

Braeside, The Green, Wall
Heritage Statement
October 2023



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Contents	Page Number
1:0 Introduction	03
2:0 Context	05
3:0 Heritage Context	06
4.0 Proposal	09
5:0 Policy Context	11
6:0 Assessing the Impact of the Proposal	13
7:0 Conclusion	14
Sources	14
Appendix 1	14

Prepared in relation to a proposed application for works at Braeside, The Green, Wall, Hexham, Northumberland, NE46 4DX



Braeside, The Green, Wall – Raising ridge and eaves to enable accommodation at attic level

1.0 Introduction

1.1 This Heritage Statement has been prepared in relation to proposed works to create habitable attic space along with ancillary works at Braeside, The Green, Wall, Hexham, Northumberland, NE46 4DX.

1.2 Paragraph 194 of the National Planning Policy Framework (July 2021) states that *“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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

1.3 Braeside, The Green, Wall, is an unlisted single storey residential property lying to the southeast of The Green, within the village of Wall, Hexham, Northumberland. A pre-application enquiry was submitted reference 22/00676/PREAPP 'Raise the roof structure on existing bungalow at Braeside, The Green, Wall, Hexham, Northumberland, NE46 4DX' with a response received in December 2022. The pre-application proposal entailed the raising of the eaves of the building by 1.8m and the raising of the ridge to create an overall height of 7.4m. The existing x3 ground floor bedrooms were to be supplemented with four double bedrooms to first floor level, and a further two study bedrooms. X2 dormers rising from the eaves were proposed to the west elevation, with x4 new windows at eaves level served by dormers to the east elevation.

1.4 Advice from NCC officers held that the proposal would not be "subordinate in size to the original dwelling, and the creation of a 1.5 storey dwelling within the conservation area which is dominated by two storey stone-built houses and some single storey cottages would result in a loss of local distinctiveness and an adverse effect on the character of the surrounding conservation area" and also that windows in the northern gable did not adequately preserve the amenity of neighbouring residents.

1.5 In the light of this advice the proposed works have been substantially revised, with the reduction of the proposed raising of the eaves from 1.8m to 1m, and the raising of the ridge by 1.6m. The x2 dormers rising from the eaves to the west elevation are omitted, with the substitution instead of conservation rooflights. To the rear the proposal is to incorporate a catslide dormer with x4 windows serving x2 eastern bedrooms. The problematic northern gable window is omitted and x2 small, non-opening windows are included to articulate the elevation.

1.6 The level of accommodation is reduced to x4 bedrooms at first floor only, with the existing second living room converted to a gym, with the garage door closed up and altered to match adjacent fenestration. The pitch of the roof is increased.

