

OUR REFERENCE: 18.25-C

HERITAGE STATEMENT

VARIATION OF CONDITION (NUMBER 2):
AMENDMENTS TO ORIGINALLY APPROVED DESIGN TO UNIT 5

MANOR HOUSE FARM
HOUGHTON-LE-SIDE
DARLINGTON
DL2 2XH

CLIENT: QUARRISTON LTD

FEBRUARY 2023

1.0 Introduction

- This Heritage statement is prepared in support of the planning application to Vary Condition Number 2, relating to the Approval outlined below
Change of use and alterations to existing farm buildings to form 4no dwellings
Ref : 21/02/2019
refurbishment of redundant farm buildings to create 4No dwellings.
- Revised drawings have been provided, which incorporate amendments to the size, scale and appearance of the originally approved extensions to Unit Number 5. We note that Number 5 is the detached Unit.
- This application is to be read in relation to 2No further applications, namely:
 - Extension and Alterations to existing Farmhouse (Manor House Farmhouse)
 - Conversion of Agricultural building to create dwelling house.
- N.B: The application does not include any further changes to other units.
- The amendments requested within the revised scheme comprise the following:
 - Increase in size of proposed Southern extension to create integrated Garage.
 - Southern extension, external walls now to be finished in Natural stonework (originally approved to be finished externally with timber cladding).
 - Additional extension to create Entrance Lobby, materials to match the proposed extension to the South, i.e. Stone walls, Second hand welsh slate roof.

2.0 Site Location

- The site lies within the hamlet of Houghton-le-Side, which is loosely arranged around a small informal village green. The hamlet extends to approximately 11No dwellings.
- Houghton-le-Side lies approximately 10 miles to the West of Darlington, and is accessed via Houghton Bank Lane via the A68. Houghton Lane is a steep road, which accesses the hamlet and villages beyond.
- The site is located on the East side of the highway.
- Currently the site is occupied by a Farmhouse, known as Manor House Farm, which has been redundant for approximately 12 months. The main Farmhouse is lies to the North West of the site.
- To the East of the site lies the subject range of farm buildings of varying style and size.
- A more modern agricultural building lies to the South of the site.
- The Farmhouse, several Agricultural Buildings and further site features are listed Grade II, see Heritage Statement for further details.

3.0 Nature of the Asset

- The application buildings are of special architectural or historical interest, several of which are listed Grade II.
- The wider site also incorporates a range of listed buildings and structures, detailed below;
- NZ 22 SW HOUGHTON-LE-SIDE HOUGHTON BANK LANE (East side, off)
2/10 Manor House GV II Farmhouse.
Possibly medieval; greatly altered in mid C18 (door lintel on rear wing dated 1730 or 1750) and in C19. Coursed rubble painted white; imitation stone-tiled roof and brick chimney stacks. L-plan with rear outshut in re-entrant angle. Originally one storey. 2-storey, 3-bay garden front. 1.75 metre-thick ground-floor wall with roughly-shaped quoins. Later first-floor wall breaks back and has alternating quoins. Central boarded-over 6-panel door and 2-pane overlight flanked by 2-light casements in enlarged openings. Three 4-pane sashes, with intermediate glazing bars removed, above. Steeply-pitched roof has slightly-swept eaves, coped gables and shaped kneelers. Rebuilt end stacks. 12-pane horizontal-sliding sash set high on left return. One-storey oushut has 12-pane horizontal-sliding sash and pent roof.
Listing NGR: NZ2251221808
- The NZ 22 SW HOUGHTON-LE-SIDE HOUGHTON BANK LANE (East side, off)
2/13 Single-storey outbuildings 7.0 metres north of Manor House GV II Outbuildings now storage.
Early-mid C19. Coursed rubble painted white. Pantiled roof. Brick and stone chimney stacks. Long, single-storey range in 4 sections. From left to right these have been: cart shed with pair of boarded doors in elliptical archway; smithy with Dutch door and boarded opening; coal shed with 2 boarded doors; wash-house with boarded door and 12-pane horizontal-sliding sash. Continuous roof has raised verges. Rebuilt brick ridge stack to left; central stone stack with top band; truncated right end stone stack. Smithy has stone forge and bellows in situ. Included for group value.
Listing NGR: NZ2250021820
- NZ 22 SW HOUGHTON-LE-SIDE HOUGHTON BANK LANE (East side, off)
2/14 Former stable and shed 15 metres north-east of Manor House GV II Former stable and shed, later pigsty with hen-house over, now storage.
Early C19. Squared rubble painted white. Pantiled roofs. Stable with shed set back on left return. Stable, one storey and loft, 2 bays. Tooled quoins. Pair of Dutch doors with alternating jambs and flush lintels. 2 small blocked openings to right. L-plan stone stairway, on left return,

