

## **DESIGN & ACCESS AND HERITAGE STATEMENT**

Application for Planning, Demolition in a Conservation Area and Listed Building consent for the demolition of the existing conservatory, demolition of existing garage, and construction of replacement Orangery and Garden Store / Annex, with gym and home working facilities; associated internal and external alterations. 1 The Wynding Bamburgh, Northumberland NE69 7DB

## 1. Introduction

- 1.1 This heritage statement has been produced by MWE Architects LLP to accompany a Planning, Listed Buildings and Demolition in a Conservation Area application for the demolition of the existing conservatory, demolition of existing garage, and construction of replacement Orangery, Garden Store / Annex with gym and home working facilities, and associated internal and external alterations.
- 1.2 This application looks to revisit the previously approved application 18/00657/FUL, which is now past its validation period. Alongside proposing an extension similar to the previously approved application, the new scheme proposes a new Garden Store / Annex in place of the existing garage.
- 1.3 The Site is located within the Bamburgh Conservation Area and is a Grade II listed residential terraced property. The address is: 1 The Wynding Bamburgh, Northumberland NE68 7DB

## 2 Context: Grade II Listed Property

- 2.1 The terraced group of four houses on The Wynding are large Arts & Crafts style properties built by the Armstrong Estates in 1906. No. 1, the application property, forms the South end. The four properties are listed together as a group. The front elevation of the terrace is decorative and detailed, forming the basis for the listing, and has retained its historic appearance, with 'consciously irregular openings'. Materials are of ashlar, pebbledash and red tile.
- 2.2 The existing dwelling exhibits some typical design features & materials found in the area as well as specific examples of arts & crafts design; red sandstone details, ashlar ground floor, red terracotta roof tiles, white timber windows with glazing bars, hipped roofs, pebbledash, white render. With reference to Historic England's Grade II listed status, the property has symmetrical but consciously irregular openings, irregular bays, wrap-around lean-tos, and Hipped roofs with boldly-projecting eaves.
- 2.3 The terrace's less detailed rear has been extended by individual owners throughout each property's lifetime, and the listing description does not detail the rear appearance. The adjacent property, 3 The Wynding, has a large flat roofed extension built as a ballroom to the rear, and has been converted into 3 apartments. Numbers 5 and 7 remain single houses, and number 7 has received approval for internal alterations to open up the kitchen area. Imagery of these properties can be found in the appendix.  
*Fig 1.*

### 3. Context: Conservation Area

- 3.1 Bamburgh is a village on the Northeast coast of England, 17 miles south-east of Berwick-on-Tweed and 48 miles north of Newcastle. It is within the Northumberland Coast Area of Outstanding Natural Beauty.
- 3.2 Many buildings in the village are vernacular, but the introduction of recognized styles is evident with classical, gothic and arts & crafts elements throughout time. Terraces are the dominant form, although higher status houses sit within their own grounds. Much of the village development is from the mid-20<sup>th</sup> century, with some recent properties from 1960s, 1990s and today, and some notable historic buildings from much earlier.
- 3.3 Materials used are predominantly variations of sandstone & whinstone, with elements of bricks & render in accord with building style & era, enriching the village character. Roofs are often simple and pitched, with dormers typical throughout the village on 20th century examples. Authentic windows create a strong sense of the village appearance.
- 3.4 Heritage Assets in the vicinity of the Site:
- The medieval Grade I listed Bamburgh Castle is located on the East side of the Castle Green and visible from the front garden of 1 The Wynding.
  - St Aidan's Church, originally medieval, part of the cell of Augustinian Canons, heavily restored in the 19th Century. Grade I Listed building.
  - The Master of Bamburgh's Tower. Part of the base of the tower occupied by the monk in charge of the Augustinian canons, built into the churchyard wall east of the church. Grade II Listed building.
  - Farm buildings near Bamburgh Hall, early 19th Century. Grade II Listed buildings.
  - Pant and trough, early C19. Grade II Listed Structure.
  - Wynding House, early-mid C18 house. Grade II Listed.
- 3.5 The application property, 1 The Wynding, is located on The Wynding and screened from view from the street due to its raised position and high retaining wall. The property is within the conservation area, however house is located away from the old centre of Bamburgh in an area that was developed by the Armstrong Estate starting in the early twentieth century. Most of the heritage assets in the area cannot be seen from and have no direct view towards the house and would therefore not be affected by the proposals. Imagery & information on those which do can be found in the Appendix; *Fig. 2*

#### 4. Justification

- 4.1 This application seeks approval for internal and external alterations to suit the working needs of a 21<sup>st</sup> century family. The proposals intend to extend the existing rear ancillary offshoot, replace the existing conservatory with an orangery, and replace the existing dilapidated garage with a Garden Store / Annexe forming a home gym and office, retaining and promoting the property's existing character.
- 4.2 These houses were designed at the beginning of the 20th Century when the owners would have employed servants, and the internal layout is therefore conducive to this, with kitchen spaces located as ancillary. The existing kitchen, related service and storage space is split into three rooms. Today, kitchens form the 'heart' of most family homes, and the existing disjointed internal layout is not suitable for modern family living.
- 4.3 Previous owners added a conservatory (without Listed Building Consent) to the rear of the house, to increase the connection with the garden. Although the owners enjoy this space, its building performance in warmer and colder months and separation makes it hard to use, whilst its location forms pockets of awkward space in the rear yard.
- 4.4 An existing corrugated metal shed at the rear boundary forms a garage which is not currently used due to its dilapidated state.

