

Heritage Statement – Variation of Condition

Ridley Mill House, Stocksfield, Northumberland, NE43 7QU

Introduction

Ridley Mill House has previously secured planning permission and listed building consent under planning references:

20/02657/LBC

20/02656/FUL

These applications are for the demolition of the rear two storey extension and rear single storey extension, and for the proposed two storey rear extension, with single storey rear extension either side.

Proposed Variation

The Variation of Condition application applies to Condition 2 of the existing Listed Building Consent permission. The application seeks to omit the projecting timber surround to the Dining Room window in the western single storey rear extension, whilst maintaining the opening size of the permitted scheme.

Planning ref: *23/00616/VARYCO*

Background

Ridley Mill House (Grade II) was listed by Historic England on June 18th 1986, and is described as:

“House. Late C18 or early C19 with east bay a slightly later addition. Coursed rubble with tolled-and-margined quoins and dressings; slate roof. 2 storeys, 3+1 bays. Bay 2 renewed glazed door, 16-pane sashes with tooled- and-margined lintels and slightly-projecting sills. Coped gables; corniced end stacks and ridge stack.

C20 extension to rear not of interest.

Listing NGR: NZ0565260606”

The Heritage Statement that was prepared by Sarah Dyer to support the *20/02657/LBC* application confirmed in the Summary of Significance section on p19 that;

“It is a modest Georgian house, pleasing to look at from the South elevation, but in terms of its significance this relates more to its historic interest and its presence as part of a historic hamlet. The rear extensions are much altered and it has previously been agreed are of low significance to the listed building and the timber upper section and single storey extension of no significance.

In summary Ridley Mill House is considered to be of moderate significance based on the evidence set out above. The significance it derives from its setting is considered to be moderate, relating to the principal (South elevation). The rear elevation does not contribute positively to its setting and diminishes its significance to the rear.”

The proposed rear extensions to Ridley Mill House are reviewed by Sarah Dyer to determine any impact on the significance of the heritage asset. This Variation of Condition focusses on the single

storey western extension to the rear, and seeks to omit the timber projecting surround to the window, whilst maintaining the same opening size as the existing permitted window.

The review of the western rear extension within Sarah Dyer's Heritage Statement acknowledges that the design is intended to be contemporary, to reflect the period it has been designed, and accepted by the planning officer and conservation officer that this approach had benefits to preserve the asset;

“Single storey dining room extension to West with roof lantern light has been designed to have a lighter glazed appearance, alluding to the evolution of the house and ensuring the design is recognisable to the 21st Century within which it is built. It is considered that this element of the proposal is an opportunity to create a contemporary design to be faithful to represent this phase of development to the building using a metal frame, large glazed elements in a regular pattern, a stone plinth.

It will be visible from the NW of the garden and so has been designed to consider its impact on the West elevation of the house. This structure will be brought in from the quoin stones to ensure they are retained as visible because they are important clue to the historic structure, the roof level will remain low to reveal as much of the historic rear wall as possible and the features on the extension have been designed to reflect the symmetry of the original part of the house.

The doors are placed centrally within the West elevation and the North elevation incorporates a single window which uses the proportions of the existing apertures within the historic building (which have existing deep window seats - see image below) to create a modern interpretation of these historic window seats with window inversely proportioned to reflect a modern interpretation.”



Existing rear (north) elevation in context (Elliott Architects)



Existing front (south) elevation (Sarah Dyer)



Existing internal images of Ground Floor eastern room - far right image of bookcase is location of original door to house. Proposed works to raise the lintel were outlined in the Heritage Report produced by Sarah Dyer that accompanied the existing LBC permission (Sarah Dyer).

Conclusion

The design of the rear eastern extension, and central two storey extension remain unaltered. The scale, form, proportions and materials remain the same for the western single storey extension, the single change is to remove the timber window surround to the northern elevation.

The window size and proportion is not to change, and would remain as the existing permitted opening. Removal of this timber surround increases the contemporary feel to this opening without ornamentation or detailing of the opening.

In conclusion, the submitted proposal does not compete with or obscure the existing asset, and would sustain the existing agreed significance. It would therefore be in accordance with Local and National Planning Policy.