dining room as shown in Figure 22.

The rear part of the house is set lower than the main house. It is unclear if it is an original or a later addition. Currently, it accommodates a kitchen with an adjacent utility room and WC.

The arrangement of rooms on the first floor was altered to suit the main facade changes. The rear room was originally a single room accessed off the half landing, however, it was subdivided to accommodate two bathrooms.

The second floor contains two bedrooms and an en-suite. The location of the partitions is not original and the roof spaces were clearly converted to introduce more living spaces. The windows to the two side gables are original and were utilised most likely for ventilation purposes.



Figure 20. The main elevation of the Wynding House with the new, potentially Victorian, windows arrangement framed by a large front garden.



Figure 21. A historic postcard showing the historic windows arrangement and central pathway leading to the front door of the Wynding House. Precise date unknown, 1900s.



Figure 22. The chimney in the dining room has been altered in size with a fireplace not original to the house.



Figure 23. The chimney in the living room is unaltered with Victorian cabinets built-in to the sides.

4.0 The Wynding House

Internal Layout



Figure 24. The staircase between the first floor and the roof space (now second floor) was introduced with uncomfortable low risers and long goings, likely due to the height constraints with heights of the beams being very low.



Figure 25. The blocked off opening between the dining room of the Wynding House and the living room of 4A The Wynding.

The house has connections to the Darling family, made famous after Grace and her father William Darling risked their lives to save stranded survivors of the wrecked steamship Forfarshire in 1838.

Grace Horsley Darling was born on 24 November 1815 in her grandfather's cottage in Bamburgh, Northumberland. She was the seventh child of nine and the daughter of William and Thomasin Darling. William Darling was a lighthouse keeper and Grace grew up on the Farne Islands.

On 7 September 1838, Grace and her father William risked their lives to rescue the stranded survivors of the wrecked steamship Forfarshire, a feat of bravery which changed their lives dramatically. Sadly Grace died 4 years later, aged 26, on 20 October 1842. Her funeral was a grand occasion, with hundreds of people crowding the little village of Bamburgh to say goodbye. Grace is still remembered for her courageous actions, and the bravery she demonstrated that night continues to inspire the values we hold today. Grace's memory is still honoured and preserved today and the RNLi Grace Darling Museum in Bamburgh is dedicated to her story.

William Darling continued to work as lighthouse keeper until 1860 when he retired and moved to Bamburgh, living in a fine house called 'The Wynding'. He is buried in the Darling family grave in St. Aidan's Churchyard in Bamburgh.



Figure 26. The Rescue of the Crew and Passengers of the SS Forfarshire by Robert F Watson.

The building is a fine example of a Georgian proportioned Northumberland farmhouse constructed in sandstone with random semi-coursed stone to the gables and coursed semi-dressed stone to the main facade.

The simple form is accentuated with two chimney stacks on both gables, which are built in coursed stonework and finished with water tables. Victorian chimney pots are sitting on top of both chimney stacks. The roof is finished using Welsh slate with matching angled modern coping stone. Five non-conservation roof lights are set on the main roof to provide light to the rooms located in the roof space.

South Elevation

Aesthetically, the most significant aspect of the front elevation is the fact that it is not the original Georgian elevation. The photograph from the 1900s (see Figure 27) shows an earlier facade arrangement, which is believed to be the original facade. The original Georgian elevation comprised of seven windows, in a classical proportion of 4 panes high by 4 panes wide, with an off-centre door feature. The feature appears darker than the current doorway, meaning that it was either painted stone or, more likely, timber construction with columns and entablature set in a modest form.

The window arrangement of the front elevation changed to seven sash windows and a doorway, with two windows to the ground floor and five windows to the first floor. As seen in the current photograph (see Figure 27), the current elevation arrangement is symmetrical with vertical proportions of the windows in 3 panes high by 4 panes wide formats. The main doorway to the house is now positioned centrally. The elevation was most likely altered in the Victorian era, however, the exact date or



Figure 27. Comparison of window arrangements between the historic, likely original, arrangement and current, likely late Victorian or Edwardian, arrangement.

reason is unknown. It is, however, certain that the windows are late Victorian, meaning that the internal arrangement must have been altered at the same time following the changes to the positions of the windows.

North elevation

The Wynding House can also be accessed from the shared yard/courtyard to the rear. The northeast wing of the house is set perpendicularly to the main house with a pitched slate roof. The roof is set lower than the main house. While it seems that the wing is a later addition, it is shown on the 1st edition Ordnance Survey (OS) map, dated 1865.

