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— Timber Windows & Doors —

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HERITAGE STATEMENT

The School House, Ninebanks, Hexham NE47 8DB PROJECT DETAILS

Proposed replacement of decayed wood dormer window frames to front and rear elevations.



Front Elevation

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Rear Elevation

The Nature of the Asset.

The Heritage asset is a much altered 2 storey terrace dwelling, in a terrace consisting of a row of cottages which was once a school building and it is believed it was converted to residential accommodation in the last century. The building is constructed from rubble and rough stone with slate roof.

The extent of the Asset

The property is a 2 storey end terrace residential dwelling located at the south end of the original school and Hall buildings. The buildings are located in a rural setting close to St Mark's Church. The half dormers were added when the building was converted to residential accommodation and are not original to the building.

A single storey porch was added to the front elevation in C20.

The significance of the Asset.

The property is a Grade II Listed building.

List Entry Number: 1045406 Date first listed: 23-Aug-1985

Exert from the Official list:

Statutory Address 1:

HOUSE ADJOINING ALLEN VIEW TO THE SOUTH

Location

Statutory Address:

HOUSE ADJOINING ALLEN VIEW TO THE SOUTH

The building or site itself may lie within the boundary of more than one authority.

District:

Northumberland (Unitary Authority)

Parish:

West Allen

National Grid Reference:

NY 78258 52384

Details

NY 75 SE WEST ALLEN NINEBANKS

14/244 House adjoining Allen View to the south

GV II

Former southern classroom block of Ninebanks School, c.1845, 1st floor added when converted to headmaster's house late C19. Rubble with dressings, slate roof. 1½ storeys, 3 bays and right entrance porch. Central tall boarded door under 4-pane overlight, in alternating jambs, within C20 glazed porch. Flanking renewed 16-pane sash windows with tooled and margined lintels and sills. End bays have 1st floor renewed 16-pane sashes in hipped half-dormers. Coped right gable with kneelers carries stepped stone corniced stack with conjoined shafts. Porch has boarded door with alternating tooled and moulded jambs, and coped right gable with moulded kneelers. Rear elevation has similar fenestration.

Included for group value with Allen View and Hillside (q.v.).

Listing NGR: NY7825852384

The building was originally used as classrooms as part of Ninebanks School, and was converted to a self-contained residential dwelling believed to be for the Headmaster in the late C19. The adjoining properties which also formed part of the school buildings have also been converted to residential use. The half dormers were added and the first floor was created when the building was converted.

The Proposed Works

The existing dormer windows are not original to the building and are in extremely poor condition due to lack of maintenance and age. They have reached the end of their useful life and are in a dangerous condition due to decayed and missing support sections.

The proposal is to remove the existing dormer window frames and install new wood dormer window frames of a traditional design and construction incorporating sealed double glazing units.

The proposed windows will replicate the Georgian bar configuration with vertical sliding sash windows to the front elevation of each dormer and fixed frames to the side returns as existing. The traditional design and construction will not be detrimental to the special architectural or historic merit of the building.

The Impact of the Asset

It is considered that the proposed works will not impact negatively or give rise to harm the heritage asset or the amenity of the occupants of the adjoining properties. Replicating the traditional design and configuration of the windows will help to preserve the character of the building and the local area and have a positive impact on the street scene.