

Heritage Statement

Woodstock House

Mill Lane

Haltwhistle

Site Location

The property is located on Mill Lane which is within Area 2 of Haltwhistle Conservation Area: - Castle Hill/Fair Hill. The site generally falls from south to north. Mill Lane is accessed off Castle Hill and then it makes its way down to Haltwhistle Burn. There are no listed structures in the direct vicinity of Mill Lane, there are two listed buildings within approximately 250m from the site. Nursery Gardens (ID 1156377) grade 2 listed and Pleasant Place House (ID 1370341) grade 2 listed, both approximately 240m away in a straight line. Neither of the listed building can be seen from the site due to the level differences and other buildings in between.



Nearest listed building highlighted.

Once you leave Castle Hill and turn into Mill Lane you pass 1960 style bungalows prior to going down the hill, with the site on the left raised up above Mill Lane with houses on the opposite side of the lane.



Entrance to Mill Lane from Castle Hill



Bungalows at start of Mill Lane.

Within the conservation appraisal for castle Hill/Fair Hill it's referred to as being characterised by streets which changes in direction and level, with boundary and retaining walls playing an important part of the local character. Mill Lane is described as "almost suburban in character with detached houses"

Property and site

The site contains a domestic house (**not listed**) consisting of 2 storeys with stone faced walls under slate roof, completed in 1991. With 5 bedrooms, 2 bathrooms, lounge, dining room, kitchen and sun

room. The area around the house is mainly hardstanding to the north of the house allowing parking and turning space for a number of vehicles, with garden to the south with areas of patio and decking.



View as you approach the site coming down Mill Lane (site on left behind garage)



View looking up Mill Lane with site on the right

Application

The application, is for retrospective planning permission to cover 3 areas of work.

1. Addition of pillars with metal rails between, to boundary retaining wall to Mill Lane
2. Stone face existing rendered wall which separates the front garden and rear garden.
3. Construction of raised timber deck with timber balustrade and handrail

Pillars and metal railings

The pillars are in stone to match the existing retaining wall which runs along the boundary to Mill Lane with metal railings between. These were erected to provide a safety barrier to eliminate the risk of falling from height for both the resident, visitors and their pets, the drop varies from a few 100mm up to around 1700mm. The boundary treatment also helps protect the site and its residents from the anti-social behaviour, vandalism and crime which has increased significantly in Haltwhistle over the last few years, the lower end of Mill Lane has little to no street lighting and is therefore vulnerable to this type of behaviour. By using a combination of columns and railings it allows for a barrier of sufficient height to be constructed but reduces the visual mass a solid wall or fence would create. Within the conservation area there are a number of examples of walls with rails.



View of retaining wall with new pillars and rails looking up Mill Lane



View of retaining wall with new pillars and rails looking down Mill Lane



View showing level of ground behind the retaining wall, without pillars and railings there would be no protection against falling up to around 1700mm in places.



Existing railings and gates within Haltwhistle conservation area

The pillars and rails do not harm the setting of any listed buildings and are in keeping with the style of existing railings within the Haltwhistle Conservation area.

Stone Face existing wall.

The existing wall between the front and rear garden was originally a white painted render which need constant maintenance to keep it tidy as the wall would flake and peel (Lower section acts as a retaining wall to steps behind). With the height of the wall this required the erection of scaffolding to carry out the works safely. The owners decided that facing the wall in the same stone used on the house would tie the wall in from an aesthetic point and also remove the need for regular high-cost maintenance.



Picture showing new stone facing being applied to existing render wall.

The stone facing does not harm the setting of any listed buildings and are more in keeping with the style within the Haltwhistle Conservation area than the tall white rendered garden/retaining wall.

Raised Decking

An area of raised decking was constructed to the rear of the house. With the topography of the land which falls from the south boundary to the north, a raised level deck would maximise the view of the surrounding countryside to the north, east and west. The deck was built throughout in timber. The level of the deck is below that of the 1200mm high timber fence to the southern boundary (the balustrade projects above the height of this fence). Original there were substantial trees in the garden of the adjacent property which would have helped conceal the decking from there garden, these were removed which makes the deck more visible. The land to the south west was a plantation growing Christmas trees, but this has closed and only a few trees remain and is now open field.



View from decking looking south west towards Haltwhistle Town centre



View from decking looking south east towards nearest property.



Arial view of trees to the south of the southern boundary prior to their removal



View from back of houses on Fair Hill looking down towards raised deck area.

The raised deck is to the rear of the premises and does not affect or harm the setting of any heritage asset.

Summary

The site does not contain any period features or heritage assets.

The works are of a minor scale and are not visible from any listed building.