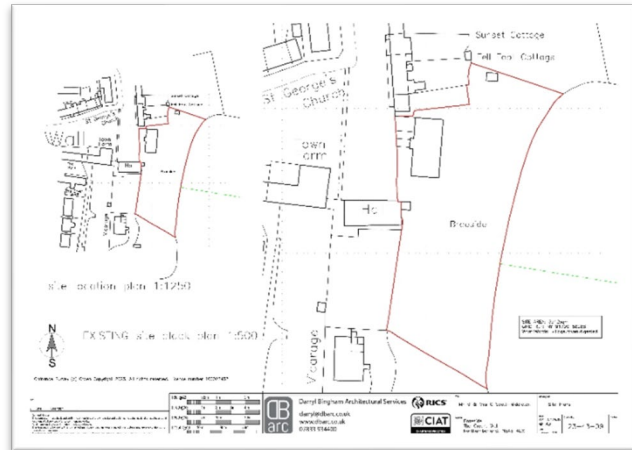


Figure 1 Location plan and existing block plan

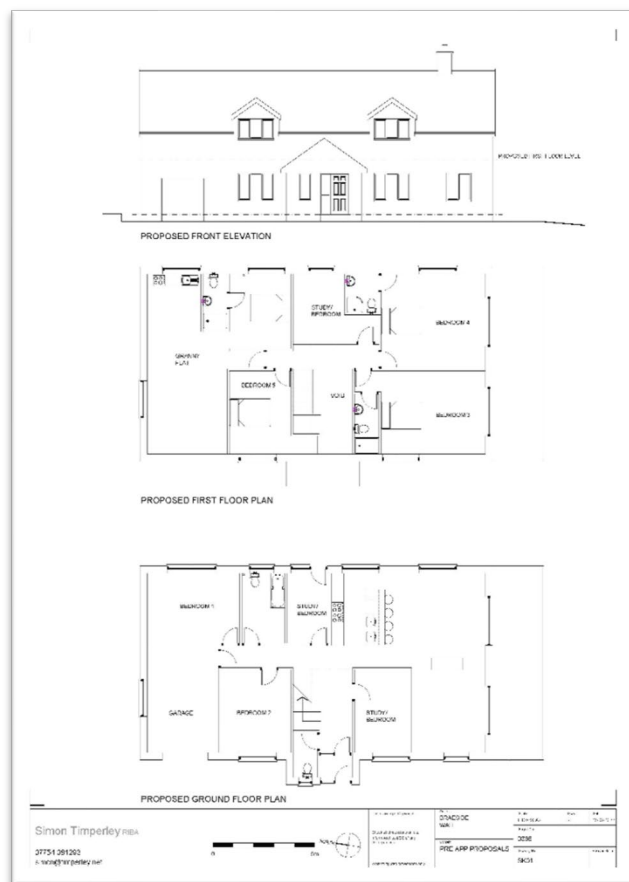


Figure 2 Superseded drawings for 22/00676/PREAPP



Figure 3 The expansive open space of The Green, viewed from the west.

2.0 Context

2.1 The property Braeside lies within the village of Wall, located 5.3km, or 3.3miles north of Hexham. The village is split by A6079 'Front Street' which passes north-south. The bulk of the village, including the application site, lies to the east of Front Street. In 2011 the population stood at 458, with recent development south of the application site at Town Farm, and mid C20 housing south of this at Warden View. The village centres on The Green – a large area of informal open space subdivided by several access roads. A block of development within the centre of the space houses the 1895 Church of St George. The Green is informal in character, with an irregular streetscape of two storey farmhouses and single storey cottages, with some agricultural buildings converted to residential use.

2.2 Braeside is single storey and stone built, with a slate roof. It replaced a previous single storey inter-war bungalow in 1988 under application (T/88/E/198)¹ The building fronts the open space of The Green to the east, and has a generous garden to the west and south. It lies at the eastern extent of the village with the ground rising to



