

## NUNNYKIRK HALL ENCLOSURE 5

### D&A and HERITAGE STATEMENT

Nunnykirk Hall  
Nunnykirk  
Morpeth  
NE61 4PB

List Entry NGR: NZ 08096 92626  
Scale: 1:1,000  
Date: 10/03/2023

Heritage Category  
List Entry No.: 1041251  
Grade: 1

The proposed development consists of the Change of Use of this Grade I Listed Building from its previous use as an independent residential school (Class C2) to a single family dwelling for the 'Main House' and three (3) separate apartments in the Service Wing for residential purposes (Class C3(a)), not involving any external alterations to the property itself and its site, along with very limited internal alterations comprising principally the removal of C20 additions. The prior application for Change of Use from private dwellinghouse to private residential school (Ref: A/76/A/66) was received on 24th February 1976 and permitted on 19th March 1976.

Designed by the locally renowned architect John Dobson in 1825, this provides an exciting opportunity to sympathetically restore the property to its original intended use as a country house.

In light of the properties historical national significance, the property will be restored with minimal alteration of the original configuration of both the main house and service wing.

### Heritage Impact

As discussed, the proposed Change of Use from an independent residential school to a single family dwelling will not involve any external alterations to the property and site, thus having a neutral impact on the setting of the listed building and its surroundings.

In terms of the physical works, this will comprise of very limited internal alterations comprising principally the removal of C20 additions, such as a few partition walls, which are outlined in Section 5 under 'Proposed Works', opening up several of the smaller rooms to their original size and shape, prior to the relatively recent work carried out whilst the property was a school. There will be no impact from the change of utilities and their location, as the ground floor comprises of a former kitchen, which will remain the same, and any new toilets and bathroom suites will only utilise the rooms throughout the entire building that are currently already used for that purpose. Hence, there should be no requirement for additional soil pipes etc. on any external part of the building.

In summary, the proposed minor removal of C20 additions, such as partition walls, will reinstate the internal original configuration of several rooms both in the main house and service wing. Where necessary, inappropriate materials will be replaced with historically appropriate ones, enhancing the aesthetic heritage values of the property. All the proposed works will have a significant positive impact on the building, and help preserve the character and original intended use of the property for years to come.

### Previous Experience

The current owners, Dr John and Mrs Lindsay Jacques, have considerable experience in renovating and restoring such buildings. Over the last ten years, they have successfully transformed a very similar property in terms of size and character, Garforth House, York, to a single family house, which was formerly a school (1918-1968) and then commercial offices. Garforth House, 54 Micklegate, is an exceptional and substantial five-bay, five storey Grade I Listed Building, situated in the centre of York. The house was built in 1755-1757 for the Garforth family of Wiganthorpe Hall by one of the most important and influential architects of his time, John Carr of York (1723 – 1807). As with Garforth House, the minor alterations proposed here for Nunnykirk Hall are designed to preserve and enhance the special architectural or historic character of the building, using traditional natural materials and skilled workmanship. Any replacement of the fabric will be kept to a minimum in order to maintain the character and value of the building. Methods introduced during the restoration of Garforth House, such as for energy efficiency purposes, are now regarded as an example of 'Best Practice' and are being used elsewhere for listed buildings in York and surrounding areas.

The current owners of Nunnykirk Hall intend to allow access to the public through similar events to the ones they have undertaken at Garforth House, which include an annual school reunion, tours with the York Civic Trust and The Georgian Society and, more recently, 'York Unlocked' (<https://york-unlocked.org.uk/buildings-in-picture>).

### Appraisal & Conclusions

No work is involved which would affect the archaeology of the site, nor are any alterations to the external appearance of the property proposed. The works proposed here to the interior of both the 'Main House' and 'Service Wing' concern the stripping out of non-original, relatively recent additions to the building, such as a few partition walls, communal showers, toilet cubicle partitions and urinals. Adaptation of existing bathrooms to form modern bathrooms involves removal of modern structures and use of the existing infrastructure with minimal impact on the historic structure. In the same way, the new kitchens will be sensitively fitted, without affecting historic artefacts.

The change of use from a vacant independent residential school to a single family dwelling for the Main House and auxiliary accommodation in the Service Wing, which of course was its original use when built, will help to secure the future of the building. It has been shown that this can be achieved by sensitively restoring Nunnykirk Hall to its original use without affecting the historic fabric of the building, whilst undoing more modern and inappropriate alterations carried out by previous users. Reversion to a single dwelling for the Main House and back to separate apartments on each floor of the Service Wing by a family committed to restore the building to the highest standards, will help to ensure the long-term preservation and maintenance of this very important Grade I Listed Building.