leads to boarded door with small hen-hole. Single-storey shed has boarded door, altered opening and pent roof. Included for group value.

Listing NGR: NZ2252421822

- *NZ 22 SW HOUGHTON-LE-SIDE HOUGHTON BANK LANE (East side, off)
2/11 Barn and privy on right return of Manor House GV II Barn and privy, now storage. Early C19. Coursed rubble painted white. Barn has corrugated-asbestos roof; privy has pantiled roof. 2-storey, 2-bay barn has two first-floor hit-and-miss windows. Privy under lean-to roof at right. Elliptical archway of brick on right return of barn. Included for group value.
Listing NGR: NZ2252021806*

- *NZ 22 SW HOUGHTON-LE-SIDE HOUGHTON BANK LANE (East side, off)
2/12 Garden wall to west and south of Manor House GV II Garden wall. Mid C19. Coursed rubble; exterior face painted white. Wall encloses garden to west and south of the Manor House. Tall wall with triangular coping stones, attached to outbuilding to rear of Manor House (q.v.), runs west for c.15 metres, then turns south-east for c.70 metres and is ramped down at south end. Lower wall with round coping stones, broken by off-centre gate opening, runs north-east for c.30 metres, then continues north for c.20 metres to join a barn on east return of the Manor House. Included for group value.
Listing NGR: NZ2252421801*

- *NZ 22 SW HOUGHTON-LE-SIDE HOUGHTON BANK LANE (East side, off)
2/15 2-storey farmbuilding, 4.5 metres east of Manor House GV II Farmbuilding: formerly stable, byre, loose-boxes and loft, now storage. Early- mid C19. Coursed rubble painted white. Pantiled and corrugated asbestos roof. Long, 2-storey range with flush quoins. Dutch door at left; replaced 4-pane lights, partly-glazed hit-and-miss window and replaced Dutch door to right; wide C20 vehicle entrance in right bay. 5 openings above with replaced 4-pane lights and hit-and-miss windows. Roof with coped gables. External stone stairway to boarded door on rear. Included for group value. Single-storey range, attached to right, and lean-to shed on rear are not of special interest.
Listing NGR: NZ2254721811*

- *NZ 22 SW HOUGHTON-LE-SIDE HOUGHTON BANK LANE (East side, off)
2/17 Dovecote 45 metres east of Manor House II* Large dovecote. C17 or earlier.*

Coursed rubble painted white. Stone-flagged roof. Circular plan. Tapering, slightly-convex elevation. 3 stages defined by stone ledges. Lowest stage has 2 squat, broached buttresses on south. Low west doorway with alternating jambs and chamfered lintel. Top stage has double entrance holes with ledges on east. Low-pitched roof with 6 radiating tiled ridges. Stone-lined interior with ledges and nesting boxes. One of the largest and best preserved examples in County Durham.