Figure 4 View towards Braeside with Wall Craggs to the rear



Figure 5 Braeside with Town Farm to the right

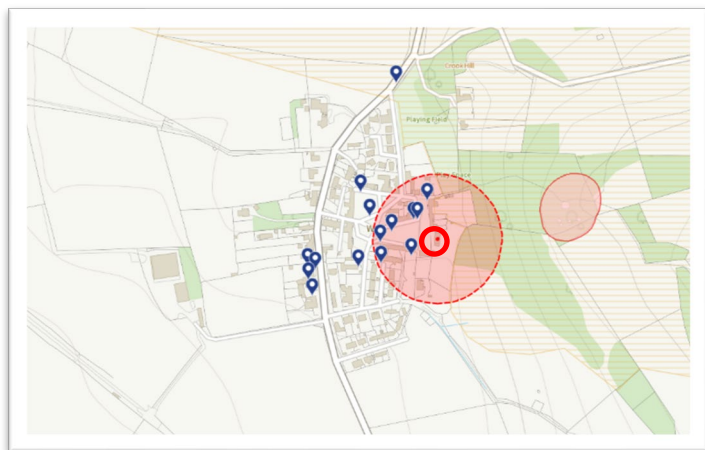
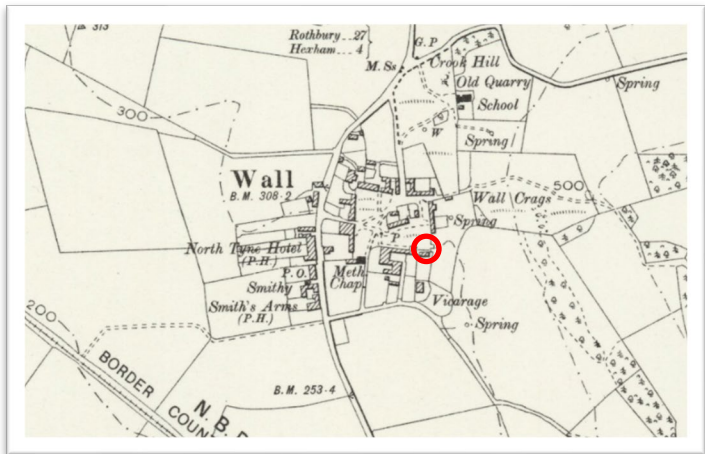
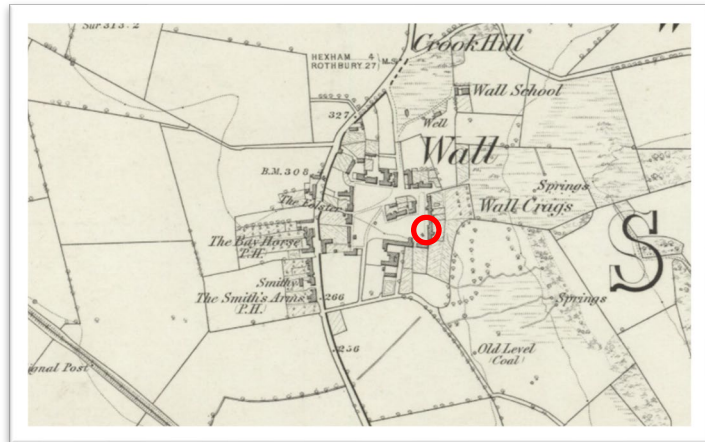
¹ T/88/E/198 | Construction of single storey dwelling. | On Site Of Existing Dwelling Braeside, Wall

Wall Crag, and mixed woodland and pasture beyond.

3.0 Heritage Context & Significance

3.1 The village of Wall lies 1km south of the line of the Hadrian's Wall and Vallum scheduled monument. The Frontiers of the Roman Empire World Heritage Site extends south of the route of wall and vallum, and abuts the north and eastern boundary of the village. Reputedly named after its linear neighbour, Wall is also notable for proximity to the site of the Battle of Heavenfield, where in 634 King Cadwallon of Gwynedd was defeated in battle by King Oswald of Northumbria. The place where Oswald raised his standard became a place of reverence for Christians in the north, with a Saxon church erected on the spot, which became known as Heavenfield. This was supplanted by a Norman church and in turn an early C19 church replaced it². This was the parish church for Wall until the Church of St George was erected on the Green in 1895, replacing a heather thatched cottage³.

3.2 The scheduled monument 'Defended Settlement on Wall Crag'⁴ lies some 140m east of Braeside, with intervening woodland, and its list entry refers to it as dating from the mid-prehistoric period – seventh to fifth centuries BC. The scheduled monument is ringed by dense woodland and there is no direct visibility between Braeside and the SAM. There are glimpsed views of



Figures 6, 7 and 8 showing the 1865 1st Edition OS Map; second edition 1895 map, and designated assets

² <https://www.britainexpress.com/counties/northumbria/churches/heavenfield.htm>

³ <https://www.britainexpress.com/attractions.htm?attraction=3036>

⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1008425?section=official-list-entry>

Wall village from the footpath striking east out of the village towards the crag, but Braeside is not visible.

3.3 Period mapping shows a structure on the site forming a continuous frontage with buildings to the north in the 1st Edition 1865 OS. By the 1895 OS the space is vacant – the building presumably demolished and a new house built in the early C20.

