

# Planning and Heritage Asset Statement

Client: Jennifer Moore

LPA: Northumberland County Council



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## 1. Introduction

Prospus Group has been instructed by Jennifer Moore to prepare a listed building application for Togston House, North Togston, NE65 0HR.

Within this document Prospus Consulting will demonstrate a clear understanding of the site's constraints and opportunities and show a sensitive proposal that meets the particularities of the site and the requirements of the client.

## 2. Designations

The area surrounding Togston House is defined by adjoining cottages and nearby former farm buildings to the north and east that were constructed in the 18th and 19th centuries. To the south and west, the setting of the house is defined by gardens and areas of woodland along the property boundary. This largely screens the house in views along the B6532 except where breaks in the tree line allow for glimpsed views from the road.

The surrounding vegetation and buildings screen the house in views from the nearest designated heritage assets, including the lodge to Togston Hall (Grade II) and dovecote (Grade II). Further to the south-east, is the Grade II\* listed Togston Hall, which also screened from view.

## 3. Description of the Site

The site for this application of Togston House, a Grade II listed building, parts of which date to the 17<sup>th</sup> century. It is in North Togston and can be accessed off the B6345.

The listing entry for the property states: Listing Number: NU2504502736

House; core probably C17 extended in early C18 and C19. Rendered and pebble-dashed; purple and blue slate roofs. Irregular plan. South elevation in two parts: Left section 2 storeys, 2 + 3 bays. The 3-bay part has a central early C20 canted bay with French window; plain sash windows. Coped gables on moulded kneelers; end and ridge stacks. Single-storey 3-bay right section has 4- and 2-pane sashes; arched ashlar panel between bears crest, motto LABOR OMNIA VINCIT and 'James and Jane Dand, Morwick Hall'. Left return shows canted late C19/early C20 oriel and 2 small attic windows; to left is 3-storey late C19 tower with doorway and paired 2-pane casements; built into wall low down on left is plaque 'ZEPPELIN BOMB HANDLE 2-3 APRIL 1916 J.U.M.'; attached handle broken. Rear elevation shows 2 projecting wings with gable coping and kneelers of late C17/early C18 type; various sash and casement windows.

Interior not fully seen: Western ground-floor room of front range has early C18-style panelling; open-well closed-string stair with turned balusters and square newels.

Historical note: The house was owned by the Cook family in the C17 and C18. The Northumberland County History Vol. V p. 336 records a 1684 datestone (not seen) with the initials of John and Anne Cook.

#### 4. Documented history of the site

The oldest parts of Togston House are described in the list entry as being 17<sup>th</sup> century in date, with extensions added in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The house was owned by the Cook family in the 17<sup>th</sup> and 18<sup>th</sup> centuries. The Northumberland County History (Volume 5) records the building as having a 1684 datestone.

Togston House and many of the surrounding buildings appear on the first edition 6-inch OS map surveyed in 1864. The 1864 map shows a range of buildings on an 'L' plan attached to the north elevation of the house extending around a small courtyard to the north with a detached building on an 'L' plan located immediately to the northeast. A range of cottages is also shown adjoining the house to the south and in the surrounding area, several small, detached outbuildings are shown on the map, along with the lodge and Togston Hall.



FIGURE 1 FIRST EDITION 6-INCH OS MAP SURVEYED IN 1864

The 25-inch OS map surveyed in 1896 reveals few changes to the plan, although a slight alteration can be seen where the three-storey tower was added to the left return of the house. The range of buildings to the north is shown to have been detached from the main house by this time. The 6-inch OS map surveyed in 1921 shows that the part of the range of buildings immediately to the north of the house had been demolished, leaving only the northern and eastern ranges. A detached house had also been built to the east. In the mid-20<sup>th</sup> century, a small extension had been added to the northern range of buildings.





FIGURE 2 25-INCH OS MAP SURVEYED 1896



FIGURE 3 6-INCH OS MAP SURVEYED 1921

More recently, the northern range of buildings appears to have been converted to residential use with new gardens and a drive provided to the north.

## 5. Planning History

Ref	Description	Decision	Conditions	Notes
21/03665/LBC	Listed building consent for installation of new cast-iron downpipe	Permitted	Must be built to plans and finishes	
A/91/A/163	Lattice Mast (213m)	Refused		
A/80/A/510	Agricultural Building	Permitted	Must be built to plans and finishes	

## 6. Description of Proposal

To remove the pebbledash from the building and to restore and repoint the stonework beneath with lime mortar. Not all of the building is pebble-dashed as is shown in the pictures below. It is our understanding that the 40/50's the National Coal Board pebble-dashed the property before the listing was made. In the areas that are not pebble-dashed the local stone beneath has been restored and is pointed with lime mortar. It is our understanding that the whole house is made from stone and will be like this if not a better quality. The client wishes to remove the



This shows the two current external finishes at Togston House

pebbledash and restore the local stonework with lime mortar in keeping with all the other buildings in the area.

