

HERITAGE STATEMENT

NEWBROUGH FARMHOUSE, NEWBROUGH, NORTHUMBERLAND, NE47 5AR

This Heritage Statement has been written to accompany a full planning application at the above property. The Heritage Statement will assess the significance of the non-designated heritage asset, and the significance of the surrounding historic environment, and then assess whether there is harm to the designated and non-designated heritage assets and their settings in relation to the minor alterations that are proposed in this application.



INTRODUCTION

The property now known as 'Newbrough Farmhouse' was listed 12th February 1985 as 'Home Farmhouse and Ashley House' The building comprises a two-storey main house with a single storey wing to the north which is the focus of this application. Additionally, the site lies within the 1991 Newbrough Conservation Area.

GENERAL CONTEXT

'Newbrough Farmhouse' sits just north of Stanegate in the village of Newbrough, which is in the Parish of Newbrough and Fourstones. The building is Grade II listed as of 12th February 1985. The village was designated a conservation area in 1991.

The Home Farm complex occupies a site facing Stanegate, the ancient main road running east-west through the village, and comprises frontage buildings – Newbrough Farmhouse and Ashley House, a smaller cottage fronting the road, with a range of associated buildings to the north. Among these former farm buildings are a coach house running north-south – probably a smaller ancillary farmhouse and its abutting buildings, to the north. Early OS maps indicate that the area south of the Home Farm farmhouse was an open yard, with access onto Stanegate, latterly portioned off by a stone wall defining the new private curtilages.

To the northwest of the site is a terrace of late 1990s stone-built houses arising from permission T/950971 | Pro. posed construction of nine dwellings (As amended by layout plan received 1/10/96, and house plans received 8/7/96) | Land North Of Home Farm Newbrough Northumberland NE47 5AR

The host building is identified in the list description as late seventeenth century in date and is sandstone under a Welsh slate roof. The area of the building subject to this application is the single storey northern wing.

LISTING

Former inn now houses. C17, remodelled and extended C18, altered C19 and C20. Stone, slate roofs, ashlar stepped and corniced gable stacks. Front elevation 3 blocks of varying height. Left block rubble, 2 storeys, 2 windows, lower extension to left, all windows replaced. Central block taller, squared stone; on ground floor traces of blocked central door, flanked by replaced sashes with tooled lintels. On 1st floor 12-pane sashes flank a blocked window, all with tooled lintels. C17 lower block to right, rubble with heavy quoins. Ground floor glazed door in chamfered surround and a late C19 sash; 1st floor 12- and 16-pane sashes, formerly 2- and 3-light mullioned windows. Right return of C17 block has small attic casement, C18 rear wing has ground floor door and casement in chamfered surrounds with blocked door between. 1st floor casement and Yorkshire sash, formerly 2- and 3-light mullioned windows. Rear elevation: gable with ashlar stack and small attic window in chamfered surround, later outshut. Stable House, formerly the rear wing to the central block, is altered and not of interest. Interior of central block has C18 fireplace and late C18 stair with moulded handrail.

Listing NGR: NY8730067896

Listing ref: 1370430



CONTEXT OF HERITAGE AND CONSERVATION AREA

The application site sits within the boundary of the 1991 Newbrough Conservation Area. The boundary was reviewed in 2009 as part of the Newbrough Conservation Area Appraisal (2009) undertaken by Tynedale District Council. Some modifications were made to the boundary as a result of this, but not affecting the application site, which sits at the western end of the conservation area.

Historic mapping shows the site in much the same form as at present, save for the modern terrace to the west. Absent on the 1866 survey, the projecting byre to the north is visible on the 1899 edition, and it is assumed that this is the current building to which this application relates.

The conservation area was designated in January 1991, in recognition of its special interest, and building stock some of which dates back to the C17. The boundary is relatively large and follows the path of development along the main road - Stanegate (B6319)- and the road (U8138) running north to Thornley, a much-reduced remnant of a larger medieval settlement which also falls within the boundary. There are some 17 listed buildings – 16 at Grade II and 1 at Grade II* (Newbrough Hall).