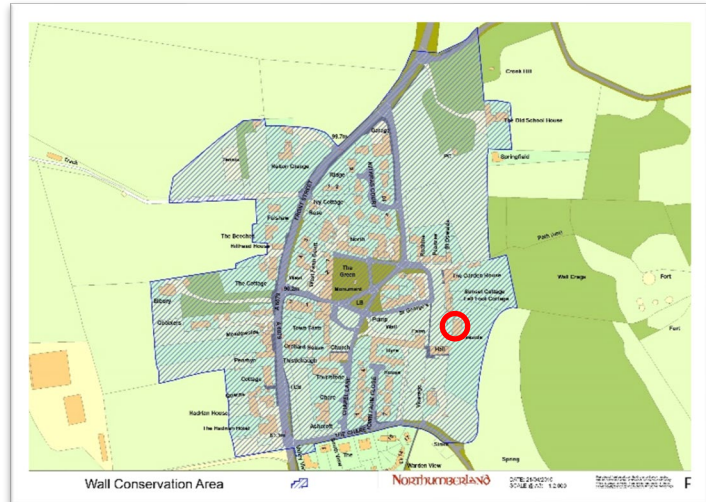


Figure 9 – Wall Conservation Area – designated 1991

3.4 Wall Conservation Area was designated in 1991 and encompasses most of the built envelope of the village, save for mid C20 housing at Warden View. There is no Conservation Area Appraisal or Management Plan evident, but the special character and significance of Wall derives from its survival as an agricultural settlement surviving almost intact in its pre C20 form, with a range of vernacular buildings and a distinctive morphology, notably the high-quality rural environment of The Green.



Figure 10 – Glimpsed views of Wall from the slopes of Wall Crags

3.5 Although the Scheduled Monument of Wall Crags is highly significant, this sits some distance from Braeside, and is ringed by dense woodland. The topography of the feature – a plateau with slopes and intervening flatter areas – effectively conceals the lower slopes and Braeside from sight.



Figure 11 – View towards a distant Braeside from Church of St George

3.6 Other listed buildings in the vicinity include the Grade II hydrant and trough west of Braeside on The Green; St Oswalds cottages to the north of the Green; Stable Cottage, the Church of St George and its separately listed forecourt wall gates and railing on the island of development withing the Green; and Town Farm and a Dutch barn west of it.

3.7 As a 1980s building Braeside itself is of low significance. Although using a traditional materials palette of stone and slate, and of similar scale to other dwellings on The Green, it is not of heritage value in itself. The building offers flexibility for alterations which could improve its character and make a more constructive contribution to the character and significance of the Conservation Area.

3.8 Figure 11 shows the current west facing elevation of Braeside, with St Oswald Cottages in the far distance and the Church of St George to the left. Figure 12 shows the 1988 Braeside – with landscape windows, and prominent box-eaves striking a discordant C20 note in an otherwise vernacular environment.

3.9 To the rear the property enjoys an extensive garden, backing onto the wooded lower slopes that eventually give way to Wall Crag. The property has no neighbours to the immediate south or east, and the generous secluded garden shields the building from public vantage points.



Figure 12 Looking northwards from Town Farm with Braeside to the right and the Church of St George to the centre left



Figure 13 West elevation of Braeside



Figure 14 South and east elevation showing large garden and secluded setting of rear of property

4.0 Proposal

4.1 The proposed works are the raising of the eaves by 1m to enable habitable roof space, and the raising of the ridge by 1.6m – reductions in the height proposed at pre-application stage. To the south of the site the existing lean-to conservatory is replaced with a garden room with rooftop access via the southern gable of the building. A further small terrace extends to the south. As noted above the area to south and east comprises the private garden of Braeside, meaning the roof deck and extended outdoor patio has no privacy implications for neighbours.

4.2 To the front elevation the dormer gables which were not well-received at pre-application stage have been replaced with x4 conservation rooflights. The dated landscape-oriented windows are replaced with pairs of sash windows with stone cill and sand lintels, which reintroduce a more traditional appearance to this aspect. Additionally the prominent box fascias are replaced with metal rainwater goods using traditional drive in rise and fall fixings. Cementitious mortar is to be hacked out, with pointing replaced in lime. All new work is to be externally bedded and pointed in lime to an agreed detail.

4.3 To the secluded rear elevation, a catslide dormer facilitates first floor accommodation, with slate rood and slate-hung cheeks. The increase in roof pitch angle as proposed offers a more traditional building profile.