## Policy Assessment

### 7. National Planning Policy Framework

Section 16 of the 2021 NPPF refers to proposals affecting heritage assets and seeks that an assessment of the impact of a proposal be provided with any application. The assessment should be sufficient to understand the impact and no more. Further assessment under the NPPF is contained in the Heritage Asset Statement section below. Paragraph 195 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

In this case, the impact of the proposal is considered to improve the building. In such cases, the proposal should be weighed against any public harm that might accrue from the benefits of the proposal.

The public benefits are that the building will be restored to its original state before the National Coal Board pebble-dashed the building in the 40s/50s. The pebble dashing has damaged the natural beauty of the local stone that's used to build the majority of the buildings in the area. This proposal will allow the key features listed in the listing to stand out in the setting they were originally intended for.

This proposal will alter the current look and feel of the building which some people may have an attachment to but it will be argued that the proposal will enhance the building and restore its historical context.

### 8. Local Development Framework

#### Alnwick Local Development Framework Core Strategy (Adopted 2007)

**Policy S15 (Protecting the built and historic environment)** states that the Council will conserve and enhance a strong sense of place by conserving the district's built and historic environment, in particular its listed buildings, scheduled ancient monuments, conservation areas and the distinctive characters of Alnwick, Amble, Rothbury and the villages. All development involving built and historic assets or their settings will be required to preserve, and where appropriate, enhance the asset for the future.

This proposal will enhance the asset for the future by restoring the external finish to the original finish when the core property was built in the 17<sup>th</sup> century. This will benefit the local area by the building having a greater sense of place by having a material finish similar to all the surrounding buildings.

#### Northumberland Local Plan 2016-2036

**Policy QOP2 (Good design and amenity)** states that developments will be required to relate positively to their locality, having regard to distinctive local architectural styles, detailing and materials.

This proposal wishes to reinstate the local stone that the house was built with, this will make it in keeping with the setting of the rest of the local houses.

**ENV1 (Approaches to assessing the impact of development on the natural, historic and built environment)** states that the character and significance of Northumberland's distinctive and valued natural, historic and built environment, will be conserved and protected by giving appropriate weight to the statutory purposes and special qualities of the hierarchy of international, national and local designated and non-designated nature and historic conservation assets or sites and their settings.

Currently, the building's external finish is not in keeping with Northumberland's distinctive and valued natural, historic and built environment due to the pebbledash. This proposal will restore the building to its intended finish and will enhance the built environment in Northumberland.

**Policy ENV7 (Historic environment and heritage assets)** states that development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings. Development proposals that would result in substantial harm to or total loss of the significance of designated heritage assets will not be supported unless substantial public benefits would outweigh that harm or loss. Where development proposals would cause less than substantial harm to the significance of designated heritage assets, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.

The proposal will enhance the quality and integrity of Northumberland heritage assets whilst improving the setting of the other listed buildings in North Togston. Currently, the pebbledash on Togston house is adding significant weight to the building potentially causing damage to the stonework behind. This proposal seeks to remove the pebbledash and reinstate the building to its intended finish as built in the 17th century. This will also improve the setting of the other listed buildings in North Togston.

