



**SJK Architectural Services Ltd**

9 Churchburn Drive, Morpeth, Northumberland, NE61 2BZ Tel - 01670 516257 Mob – 07989 232 509

e-mail – sj.kirk@yahoo.com

---

## COMBINED HERITAGE STATEMENT & DESIGN & ACCESS STATEMENT

Proposed window sash replacement & new Velux rooflights

Lavender House

5 Market Place

Rothbury

NE 65 7UW

Date: March 2023

Ref: 2227 – DAS rev A

## 1.1 Existing Building and surroundings

The applicant owns Lavender House, which is located within the heart of Rothbury. The property is Grade II listed and was originally constructed at some point during the mid 18<sup>th</sup> century, and later altered 19<sup>th</sup> century. It is a 2 storey end terrace dwelling containing 3 bedrooms.

The whole of the terrace (no's 1 – 5) is grade II listed. Directly to the west is Rothbury United Reform Church which is not listed.

The village contains several listed properties, and is an important, popular and picturesque tourist location for Northumberland.

Text from the applicant:

'We understand that the 'lounge' of the house was built around 1750 with a scullery on the back as a single storey building facing east. In 1850 or thereabouts, market place was built and incorporated the house adding an additional first floor. We have shutters to the period. Somewhere in the Victorian period, fireplaces were installed (we still have three) plus a lean to with a wash house. There was also an outside toilet which has since been demolished. However there is still a chimney on the back which may have been the chimney for a boiler in this 'lean to'.

It is possible that at this time an extension was built to house another home (two storeys) (there is a sign which says 1903 roughly carved into the stone) at the back, and next to that a single storey. We were told the single storey was the village slaughter house (hearsay) and there is a ring on the wall which locals say used to be used to tether animals. However there was a fire somewhere between 1955 and 1970 and the buildings at the back were completely destroyed although small walls still exist to show where they have been. We have a photograph taken in the mid 1950s showing the full height house at the back but it was gone when a neighbour moved in around 1970 (hence the proposed dates). The back wall of the existing building must have been rebuilt at this time because it now has a double layer of stone.

The land to the right hand side of the cottages was sold to the church (UR) in 1895. We still have the paperwork.

Thus the building is an amalgamation of two or more previous homes built and altered between 1750 and 1970. However all windows are sash, many with original shutters'

## 1.2 Description of Heritage asset and setting

Lavender House, 5 Market Place is Grade II Listed (since 25<sup>th</sup> August 1987) – List Entry Number – 1041948. Details as follows:

House. Mid C18 altered C19. Squared stone with cut dressings except for tooled-and-margined quoins at right end; Welsh slate roof. 2 storeys, 3 irregular bays. Left bay has pair of doorways, that on right with 4-panel door, that on left blocked with 4-pane sash window inserted; other ground-floor windows similar. 1st floor 12-pane sash windows of narrow proportions. All openings in chamfered block surrounds. Coped right gable; stepped-and-comiced ridge stack.

## 1.3 Assessment of the building's significance

The whole terrace, including no. 5 contribute significantly to the historic character of Rothbury. A lot of the historic buildings have been well preserved in the town – this being one of them.

## 1.4 Proposal

The 10no. existing timber sash windows are old and troublesome. The timber sashes are defective, and the mechanisms need overhauled. The existing frames appear to be in decent condition.

The existing sashes are singled glazed – and not at all energy efficient.

It is proposed that the existing frames be retained, but the existing sashes be removed and replaced with new timber sashes. The existing mechanisms will be repaired as necessary, and any defective sections of frame / sill will be replaced with like-for-like sections.

The new sashes to the front elevation ground floor (3no. windows) will be fitted with slim-line double glazed units, comprising 2no. 4mm glazing separated by 10mm air gap. They will also be fitted with narrow (22mm) glazing astragals, and will be putty pointed.

The remaining sashes will have wider double glazing units (4/10/4) and will be beaded internally with triangular section timber beads.

The new sashes and existing frames will be painted green (matching the current shade of green).

2no. Velux rooflights will also be fitted to the rear roof slope, to provide natural light onto the existing bathroom.

It is hoped that the upgrading of the windows to double glazing will result in an improved EPC rating of C.