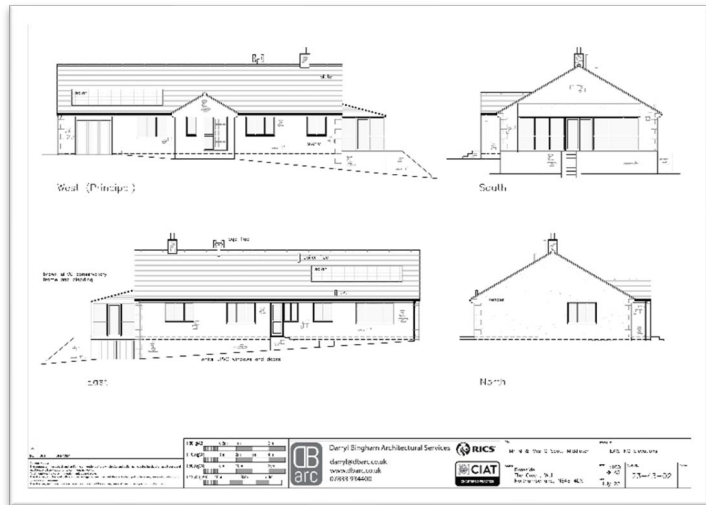


Figure 15 Existing elevations

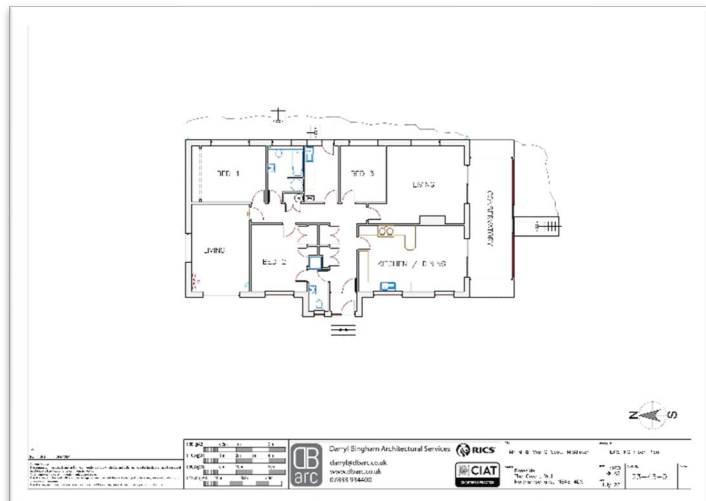


Figure 16 Existing floorplans

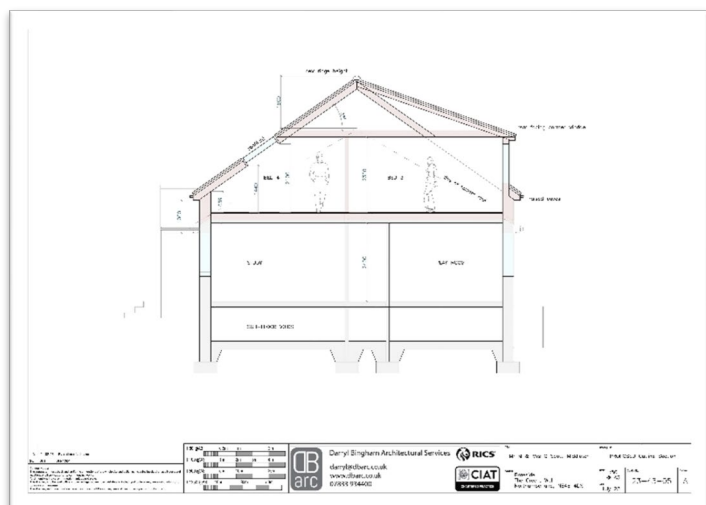