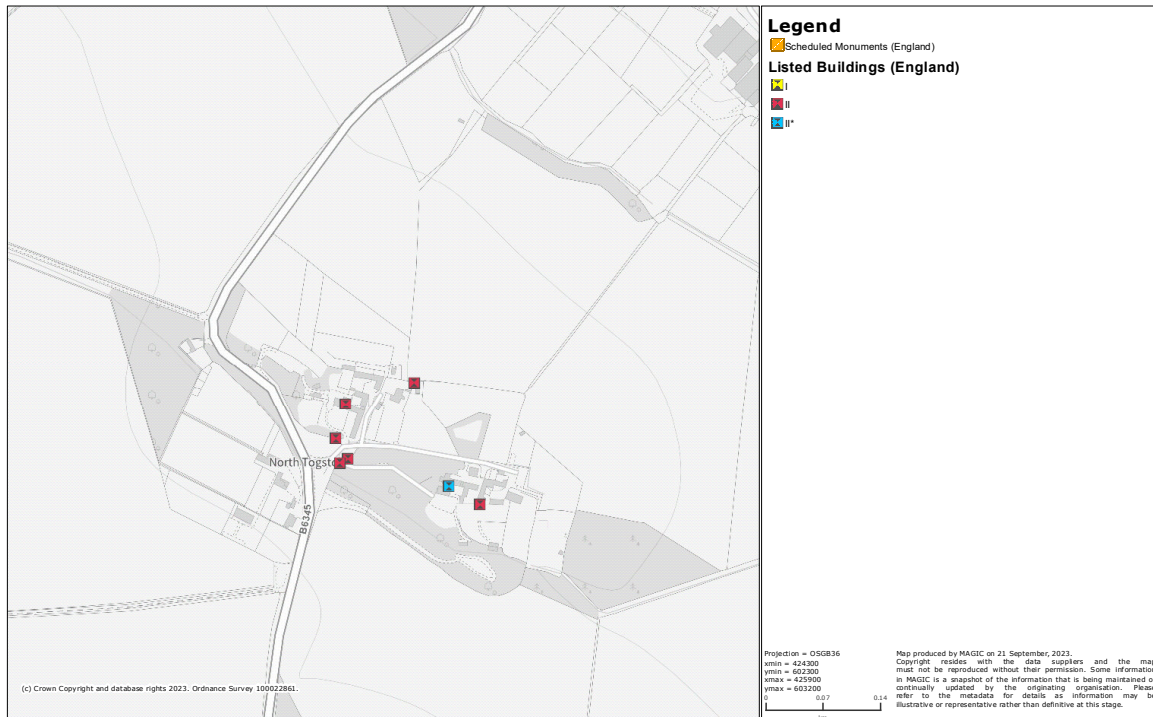


# Heritage Asset Statement

## 9. Heritage Assets

MAGiC

Magic Map



*Magic map extract – the proposal site is Togston House*

**The heritage assets local to the proposal site include:**

### Scheduled Ancient Monuments

None

### Listed Buildings

1155638 WALL TO EAST AND SOUTH EAST OF TOGSTON HALL GVII

1041835 DOVECOTE 100 METRES NORTH WEST OF TOGSTON HOUSE GV II

1041834 GATE LODGE TO TOGSTON HALL GVII

1041833 TOGSTON HALL (NORTHERN AREA OFFICE OF BRITISH COAL OPENCAST EXECUTIVE) GV II\*

1371183 TOGSTON HOUSE GV II

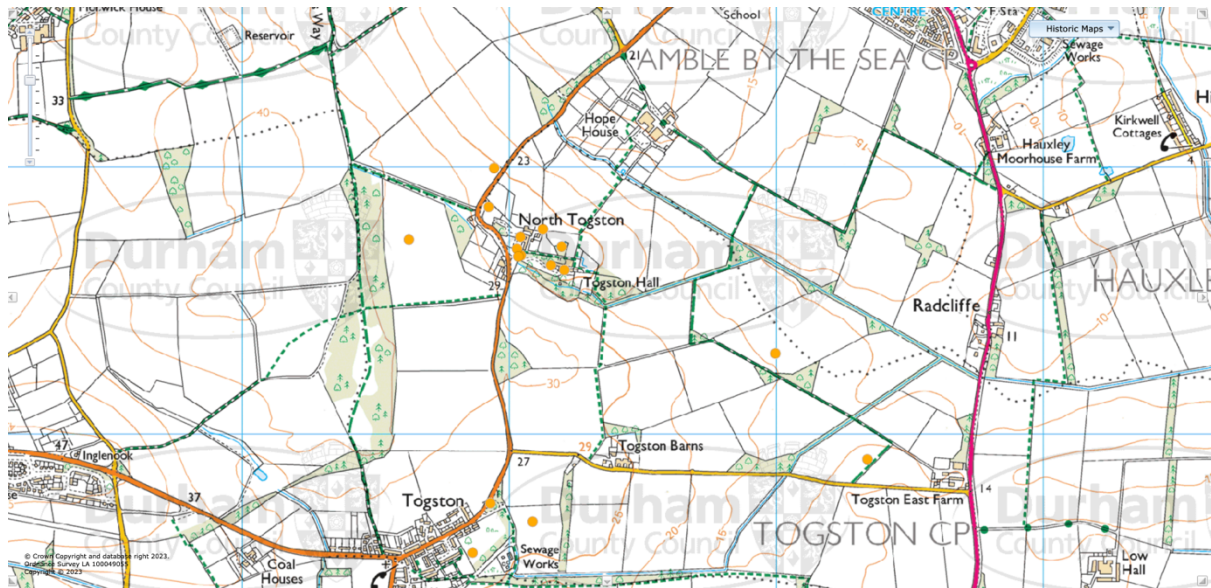
1303255 ENTRANCE SCREEN AND FRONT WALL TO TOGSTON HOUSE GVII

1155644 ENTRANCE SCREEN TO TOGSTON HALL GV II

### Conservation Areas

None

## Historic Environment Record



Key to the Past Historic Environment Report map Extract

North Togston has a rich history due to Togston Hall which dates back to the 16<sup>th</sup> century, artefacts and sites of significance which are not listed buildings in the area include two coal shaft which is shown on the first edition Ordnance Survey map and the crash site of Short Stirling EH880 on a return flight from Denmark. The proposal will have a neutral impact on these sites.

