

NORTH FARM, HALLINGTON

DESIGN & ACCESS STATEMENT Rev B

1. Introduction

North Farm and the adjoining former stables and outbuildings are located in the small hamlet of Hallington, 8 miles due north of Corbridge. The farmhouse and some of the stabling can be seen on OS maps as early as 1860.

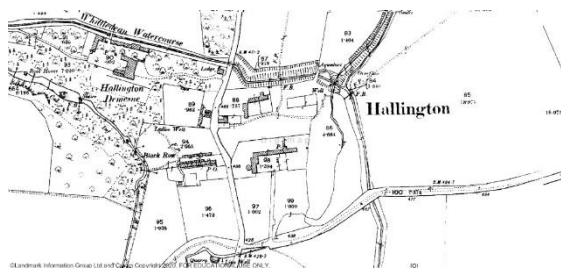


Figure 1 – 1890 OS map of Hallington

The farmhouse itself is grade II listed, the list entry reads:

*Farmhouse now used partly as farm storage. C17 or early C18. Random rubble with Welsh slate roof. 2 storeys, 3 bays. Central plank door in alternating- block surround. Ground floor windows are 6-pane sashes with C19 lintels. Small 1st floor windows are 8-pane Yorkshire sashes. Steeply-pitched roof with reverse crow-stepped gables, thin raised coping and rebuilt brick end stacks.*

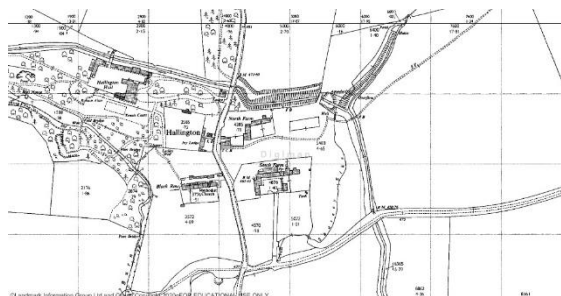


Figure 2 – 1960 OS map of Hallington

The hamlet is known locally to have been an equestrian centre, North Farm stables having housed many prize-winning racehorses.

The main farmhouse and adjoining stables have seen many alterations during the last century. Notably the following applications were submitted and passed by NCC:

[T/93/E/76- Alteration, Conversion and change of use of farm buildings.](#)

[T/93/E/LB52- Listed Building Consent for alterations to existing dwelling, change of use of stables to form part of dwelling and construction of detached garage.](#)

[T/970586- LISTED BUILDING CONSENT: Stone gable and glass light over existing opening to outbuilding and internal partition](#)

[T/20030384 & T/20030397 - Construction of a single storey extension to west elevation to form new lobby and alterations to studio space \(as amended\).](#)

[11/01935/LBC & 11/02806/FUL - Installation of fourteen solar photovoltaic panels to annexe roof](#)

The above applications mainly related to the conversion and reconfiguration of the outbuildings and have been implemented to varying levels, leading to the partially converted space that we see today.

## 2. Proposals



Figure 3 – Link 'corner' element

The building is currently split into two wings, not connected internally. The principle of forming a link between these two wings was proposed by an application approved in 1993 and again in 2003, however was never fully enacted, following a change of ownership of the property, it is now the desire to complete the conversion.

This application sees a single storey corner infill with a hipped roof to minimise the impact on the original outbuildings. This will also avoid any overbearing impact, as the ridge will be set at the lower level of the existing.



Figure 4 – West wing & former coal shed slab

The new corner element will provide an entrance and hallway to the West wing of the stables, a staircase to a new first floor which will be sympathetically inserted into the larger area of the West wing. This will necessitate alterations to some of the

fenestration, however this will mainly be to the more modern openings, pictured below, therefore having no impact on the building's legibility or significance. There was previously a coal shed in this area and the timber pillars and concrete slab are still in situ.



Figure 5 – Modern openings in West wing

The internal configuration of the spaces have been arranged to lend themselves to modern day living. There will be an accessible WC on the entrance level then steps down into the west wing, working with existing levels on site. There will be a small breakthrough to the single storey element further south and this will form a living and office space. All the characterful features will be retained and new openings kept to an absolute minimum, in the form of conservation rooflights and in the new adjoining element.



Figure 6 – Internals of larger west wing element

### Materials

The new corner element will be built in place of the small existing ‘link’ element as pictured in figure 3, the materials from this section will be used as the plinth course, to ensure the materials are cohesive and complimentary to the existing. A traditional lime mortar will be used, which will tie in with a wider re-pointing scheme.

The extension will be clad in a natural horizontal timber board, with a dark stain. The roof will be a natural Welsh slate to match the existing buildings.

A recessed entrance will be set back into the structure, framed in oak and glazed to allow a light touch when the new build adjoins the existing stonework. Carefully designed openings are positioned to break up the massing and offer key views, a glass link will form the entrance between the west wing and the main farmhouse.

In addition to the works to the outbuildings, it is proposed to build an oak-framed garage, the principle of which has been established from former applications. This was to be in place of a large, corrugated shed which previously sat on the site of the proposed garage.

The design and materiality of the garage is designed to keep a traditional aesthetic, tying in with the proposed extension, a

paired back rustic aesthetic will not draw attention from the traditional stone barns.

### 3. Conclusion

The principle of conversion of the outbuildings and an infill corner extension has been established from previous applications as an acceptable form of development. The design of the new addition has been carefully considered to be respectful of the existing massing and character.

The corner infill extension sits on the footprint of the former coal shed and the garage on the site of a large barn, mimicking past development of the site. Therefore the proposals aim to respect the history and setting of the listed asset, improving the current barns which could otherwise become dilapidated.

**HERITAGE STATEMENT**



Figure 10 – North Farmhouse G II Listed

The design and access statement provides some history of North Farm and the outbuildings within its curtilage. The farm is an early and well-maintained example of a traditional farmhouse with attached stabling. The building has been sympathetically restored throughout and numerous changes have been made to the outbuildings including; solar PV panels, large glazed openings and additional doors and small pitched gable to the rear.

The significance of the property mainly relates to its age and characteristics, based upon the list entry. The outbuildings have a somewhat rich history relating to stabling of racehorses; however this use is no longer viable in the area and the buildings have already been partially converted to a domestic use.

There are very few original internal features remaining in the outbuildings, limited to a number of roof timbers in the lower east wing. The floors have been replaced by concrete over the years alongside windows and doors.

The proposals seek to convert the west wing into living accommodation with a connection through a small extension. The extension shall be lower in height and set back from the principal elevations, in order to not dominate the original buildings, or lead to any overbearing impact. The very small areas to be replaced with glazing have little affect on the legibility of the

property as a whole and do not impact on the significance of the listed farmhouse itself.

Any original features internally will be retained, with replacement of external finishes such as roofs and stone walling on a like-for like basis. Views into the site are limited along a leafy driveway, whilst partially visible the extension and garage will not detract from the listed building.

Giving consideration to the above it is deemed that the conversion and small extension will have very minimal impact upon the wider setting of the listed building.