Figure 17 Proposed section

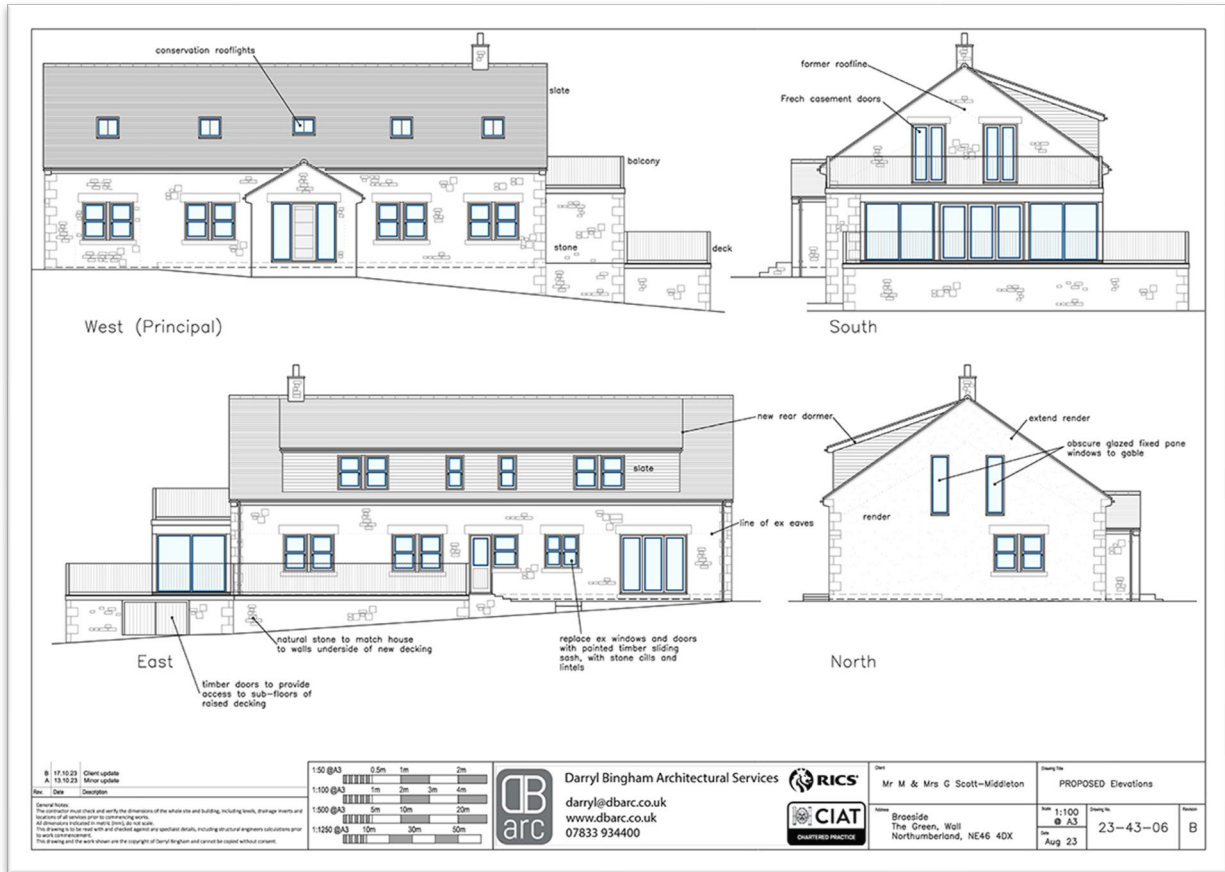
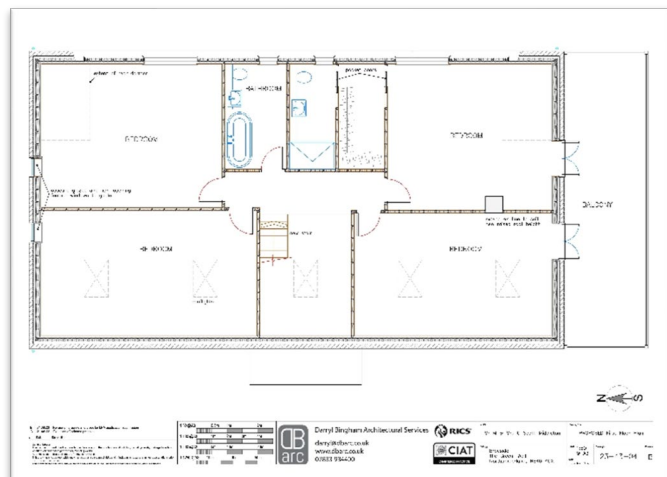
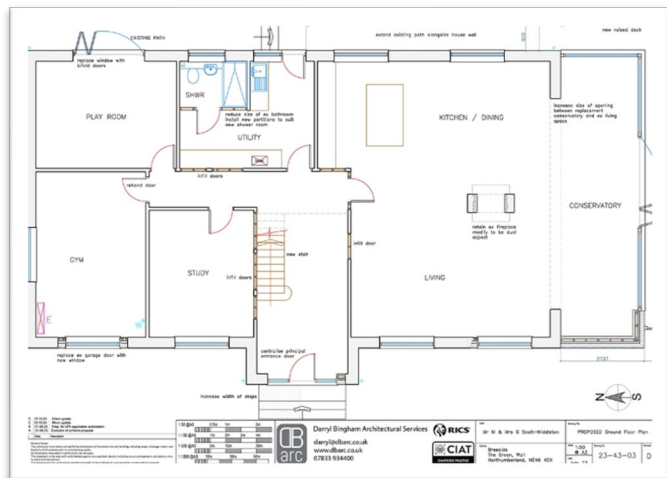