Listing NGR: NZ2255821795

- *NZ 22 SW HOUGHTON-LE-SIDE HOUGHTON BANK LANE (East side, off)
2/16 Single-storey farmbuilding, 6.0 metres south-east of Manor House GV II
Farmbuildings, possibly a former shelter shed. Early C19 with later alterations. Coursed rubble painted white. Corrugated asbestos roof. Single-storey range with roughly-shaped quoins.
North front: 2 central, replaced boarded doors; two 4-pane lights and a boarded door to east; 2 breathers and a small blocked opening to west. 4 elliptical, stone arches on south front, now within later attached barn. Included for group value. Taller barn on south front, with curved roof, is not of special interest.
Listing NGR: NZ2254221802*

4.0 Significance & Impact on the Asset

- The proposals will clearly have a major impact upon the specific heritage assets and listed building's within the site curtilage.
- The works will not physically effect the 3No adjacent assets which form part of the original application, i.e. the application proposes no works to these assets.
- The proposed works will directly effect the listed buildings or structures within site, i.e. physical works being undertaken to the assets, namely;
*2/15 2-storey farmbuilding, 4.5 metres east of Manor House GV II Farmbuilding:
2/16 Single-storey farmbuilding, 6.0 metres south-east of Manor House GV II
2/17 Dovecote 45 metres east of Manor House II* Large dovecote. C17 or earlier.*
- The single storey barn, of which this application only relates which will create Unit 5 is not of special interest, however given its proximity to other assets (listed above), it should be treated as an important asset.
- The proposed works will also have a visual relationship with the other listed buildings and wider heritage asset of the overall site.

- The buildings are generally listed due to their Architectural and historical significance.
- The proposals will have a positive effect on the listed buildings and heritage asset of the overall site.
- The proposed conversion and alterations will have a high significance of effect.
- The proposals will provide Unit Number 5 with a more extensive level of accommodation, whilst retaining and enhancing the character and architectural interest of the listed assets.
- External materials are sympathetic to the original asset(s), namely stone (coursing to match existing, but not whitewashed) and second hand slates to the roof.
- The additional Entrance Lobby extension has been designed to replicate the original fenestration, incorporating 2No arched structural openings and a gable to the South elevation.
- The proposals will have no detrimental effect on the listed buildings, overall site and wider heritage asset.
- The proposals will in no way effect the historical integrity of the site, its setting or affect any of its key architectural features or adjacent Heritage assets and will be limited to associated views with the adjacent assets.
- Existing works and materials will be retained and refurbished in a sympathetic and traditional manner. Works to replace certain elements will match as near as possible to the original.
- Conversion and renovation will help to preserve and retain this heritage asset, which may otherwise fall further into disrepair.
- New elements will incorporate high quality modern materials in order to provide a visual distinction between original and new.
- We do not believe that the proposals result in over development and that the scale and massing feels in proportion to the existing building.

5.0 Conclusion

- The proposal scheme has been designed to be sympathetic to the vernacular and built form of the existing buildings and wider site.
- A high quality new dwelling would be provided, with all new elements of work and materials being of high quality.
- The proposals will aid in maintaining the character and integrity of the adjacent listed buildings and the wider heritage assets.
- We believe that the proposed works will enhance the existing site, therefore resulting in a positive impact on the asset.
- The proposal will clearly have a direct effect on some of the key architectural or historical features to the buildings. We however believe that the design and proposed works respect the character of the asset.
- The National Planning Policy Framework (NPPF) which requires applicants to supply sufficient information and assessment to understand the impact of the proposal on the significance of any heritage assets affected. In this instance, an assessment has been carried out on a number of heritage assets thought to have been affected by the proposal.
- The proposals will have no direct impact on the remainder of the assets within the site (apart from those detailed earlier), with no physical works proposed to these assets. Instead, any effects are constrained to the respective assets' setting and visual relationship with the proposal.
- The works will be positive in relation to any heritage asset within the site and beyond.
- Paragraph 134 of the National Planning Policy Framework stipulates that, 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.' It is considered that the public benefit that will be delivered through the creation of the proposed development will outweigh the harm to the setting of the heritage assets previously identified. As such it is considered that there is no bar from a heritage perspective to the application being approved.