The walls of the northeast wing were built in random stone. The original windows have been replaced with uPVC sash-type casement windows, and the original downpipes and soil stacks with uPVC rainwater goods. This all contributed to diluting the aesthetic of the main house.

The quality of the rear elevations of the neighbouring properties is substantially lower, partially due to the modern mint green sand cement render finish and modern windows which conceal the history and quality of the original built form.



Figure 28. Rear elevation of the Wynding House and neighbouring properties.

East elevation

The east elevation consists mainly of a gable to the main house, adjoining the adjacent single-storey bungalow. The bungalow was originally part of the main house, however, when the house was subdivided the ownership of the bungalow changed. In the 1950s, the bungalow has been extended eastwards to the boundary line and a large stone dormer window was added facing southwards. The two original upper floor openings on the eastern gable have uPVC windows, indicating that the second floor historically accommodated bed spaces, most likely servants' quarters.

The gable is finished with a stone water table and notable projecting kneelers with detailed cornice, a typical 18th century and onwards feature.

West Elevation

The gable to the west elevation is an exact match of the eastern elevation, with a similar water table and kneeler detailing and two original openings, now uPVC windows. The western gable is adjoining a single-storey block, currently used as a garage. Historically, it was most likely used to house animals. The block is in stone construction with slates on a timber truss roof. The stone is in poor condition with substantial deterioration caused by salt weathering. Two narrow ventilation slits sit in the gable of the block.



Image 29. East gable of the House.



Figure 30. West gable of the House.

The building is recognised with a Grade II listing status due to the fact that it is the oldest property on The Wynding.

Its significance has diminished over time due to alterations to the front facade with non-original sash timber windows to the front and changes to the entrance portico.

The rear of the building has limited evidential value as its original use diminished due to alterations to the rear elevation and layout. Original windows, barge boards, and downpipes have all been changed over time, and offer little evidential value.

The impact of the setting of the Wynding House and its relationship to the front garden was also diminished due to the subdivision of the garden and the recent construction of the new house in the garden of 6 The Wynding.

8.0 Communal value

Asset Evaluation

The Wynding House is privately owned and not accessible to the public, therefore, it currently provides limited community value.

The most significant communal value of the Wynding House is in the fact that it is part of, along with the neighbouring properties, the Castle Green setting. The house has a prominent position and is visible from Castle Green. However, this significant setting has been diminished with recent substantial alterations to the neighbouring property and the new build two-storey house.

Signed

Neil Turner

A handwritten signature in black ink, appearing to be 'Neil Turner', written over a faint circular stamp or watermark.