#### 5 Design Proposal

- 5.1 The design therefore proposes the 'opening up' of the kitchen and utility areas to form an open plan kitchen/family room, with a new connected orangery in place of the conservatory, making the most of the house and daylight during the whole day. The proposals also intend to demolish the corrugated metal garage, and build a Garden Store / Annex in its place with gym and home-working office, to improve its visual impact and suit modern living requirements.
- 5.2 The property front elevation and side entrance remain as existing, whilst the ancillary room to the rear has been extended and internal walls altered to create a convenient entry space with a more generous lobby. The partition wall dividing the two kitchen rooms and WC is removed, and walls between the kitchen, snug and orangery are removed, to form an open plan space. The new utility area roof will continue on the trajectory of the existing. Existing quarry tiles are to be replaced with wooden flooring, with salvaged tiles to be used in the new entrance lobby. Existing windows to be removed on the property rear will be reused in the new utility extension.

- 5.3 The new orangery is constructed from a plinth course of stone, stone coping and timber detailed frame between the rear of the house and the offshoot, with a flat roof and central lantern light. Glazing will be white timber framed glazing to compliment the existing. Details, structural posts & coving will be constructed in timber; the timber frame painted a 'lichen green' colour to compliment the heritage assets.
- 5.4 The corrugated metal garage shed to the rear will be replaced by a 1.5 storey annex with a 'room in the roof' to a similar footprint, containing a gym, sauna, garden store, and office with WC in the roof space. Glazed doors allow in ample light, and barn doors over glazed openings allow the building to be 'shut' when not in use. The low roof and unassuming form allows the annexe to appear as other pitched roof outbuildings around the village. Materials of stone, timber featherboard cladding, and terracotta tiles link closely with those in the area and the rural agricultural appearance of typical out-buildings. Lead pitched dormers allow light into the upper floors, facing into the site boundary. No windows are proposed to overlook other properties; Velux skylights to the rear are in conservation style to be in-keeping with the area and allow light in conservatively.
- 5.5 The proposal is designed to compliment the original character of the dwelling through the use of materials and detailing to fit with the existing. To retain the impact of the existing property as part of the Grade II listed terrace, developed elements are internal or to the rear of the dwelling. The proposals seeks to provide opportunity conducive to a suitable for modern living, by enhancing the elevational treatment at the rear and improving on existing built elements. The visual impact of proposals therefore will be minimal.

## **6. Conclusion.**

- 6.1 The importance of the 'Conservation area' is characterized by the typical village setting, materials, frontages and forms defining the visual appearance of Bamburgh. The importance of this listed building is the Arts & Crafts character and unique appearance, predominantly achieved by its front and side elevation in relation to the terrace.
- 6.2 With this in mind, no changes are proposed to the front elevation, and minor alterations fitting the existing design are proposed to the side, to retain as far as possible the existing impact of 1 The Wynding. The proposals affecting the rear of the property aim to be sensitively designed to in-keep with Bamburgh's unique village character and appearance, using forms and materials typical to the area, and producing little visual impact. There will be little visibility of the proposals from

other heritage assets in the area, overall retaining Bamburgh's historic appearance.

- 6.3 Materiality used throughout is sympathetic to the existing structure and Bamburgh itself. The rear extension to the existing building uses materials to tie in and match the existing property. The proposed orangery uses timber over a plinth course as the existing, improving on the construction, performance and design. The proposed annex uses vernacular stone, timber and terracotta roof tiles to tie in with traditional agricultural buildings.
- 6.4 The proposed alterations will mean the loss of some historic fabric, which could be seen as causing harm to the building, although that loss would be less than substantial, and would be mitigated by the removal of the existing conservatory and reuse of doors and windows in the alterations. The extension of the rear offshoot is an important element in the provision of additional space without major elevational change. The construction of an annex will also provide useful space, whilst improving on a dilapidated and unsightly construction currently in the form of the corrugated metal garage.
- 6.5 The benefit of the proposals is the updating of the house for the 21st Century; which will sustain and safeguard the future of the building. It will become more practical and comfortable as a family home, thus more likely to be lived in permanently and able to contribute positively to the overall sustainability of the village. This is particularly valuable in Bamburgh where so many houses are used as second homes.

## APPENDIX



**7 & 5 The Wynding**



**5 & 3 The Wynding**



**5 & 3 The Wynding**



**1The Wynding**

*Figure 1 Showing the rear of The Wynding terrace. The outline of the terrace is still symmetrical but there are differences between the offshoots on each house, some of which appear to have been original and others added later.*



**View of the house from the base of Bamburgh Castle**



**View of the house from the field behind**



**Wynding House**

*Figure 2*

- *Wynding House (11) is nearby on the opposite side of The Wynding, it has only limited views of the front of 1 The Wynding from the first floor gable windows, and because of the retaining wall to the front garden the two buildings cannot be seen together.*
- *The rear of the house is open to the fields around Bamburgh Hall farm buildings (4) although the stone wall on the boundary and the slope of the garden from there towards the house screen the lower part of the house from the buildings.*
- *The house is part of the streetscape visible from Bamburgh Castle, only the roof and front elevation can be seen.*

All of the above mean that the alterations proposed to 1 The Wynding, which are either internal or located on the end and garden elevations of the building, would not have a detrimental effect on any of the noted Heritage Assets.





*Property from front (West)*



*View from upstairs property to front (East)*



*View from street (West)*



*Property from Rear (East)*



*Metal Corrugated Garage (South)*



*View from upstairs property to rear (West)*