

# Design and Access Statement and Heritage Statement

Listed Building Consent application for the removal of existing modern fireplace, repair and re-point inglenook, installation of log burner, new sandstone hearth, flue and flue liner and installation of new chimney pot and cowl and installation of extractor roof vent and roof duct at 4 Front Row, Cambo, Wallington

Prepared by Ludman Planning Ltd.



On Behalf of

The National Trust  
Wallington Estate

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## Design and Access and Heritage Statement - 4 Front Row, Cambo, Wallington

### 1.0 Introduction

- 1.1 This Design and Access Statement (including Heritage Statement) has been prepared by Jenny Ludman of Ludman Planning Ltd. to accompany an application for listed building consent for works proposed at 4 Front Row, Cambo, Wallington.
- 1.2 The works proposed are the removal of the existing modern fireplace and hearth, the revealing of the original lintel and dressed stone surround, and the installation of a log burner, new sandstone hearth and flue (including flu liner) and chimney pot (currently missing) and cowl externally.
- 1.3 Further minor works are proposed to introduce vents in the rear roof for an extractor fan in the kitchen, and an extractor fan in the first floor bathroom. These vents are shown on the proposed elevation drawings.
- 1.4 The aim of this assessment is to identify the extent to which the identified heritage assets would be affected by the proposed development and to assess the effects of the proposed development on the significance of the identified heritage assets, and in particular, identify whether there is any harm to the identified heritage assets and/or their setting.
- 1.5 The heritage assets in this case are the listed building known as 4 Front Row in Cambo, and the Cambo Conservation Area. The site is well outside the registered park and garden area which is situated to the south/west of the village of Cambo.

### 2.0 Site description

- 2.1 Cambo village is situated within the National Trust owned Wallington estate in Northumberland. Front Row forms an elongated terrace to the south of the village. Many of the houses on this terrace are either listed or attached to listed buildings. The houses are separated from their gardens by an access road (gardens are situated to the south, on the other side of the access road). The appearance and layout of this row of houses has remained largely unchanged since the time they were first built. It is for this reason that some of the buildings are listed, and the area is identified as a conservation area which showcases an 18<sup>th</sup> century model village.

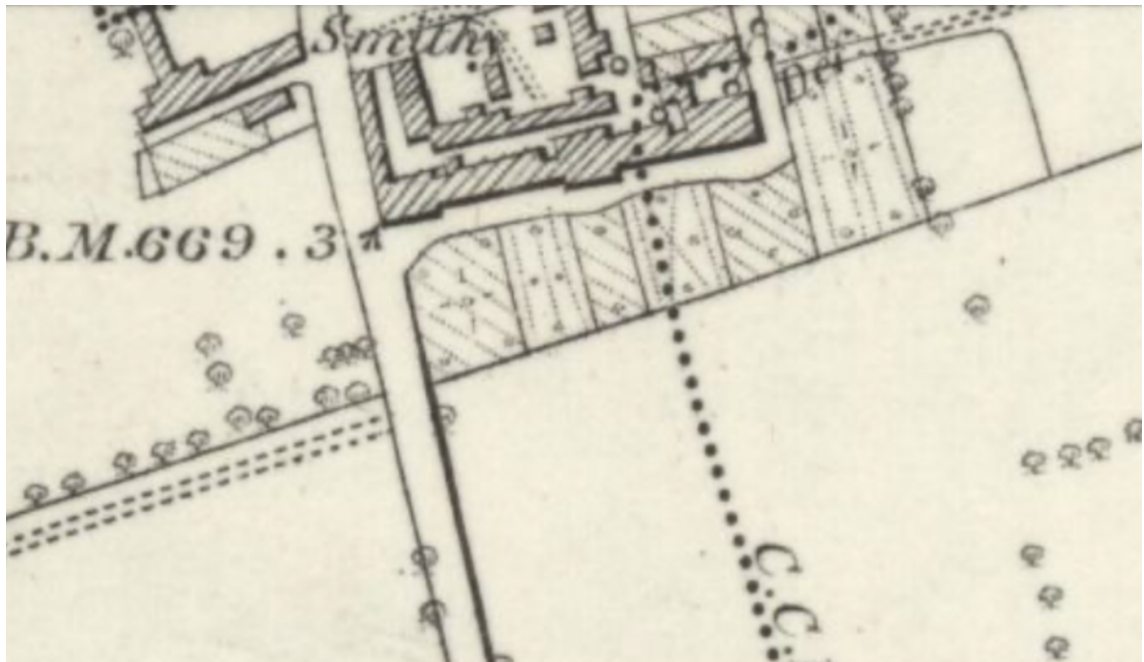


Figure 1: Lower section of Cambo including Front Row, surveyed in 1863, showing similar arrangement to present day