BA (Hons), B.Arch. (Hons) RIBA, APM, CA, CDA

Conservation Accredited Architect

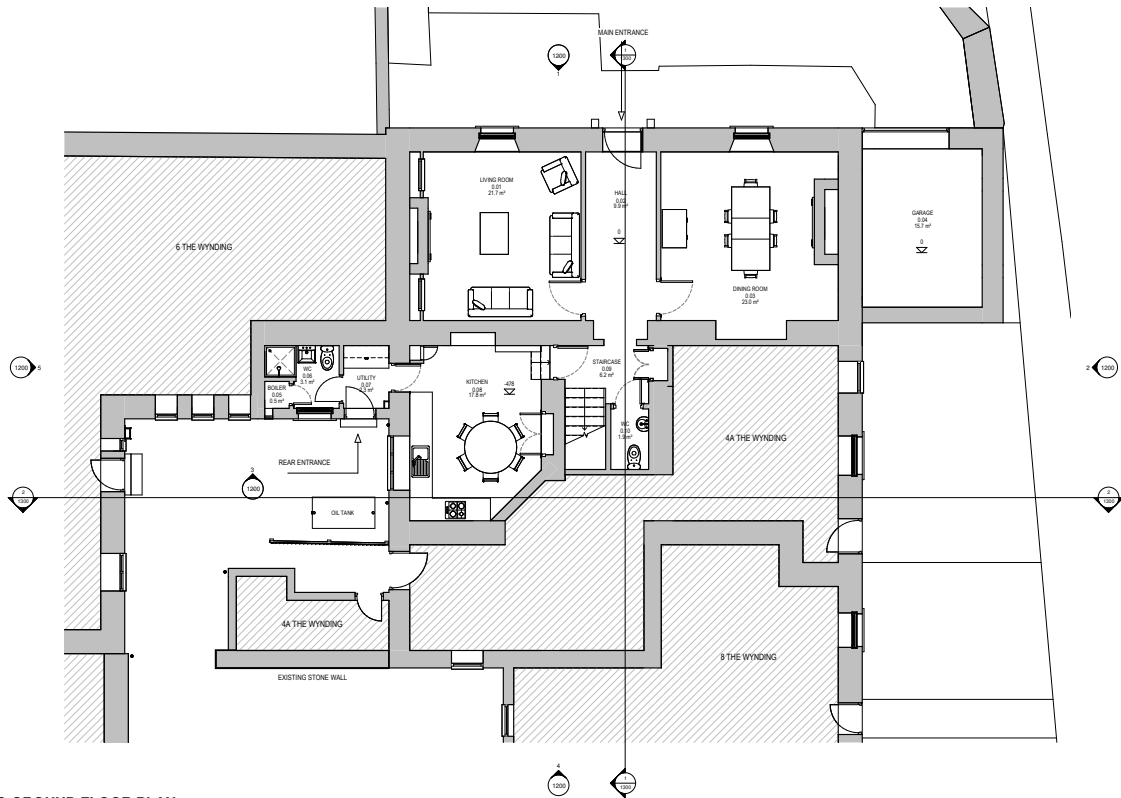
Appendix

Survey of the Wynding House as Existing

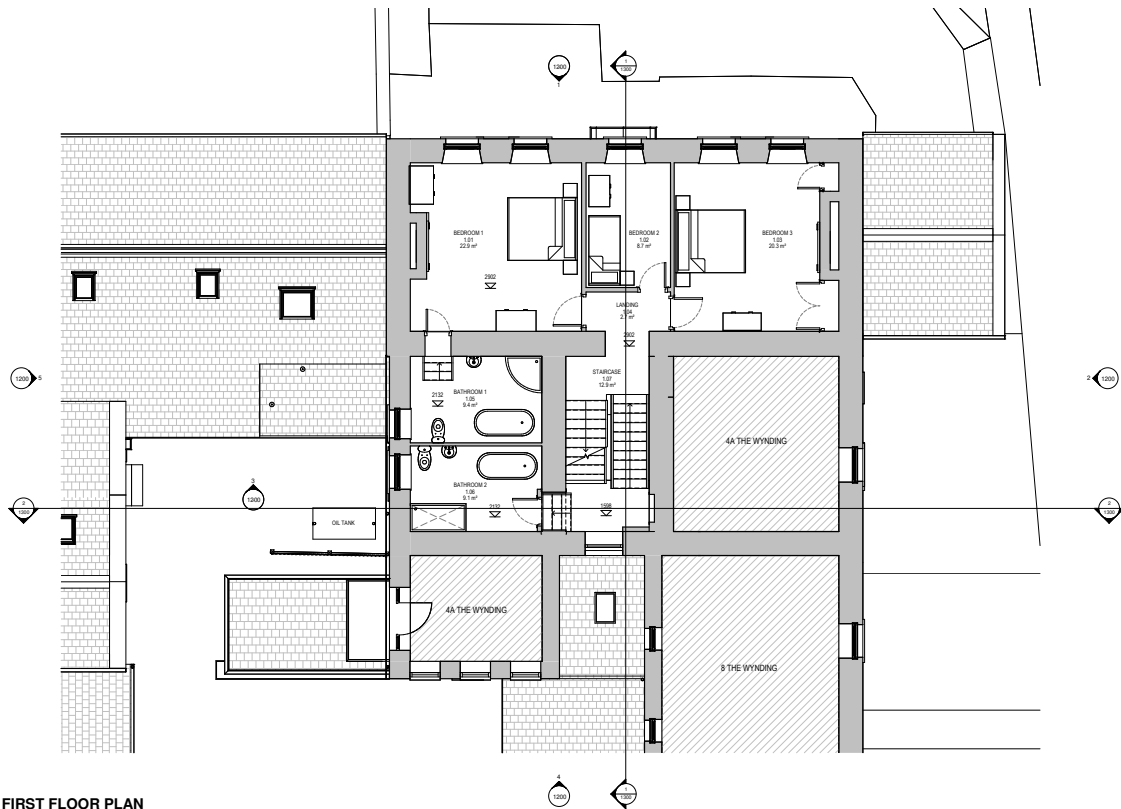
Please see the associated drawings submitted with the planning application.