## 1.5 Design & Materials

The window design, and glazing pattern will match existing.

The materials used (hardwood timber) will match existing.

The colour of the paint finish will match existing.

## 1.6 Impact of the proposed development

The proposed new windows will look exactly like the existing windows and therefore there will be no impact on either the Listed Building, or any of its surroundings.

The proposed Velux roof window will be located in the rear slope of the roof, and not visible from the front street. It is considered that the impact this will have on the existing Listed Building and its surrounds will be negligible.

## 2.0 Photographs

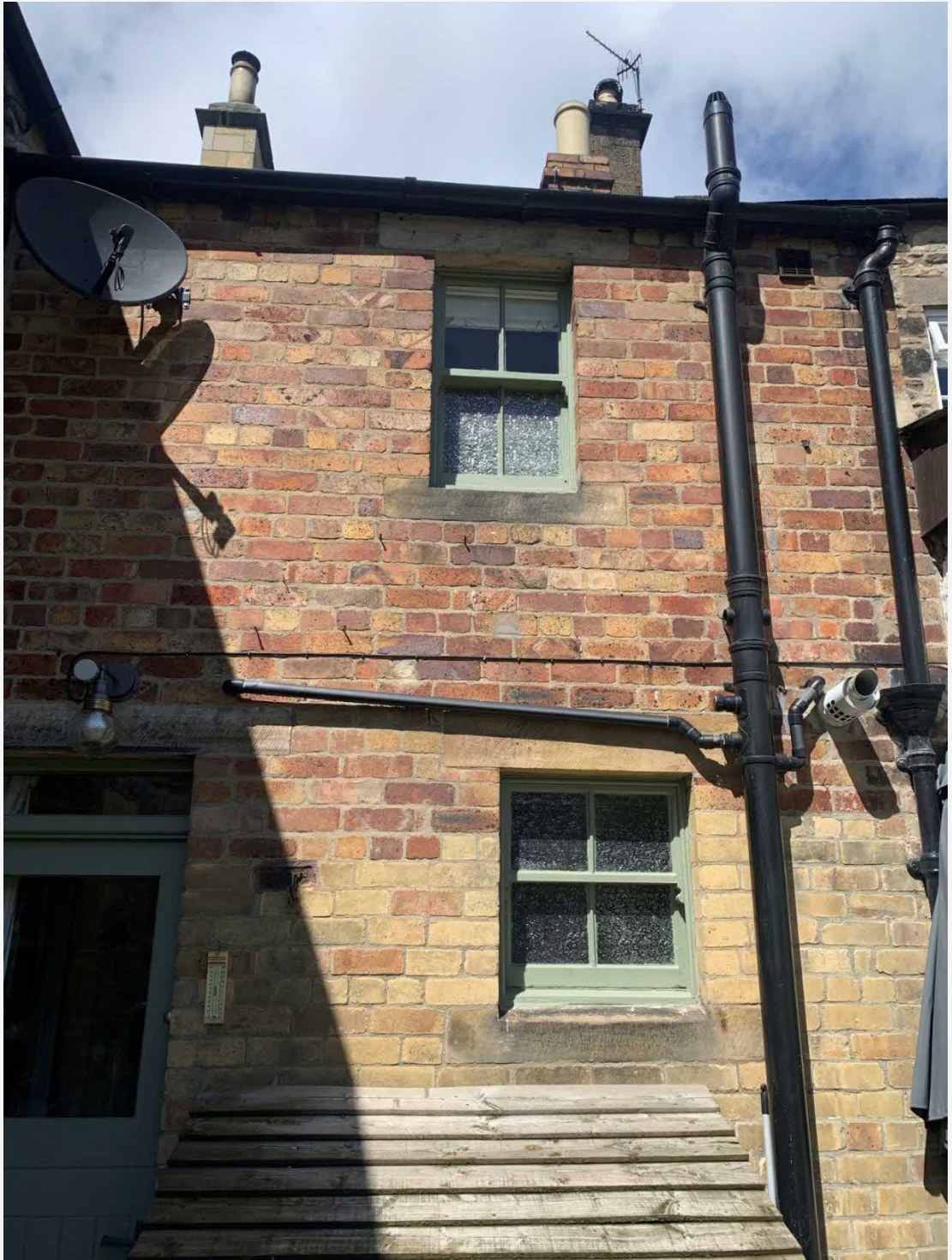


Photograph 1 showing the front elevation (north).