Figure 18 Proposed elevations

Figure 19 and 20 Proposed floorplans



5.0 Policy Context

5.1.1 The National Planning Policy Framework (July 2021) states in Chapter 16 (Conserving and enhancing the historic environment) Paragraph 194, that “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.”

5.1.2 Paragraph 197 advises that “in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness”.

5.1.3 Paragraph 199 of the NPPF 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”.

5.1.4 Paragraph 200 states that “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”.

5.1.5 Paragraph 201 states that “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss..[...]”.

5.1.6 Paragraph 202 states 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 including, where appropriate, securing its optimum viable use”.

5.2 The Town and Country Planning (Conservation Areas and Listed Buildings) Act 1990

5.2.1 The Town and Country Planning (Conservation Areas and Listed Buildings) Act 1990 sets out the wider legislative framework in which development which affects listed buildings and conservation areas must be considered. Section 66 of the 1990 Act requires that “In considering whether to grant planning permission [F1or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

5.2.2 Section 72(1) states: ‘In the exercise, with respect to any buildings or other land in a conservation area....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the that area’

5.3 Local Policy Context

5.3.1 Northumberland Local Plan – 2016-2036 (March 2022) relevant policies include:

Policy STP 3 Principles of sustainable development (strategic policy)
Policy QOP 1-Design principals (Strategic Policy)
Policy ENV7 Historic environment and heritage assets
Policy QOP 6 Delivering well-designed places

5.4 Conservation Principles: Policy and Guidance (English Heritage 2008)

5.4.1 Conservation Principles: Policy and Guidance (English Heritage 2008) is intended as a guide to conservation thinking and practice. It defines conservation as the process of managing change to a significant place in its setting in ways that will best sustain its heritage value and recognises that change in the historic environment is inevitable, whether this is caused by natural processes, wear and tear, or responses to technological, social or economic change.

5.4.2 The heritage values set out in the English Heritage document Conservation Principles: Policies and guidance are:

- Evidential value: the potential of a place to yield evidence about past human activity.
- Historical value: 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.
- Aesthetic value: the ways people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5.4.3 There are six commonly accepted levels of significance. These are:

Outstanding level of significance: Exceptional levels of architectural and decorative preservation – corresponding to the NPPF advice that harm would be ‘wholly exceptional’ e.g. according to the highest level of protection and special interest afforded to a grade I or grade II* listing.

High Level of significance: A nationally and regionally important asset e.g. Grade II building to which substantial harm should be wholly exceptional.

Medium level of significance: May include less significant parts of listed buildings. Buildings and parts of structures in this category to be retained where possible although there is usually scope for adaptation.

Low level of significance: Undesignated assets that may make a positive contribution at a local level. There is usually scope for adaptation.

No interest: Historically unimportant but a category above intrusive or negative impact. Adaptation or removal would usually be acceptable.

Intrusive: Historically unimportant and having a negative impact on the setting or significance of other assets. Could be removed with beneficial effect.

5.5 Historic England’s 2019 Advice Note 12 ‘**Statements of Heritage Significance: Analysing Significance in Heritage Assets** Historic England Advice Note 12’ provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF). It advises a staged approach to decision-making and the development of proposals for change to heritage assets. It states that “A staged approach would usually embrace the following stages, informed by the scope of the proposal:

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
2. Understand the significance of the asset(s)

These two stages fulfil the requirement in paragraph 189 of the NPPF and are undertaken by the applicant.