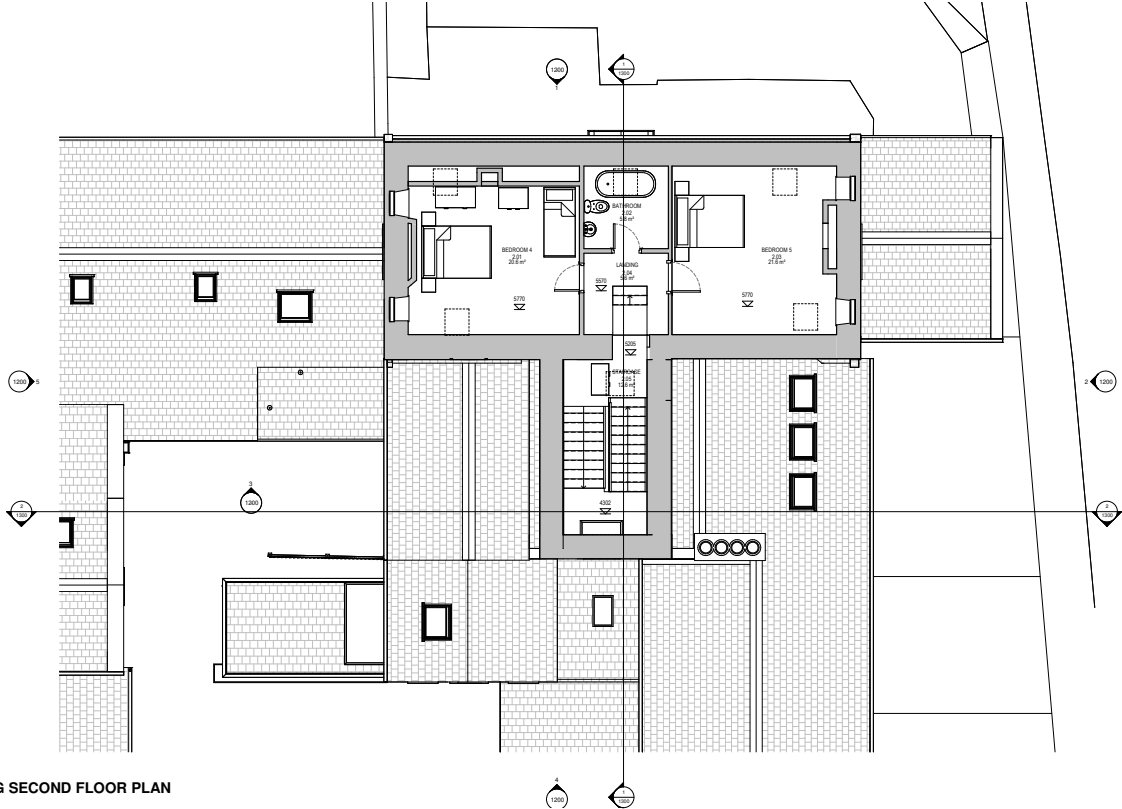
EXISTING SITE PLAN



EXISTING GROUND FLOOR PLAN

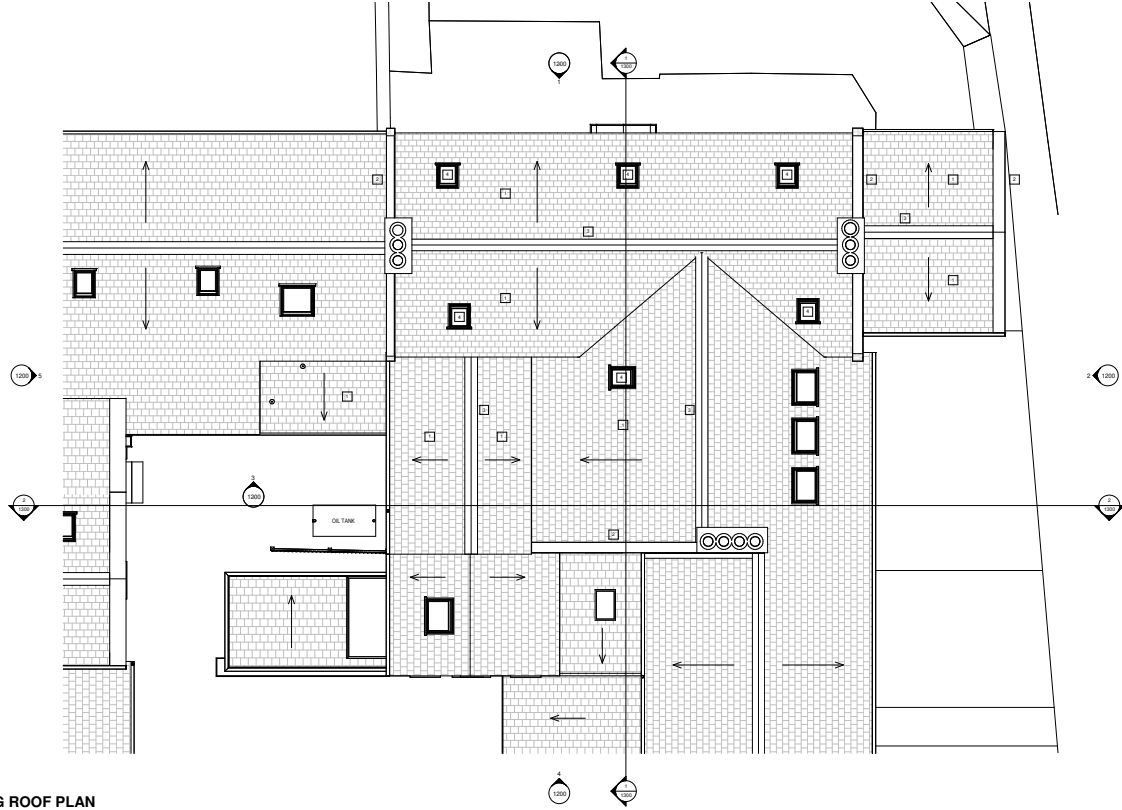


EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

1 : 50



EXISTING ROOF PLAN



EXISTING SOUTH ELEVATION



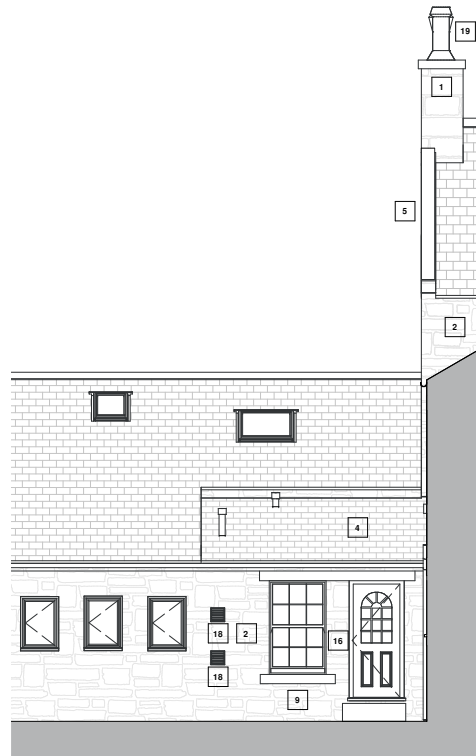
EXISTING WEST ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING NORTH ELEVATION

KEY:

- | | |
|--|---|
| <p>1 COURSED RUBBLE STONE MASONRY</p> <p>2 COURSED RANDOM RUBBLE STONE MASONRY</p> <p>3 UNCOURSED RUBBLE STONE MASONRY</p> <p>4 WELSH SLATE ROOF</p> <p>5 STONE WATER TABLE AND STONE COPING KNEELER</p> <p>6 OPEN-PEDIMENT STONE PORCH</p> <p>7 VICTORIAN 6 OVER 6 PANES SASH TIMBER WINDOW</p> <p>8 8 PANES FIXED uPVC WINDOW</p> <p>9 6 OVER 6 PANES SASH uPVC WINDOW</p> | <p>10 FEATURE FIXED ARCHED uPVC WINDOW</p> <p>11 TOP HUNG 6 OVER 6 PANES CASEMENT uPVC WINDOW</p> <p>12 TRIPLE CASEMENT uPVC WINDOW</p> <p>13 CENTRE PIVOT uPVC ROOF WINDOWS</p> <p>14 2 PANEL 12 PANE GLAZED TIMBER DOOR</p> <p>15 UP AND OVER uPVC GARAGE DOOR</p> <p>16 2 PANEL GLAZED ARCHED uPVC DOOR</p> <p>17 BLACK uPVC RAINWATER GOODS</p> <p>18 WHITE uPVC LOUVRE VENT</p> <p>19 CREAM CHIMNEY POTS</p> |
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