Figure 2: Front Row as shown on slightly later OS map (1890s)- Heritage Assets description

## Cambo Conservation Area

2.2 Cambo Conservation Area was designated in the 1970s and its boundary is shown on the map below. The Conservation Area boundary is drawn fairly tightly around the old village of Cambo. There is no conservation area appraisal for the village. However, as the proposed works are relatively minor, it is clear that there would be no impact on the

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character of the area, and as such, no need to define its special interest further for the purposes of this application.



Figure 3: Cambo Conservation Area boundary

### Listed building – No.4 Front Row

- 2.3 4 Front Row is located centrally within the terrace of houses, which is group listed (Nos 2-5). The cottage is two-storey in height with its main elevation facing south. A similar application has been submitted at No.6 Front Row. The building retains its features on the main elevation, and these are described in more detail in the listing description which describes only external features of interest.

NZ 0285 18/172

WALLINGTON DEMESNE Cambo FRONT ROW Nos . 2-5 (consecutive)

20.10.69

GV II

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*Terrace of cottages; built c.1740 as single-storey thatched cottages, remodelled and heightened c.1818. Squared stone, tooled on first floor, with dressings; slate roofs. Two storeys, each three irregular bays. Boarded doors with three-pane overlights, all except No. 2 in chamfered surrounds. Yorkshire sashes without glazing bars, slightly projecting sills, lintels and sills tooled and margined; similar dressings to C19 through-passage entry at right end of terrace. Five stepped and corniced ridge stacks with conjoined shafts.*

*Listing NGR: NZ0257985601*

### 3.0 Proposed works

- 3.1 Details of the proposed works are contained in the drawings submitted with the application (and shown below for information in Figure 4). The existing fireplace is shown in Figure 5 below. The proposal is to remove the stone structure within the fireplace, and to expose the historic dressed lintel (see plans below) above (and remove the modern shelf fixed to the lintel). Any repairs needed to the chimney breast will be made and finished with lime plaster (and subsequently wallpapered to match existing). The existing sandstone hearth will be retained.
- 3.2 A black flue pipe will be installed and connected to a flexible flue liner to connect with the existing chimney and pot, on which a new cowl will be fitted.
- 3.3 Further small scale works include the installation of two extractor fans: One in the ground floor kitchen which will not interfere with the existing wall, but will appear as a small vent on the north facing elevation of the lower part of the roof (see elevation drawings). A further extractor fan is to be installed in the first floor bathroom; again, this will not interfere with the walls of the building, and will not be visible from ground level (but is shown on the elevations for accuracy). This steel duct will be positioned on the flat roof (not part of the original building).
- 3.4 On balance it is considered that both these vents will not cause harm to the special interest of the building.