3. Understand the impact of the proposal on that significance

This stage fulfils the requirement in paragraph 190 of the NPPF and is undertaken by the LPA.

However, the applicant needs to be aware of impacts so that the analysis of significance submitted to the LPA, under paragraph 189, is sufficient in its level of detail.

4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF

5. Look for opportunities to better reveal or enhance significance

These two stages are addressed by the assessment of impact by the LPA but may also be addressed by the applicant in reaching a decision on the scope and design of a proposal. Indeed, assessment of these three latter stages by the applicant prior to application may assist a positive assessment of impact by the LPA, thus leading to better outcomes for applicants, reducing both abortive work and delays.”

6.0 Assessing the impact of the proposal

6.1 The property Braeside is an undesignated building of late C20 origin lying within the Wall Conservation Area, a designated heritage asset. It lies in some proximity to a number of Grade II listed buildings, and to the Scheduled Monument at Wall Crag. The current 1988 building has no heritage significance in itself, according to the criteria set out in paragraph 5.4.3 above. It affects the setting of a number of listed buildings, and has a bearing on the general appearance of The Green, which forms an important space within the Wall Conservation Area.

6.2 The Scheduled Monument to the east is shielded from the site by heavy woodland, although the view of the SAM from The Green has Braeside in the foreground. Any development at Braeside has the potential to impact on the experience of this setting.

6.3 Preapplication advice considered the increase in volume proposed to be unacceptable and as such the scale of the proposed works has been reduced. This is coupled with alterations to the somewhat dated front elevation, and its modification to a more traditional arrangement – sash windows in place of large picture windows, increase in roof pitch to a more traditional steeper arrangement; and other beneficial works.

6.4 The proposed works are relatively low in their impact on the structure, using the existing materials palette to raise the eaves height by 1m and the ridge by an overall 1.6m. A catslide roof to the rear of the property is discretely located, with no public overlooking. The raised roof deck would be visible from the south east corner of The Green but would be a relatively unobtrusive intervention.

6.5 The setting of the various Grade II listed buildings in the vicinity would not be adversely impacted by the works, which are relatively minor, with the slight increase in volume of the building offset by a more traditional elevational treatment.

7.0 Conclusion

7.1 It is respectfully asserted that the proposals would cause no harm to the character or appearance of the Wall Conservation Area, or to the setting of the various listed buildings within a proximity to the site. The Scheduled Monument at Wall Crags, concealed under heavy woodland cover east of the site would not be adversely affected by the works, with the slight increase in height of the building inconsequential given the varied roofline of buildings fronting The Green, and the scale of Wall Crags itself.

7.2 The works are considered reasonable adaptations to enable enhanced living accommodation within the building, with no adverse impact on heritage assets.

Sources

Department for Communities and Local Government. National Planning Policy Framework (London, DCLG 2021)

Historic England Advice Note 12. (Swindon. Historic England, 2019)

English Heritage. Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (London: English Heritage, April 2008)

Northumberland County Council 'Heritage Statement Guidance' (Development Services, Northumberland County Council, April 2015)

Listed Building mapping information taken from <https://historicengland.org.uk/listing/the-list/map-search>

1865 First Edition Ordnance Survey;

Second Edition Ordnance Survey 1898;

Web Resources:

<https://www.britainexpress.com/attractions.htm?attraction=3036>

<https://northumberlandparishes.uk/wall/node/3>

Additional Images: © Darryl Bingham Architectural Services

Appendix 1 – Designated Heritage Assets Within 100m of the Site

- **HYDRANT AND TROUGH**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1262956

- **ST OSWALDS COTTAGES**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1302727

- **STABLE COTTAGE**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1251033

- **FORECOURT WALL GATES AND RAILING TO EAST OF CHURCH OF ST GEORGE**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1156763

- **DUTCH BARN 40 METRES WEST OF TOWN FARMHOUSE**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1042990

- **CHURCH OF ST GEORGE**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1042991

- **TOWN FARMHOUSE**

Heritage Category: Listed Building
Grade: II
List Entry Number: 1156756

- **Frontiers of the Roman Empire (Hadrian's Wall)**

Heritage Category: World Heritage Site
Grade: Not applicable
List Entry Number: 1000098