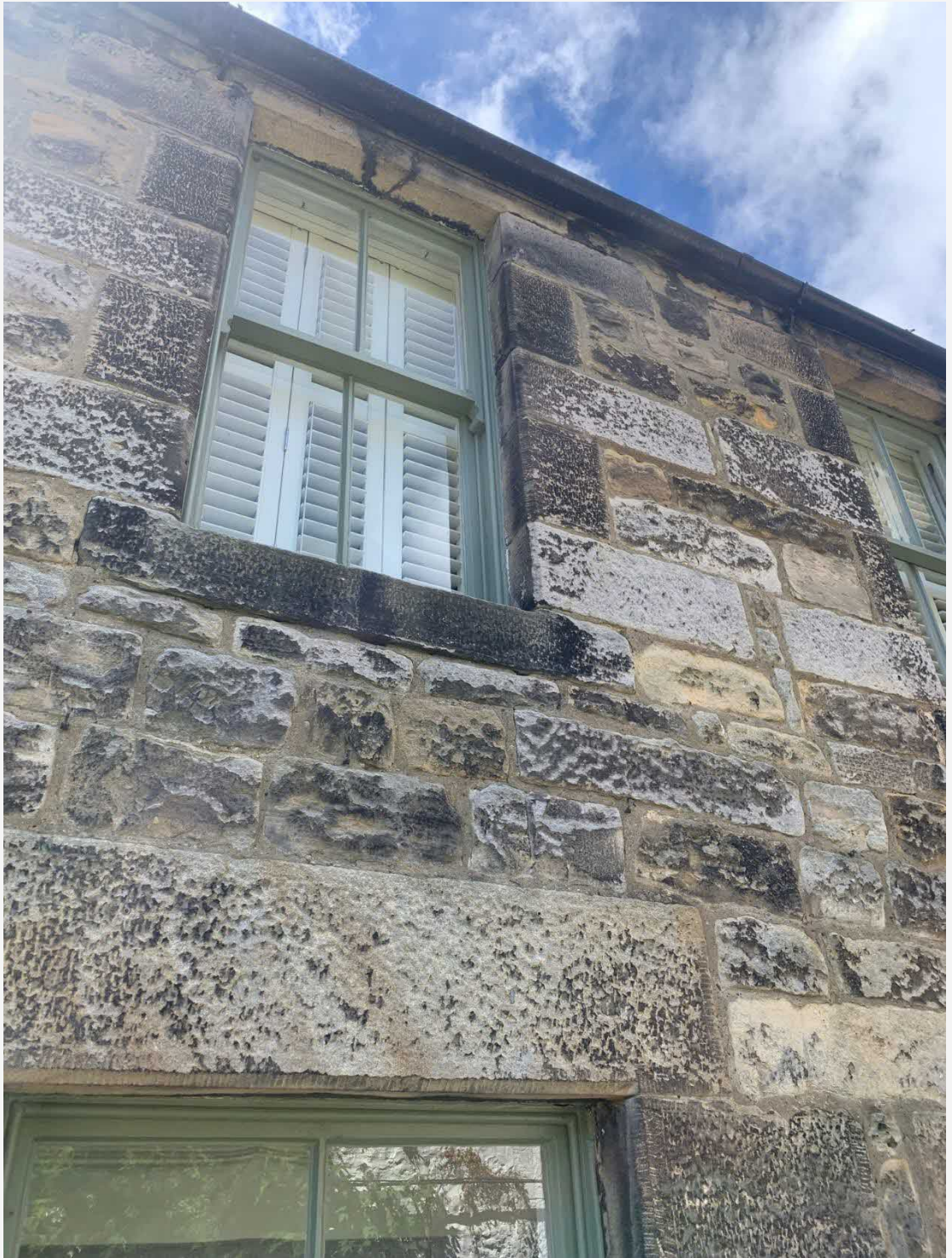


Photograph 2 showing one of the existing kitchen windows (east elevation ground floor).