## 10. Heritage Appraisal

The following appraisal adheres to guidance published by English Heritage (2008) and relates specifically to the requirement contained in clause 128 of the NPPF as follows:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*

The appraisal begins by identifying the potential range of heritage values attributed to the building, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for developing and critically assessing the design of new proposals, making sure to prioritise conservation of significance where possible and appropriate.

### **Heritage Values**

The following appraisal of the heritage values devotes particular interest to how these values might be affected by emerging proposals for development. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value.

### **Evidential Value**

English Heritage (2008) suggests that 'Evidential value derives from the potential of a place to yield evidence about past human activity'.

There is a limited historical record of previous human activity at the house, apart from the record of the Cook family owning the house in the 17<sup>th</sup> and 18<sup>th</sup> centuries. The Northumberland County History Vol. V p. 336 records a 1684 datestone with the initials of John and Anne Cook although this is no longer visible. The proposal may reveal this along with other historical references and features to give an indication of past human activity.

### **Historical Value**

English Heritage (2008) suggests that - "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative or associative*".

The pebbledash was added to the building in the 40s/50s meaning that the building looks different now compared to the majority of its existence. As it currently stands there is historic value in the connection to the specific period when the building was used by the National Coal Board, but this has resulted in the building losing its connection between past events and the present day. This proposal will reinstate the connection to past people, events and aspects of life.

### **Communal Value**

English Heritage (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

As the pebbledash was added in the 40s/50s the majority of local residents will remember the building in this way whilst some will remember the building being pebble-dashed and what the building looked like before. That being said the most recent use for the building was that of the National Coal Board, although the property has recently returned to private residential ownership. The proposal will alter the connection some people have with the building but that

can be outweighed by the improvement to the building in restoring its intended finish making it in keeping with the rest of the buildings in the area.

### **Aesthetic Value**

English Heritage (2008) suggests that: “Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”.

The aesthetic value of the building will change as a result of the proposal. Currently, people's sensory and intellectual stimulation of the place will be different to that of the buildings in the surrounding area. The building's appearance looks out of place compared to the rest of the built environment in Northumberland. By restoring the building to a stone and lime mortar finish the position of the building in the landscape will be enhanced giving greater context to its historical past.

### **STATEMENT OF SIGNIFICANCE**

1. Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.
2. The prime significances of the site, derived from an appreciation of its related heritage values, may be summarised as follows:
3. The buildings setting in the landscape has remained very similar since the 17<sup>th</sup> century and although it has been added to and altered the external look of the building remained the same in keeping with the majority of the buildings in Northumberland. In the building's recent history, the building has been pebble dashed in the hope that it would protect the building. How the building looks currently is how most people remember the building and the association that comes with that. This has resulted in the building losing its connection to the past, especially its evidential and historical context especially when you look at North Togston as a whole. This proposal will reinstate the historic look and feel of the building and help situate it in its setting.

### **Analysis of the Proposals**

#### **General Principles**

4. General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2021). This establishes that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. This heritage statement fulfils this need, and the findings have informed the development of the new scheme. There follows an objective review of the finalised



scheme to verify to what extent conservation of significance has either been secured or compromised. The review is guided by local and national policy.

### Summary of Proposals

## 11. Brief photographic survey of elements to be altered



The Proposal will see all of the existing pebbledash restored to the original stone and lime mortar as shown in the picture below.



### **National Policy Discussion**

To establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the three criteria set out in NPPF 197.

#### **1. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.**

**This proposal will enhance the heritage asset's significance by restoring and maintaining its built fabric. By removing the pebble dash, the unnecessary weight of that on the building will be removed helping to protect the building into the future. This will also enable any repairs to the stonework that is underneath the pebbledash to take place ensuring the longevity of the building.**

#### **2. The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality;**

**Restoring the original finish to the building will enhance the beauty of the building making it a more attractive place to live in the future and will enhance any tourist activity/accommodation in the close vicinity.**

**3. The desirability of new development making a positive contribution to local character and distinctiveness;**

**The proposal will improve the local character and distinctiveness by returning the building to its original finish which is in keeping with the rest of the built environment in the area and Northumberland. Although this change will affect people's recent memories and attachment to the place the reconnection to its historical past outweighs any recent loss.**

## 12. Summary

To summarise this proposal seeks to restore Togston House to its intended external finish before the National Coal Board ownership. This will improve the heritage value of the listed building linking the past and enhancing Northumberland's built and natural environment.

### References

NPPF 2021

Historic England

Key to the Past

Northumberland Local Plan 2016-2036

Old Maps Online

Magic Maps

Alnwick Local Development Framework Core Strategy (Adopted 2007)