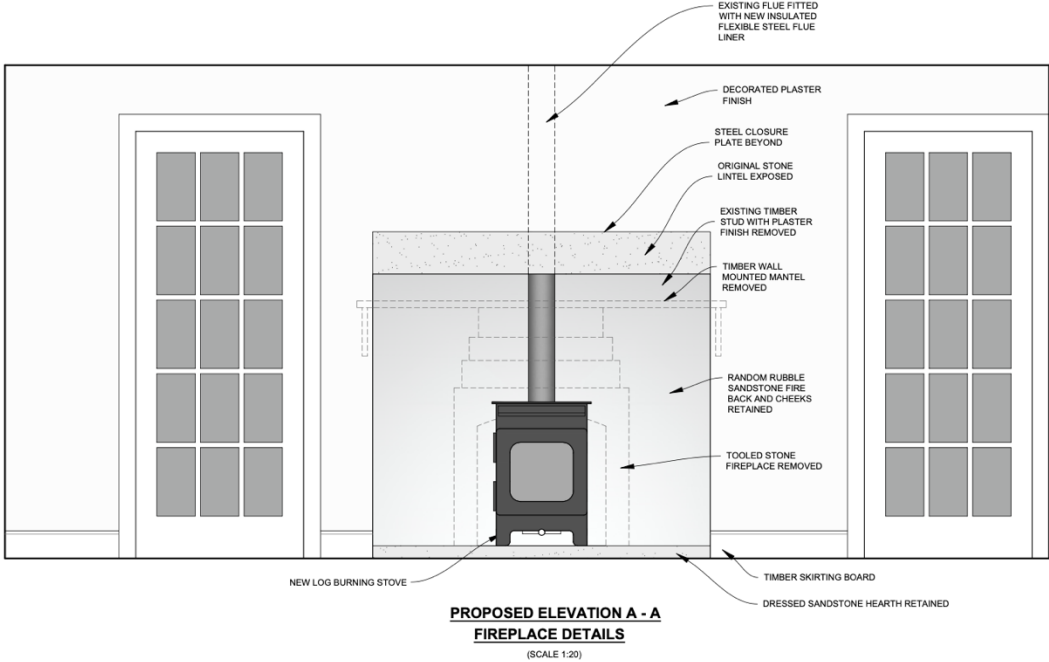


Figure 4: Plans showing proposed re-opened inglenook with central stone detail removed and installed log burner



Figure 5: Existing coal fireplace and stone tile hearth



Figure 6: Existing chimney stack

3.5 The proposed cowl will not appear incongruous as seen from the main elevation and will not cause harm to the special interest of the building.

3.6 The proposed works are necessary to ensure the continued good condition of this building, ensure the building is of an acceptable standard for modern living and to make the property comfortable for its occupants. An approach has been taken to minimise intervention and avoid harm to the significance of the asset.

3.7 The chimney itself is in good condition and is swept every 12 months. The stove manufacturers (Hancock Stoves) have assessed the chimney to ensure it is suitable for a liner to be introduced.

#### 4.0 Significance and setting

4.1 Chapter 16 of the National Planning Policy Framework sets out the government's policy in relation to the conservation of heritage assets and their significance. The significance of heritage assets is defined in the National Planning Policy Framework as *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.



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- 4.2 Paragraph 194 of the National Planning Policy Framework requires that ‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting’. This statement aims to provide sufficient information for the significance of the heritage assets and the impact of development to be properly considered.
- 4.3 NPPF Paragraph 199 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.
- 4.4 The significance of No. 4 Front Row lies primarily within its historic interest as part of a terrace and part of an estate village and its architectural (including aesthetic) interest as a group of similar dwellings along a stone-built terrace retaining traditional features along the front elevation. The vents are both proposed on the north elevation, which has seen some modernization over the years.
- 4.5 The south facing elevation makes a particular contribution to the character of the terrace as a whole, and to the historic interest of the Cambo Conservation Area.
- 4.6 It seems clear that there is **no harm** to either the listed building, or the Cambo Conservation Area as a result of this development proposal, and that there is a moderate **heritage benefit** due to the restoration and repair of original features internally and externally, whilst allowing the occupants of the property to live in comfort, safety and warmth, and prevent condensation in the building.

### 5.0 Planning Policy

- 5.1 Policy ENV7 in the adopted Northumberland Local Plan (2022) is about the historic environment, and largely reflects policy contained in the NPPF. It states that decision making will be undertaken based on a sound understanding the significance of the asset and the impact of any proposal upon that significance. The proposed works are based on a good understanding of the significance of the building and are the minimum works necessary to achieve the objective to moving to a more sustainable form of energy generation at the property. The repair and restoration works proposed ensure the preservation and indeed enhancement of this building, and are therefore in line with

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planning policy and in the legislation set out in the relevant Acts insofar as they relate to listed buildings and conservation areas.

### 6.0 Conclusion

- 6.1 This Statement has identified the heritage assets which have the potential to be affected by the proposed development and has considered the special interest and the significance of those assets as they relate to the application site.
- 6.2 The assessment has used the level of detail it is considered necessary, to identify the special interest and historic significance of No.4 Front Row, including its contribution to the character of the Cambo Conservation Area as part of the village, which positively contributes to the historic interest of the area.
- 6.3 Finally, the proposed works will allow the occupants of the property to use less oil for heating and to stop using coal. The use of a log burner will result in a more sustainable and economic form of heating.