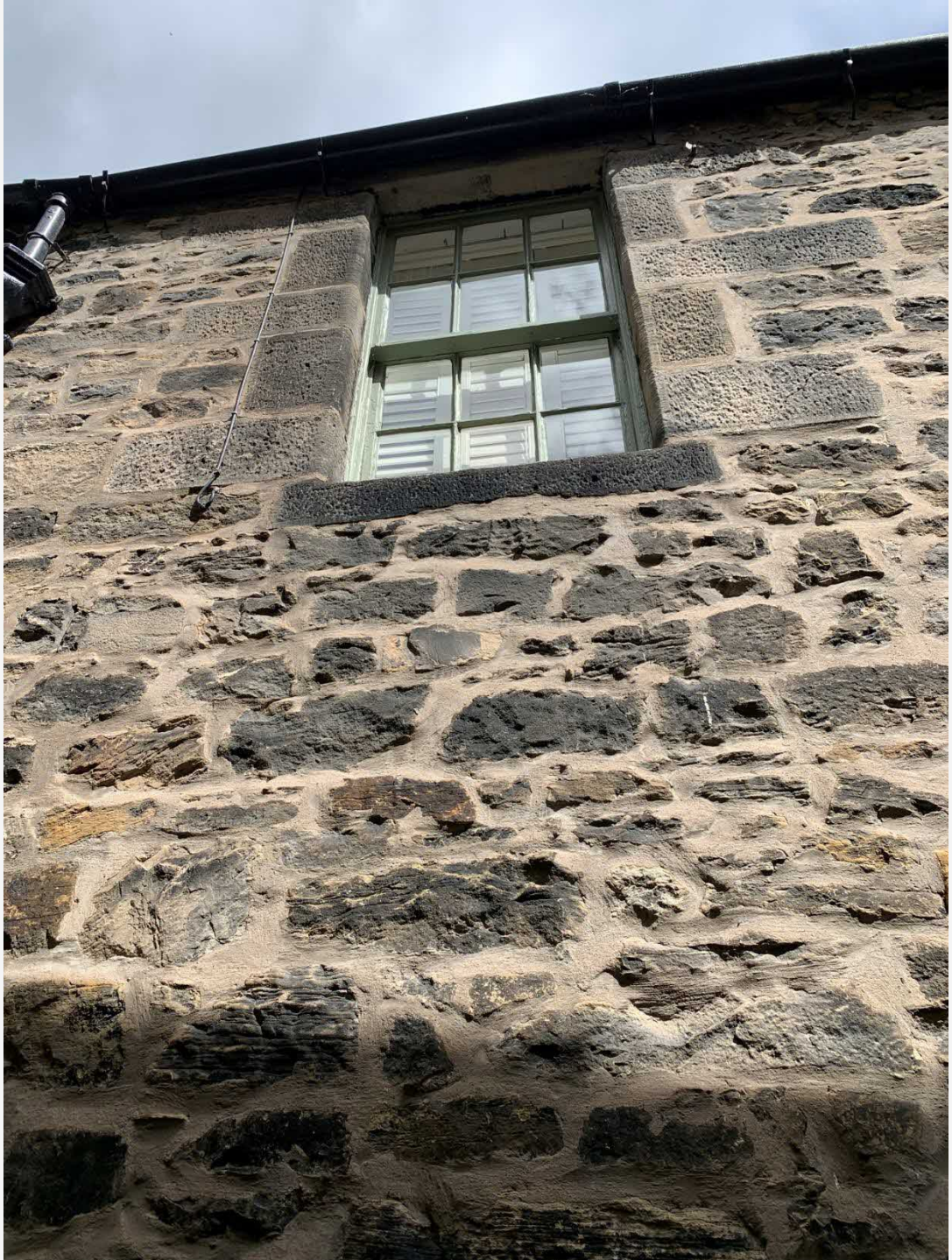
Photograph 3 showing the 2no. windows to the rear (south) elevation.





Photograph 4 showing one of the existing bedroom windows (east elevation first floor).





Photograph 5 showing one of the existing bedroom windows (west elevation first floor).