

# **DESIGN AND ACCESS STATEMENT/ HERITAGE STATEMENT**

Location:

2 HOLLIN TERRACE  
RIDING MILL  
NORTHUMBERLAND  
NE44 6HR

Proposal:

Application for listed building consent for reroofing the house.

## INTRODUCTION

This application for Listed Building Consent is to re-roof the dwelling.

The house was acquired by the owner in 2021.

The house was designed and built in the mid-19<sup>th</sup> century at a time when a family of this social status employed domestic staff which lived in. The house is planned in a grand manner, the principal floors used by the family are confined to the raised ground floor, accessed via a flight of external steps, and the first floor accommodating the family bedrooms. The lower ground floor was the working part of the house with kitchen, larder wine store and a large room for staff dining. The attic floor given over to three small bedrooms for the staff.

The house is located in a terrace of eight. The terrace of eight houses were listed as Grade II in June 1986.

The list description is as follows:

Hollin Hill Terrace, Broomhaugh and Riding

**DESCRIPTION:** Hollin Hill Terrace

**GRADE:** II

**DATE LISTED:** 18 June 1986

**ENGLISH HERITAGE BUILDING ID:** 240428

**OS GRID REFERENCE:** NZ0164261528

**OS GRID COORDINATES:** 401642, 561528

**LATITUDE/LONGITUDE:** 54.9484, -1.9759

**LOCATION:** A695, Broomhaugh and Riding, Northumberland NE44 6HR

**LOCALITY:** Broomhaugh and Riding

**COUNTY:** Northumberland

**COUNTRY:** England

**POSTCODE:** NE44 6HR

Listing Text

BROOMHAUGH AND RIDING A 695

NZ 0161

(South side, off)

22/61 Nos. 1-8 (consecutive)

Hollin Hill Terrace

Terrace of 8 houses, 1864. Pinkish brick in English garden wall bond (5 and 1), with end pilasters; Welsh slate roof, brick chimneys with ceramic pots. Each house 2 storeys, attic and basement, 3 windows. Flights of steps with cast iron handrail to paired 4-panel doors with overlights, in architraves with pilaster-and-entablature surrounds, breaking forward over ornamental scrolled brackets. Basement and ground floor canted bays with similar entablatures broken forward over more ornate brackets. Margined segment-headed sashes in bays; segment-headed 1st floor sashes in architraves, with moulded sills. Stuccoed frieze with paired brick brackets (stucco cornice probably once existed). Patterned urn-shaped rainwater heads. Low-pitched roofs with transverse cornice-banded stacks and round-arched shouldered lead dormers with margined sashes and ball finials. Entrances to end houses on returns.

Listing NGR: NZ0164261528

Photos below show 2 Hollin Hill Terrace from the front (image 1 and 2) and rear (image 3)







## **DESCRIPTION OF THE PROPOSED WORKS**

This application is for listed building consent to re-roof the house. The existing roof covering is currently Welsh slate, the condition of which is poor, it suffers from nail rot and slate rot where the fixing nails have corroded and the holes in the slates are enlarging. Repairs have taken place in the past where slates have been wired in place.

The proposal is to fully scaffold the house, to carefully strip all slopes of slate and ridge tiles setting aside for reuse.

The opportunity to insulate the roof will be undertaken working from above. New breathable sarking felt will be installed, slating battens and salvaged slates reinstated. A matching reclaimed British slate will be specified which matches in terms of colour, size and thickness, replacing any slate which cannot be reused.