The conservation area is characterised by the two fine country houses which have dominated its evolution, and their associated landscaping and ancillary buildings, and by the scattered farm complexes along the road, of which Home Farm is an example. The Stanegate which forms the east-west axis of the village is the route of the Roman road which ran parallel with Hadrian's Wall which lies some 3.5k, or 2.2 miles to the north of the road.

The first edition 1866 OS map shows the village established largely in its current form, with the building cluster known as Home Farm clearly present to the west of the village, and a building on the footprint of Morningside visible.

The Appraisal notes that the 1st Edition Ordnance Survey map shows that 'The late medieval 'street village' layout of Newbrough had largely survived into the nineteenth century. This was anchored around a number of key buildings – Newbrough Park on the south side which is believed to have a development timeline dating back to at least the sixteenth century, and the seventeenth century Home Farm and Ashley House, a former inn, together with the eighteenth-century Red Lion on the northern side" p18

P24 of the Appraisal notes that the "west end of the east-west axis of 'old' Newbrough clusters around Home Farm and Newbrough Park. Home Farmhouse and Ashley House, which front onto Stanegate, was a former inn. It dates from the sixteenth century but possibly incorporates earlier fabric".

P24 refers to the building now known as Morningside as a nineteenth century farm building, and notes it as 'A substantial and attractively detailed early-nineteenth century house extended in the late nineteenth century, located in the north east corner of the complex (which) can be glimpsed from the road"

Notwithstanding this the development appears to be a visually successful recent housing development, which uses a traditional materials palate and an inoffensive design which is maturing well. It is fair to say though that while within the Conservation Area, the buildings themselves are not heritage assets and can be regarded as neutral in their impact.

THE PROPOSED REPAIR WORKS TO HOUSE AND GARDEN WORKS

Due to a recent failure of the multiple glazed section of the roof, temporary encapsulation/support of the failed glazed units have been undertaken whilst this application is being considered. Given the nature of the glazing failure, this application looks to reduce the number and scale of the glazed area from four units to three with reinstatement of further natural Welsh slate perimeter.



Internal view of glazed roof protection



External outer panes of glazing

In addition, due to excessive rainwater discharge from the roof, particularly as the lower roof supports rainwater from the adjacent property behind, the current gutters are insufficient in collecting stormwater. It is therefore intended to replace the existing gutter along the lower roof with a deep-flow profiled gutter and insert an additional downpipe between the glazed double doors and garage

door. All guttering and downpipes will be formed in metal work and painted/coloured to match the existing.



Overspill commonly experienced at eaves

Relating to the above, it is intended to remove the plastic rainwater downpipe that currently rests along the roof slope. It is intended to install a lead rainwater roof flow diverter to distribute the discharge of the surface water over the roof, thus easing the current direct discharge that results in overspill.



Roof flow diverter

As a result of the increased strengthening of the existing roof to support the additional slate and provide sufficient space for the requisite leadwork, the glazed panels located above the doors will be reduced in height.



Windows to be reduced in height, new doors and windows to be replaced to match existing system in adjacent opening, see below to note lower head height of adjacent windows/doors.



Insofar as the garden landscaping, the applicant is seeking to remove a large proportion of modern block pavers from the garden, removal of a modern brick-built outhouse and gated access to the garden area. The provision of a new natural stone wall to provide a level or privacy to the garden and

enclosure to the relocated oil tank. A mix of hard and soft landscaping, leading to a set of timber gates to the vehicle parking area.

A timber pergola will be installed closer to the house.



General photo of garden looking toward garage, note block pavers to be removed



Misc. planting and lawn



Misc. planting with paved step stones through lawn



Retained outbuilding, block pavers to be removed



Retained outbuilding, host property in background

THE IMPACT OF THE PROPOSAL

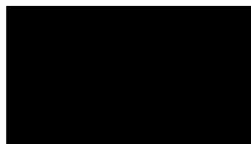
The property Newbrough Farmhouse is a Grade II listed seventeenth century farm building, part of the Home Farm complex. It occupies a site to the west end of Newbrough Conservation Area, designated in 1991. The site has low visibility from public vantage points being surrounded by stone walls and the works to the garden will be principally concealed from view.

The repair and subsequent reduction in the glazed panelled area to the roof and adjustments to the surface water drainage provision are considered as necessary protective measures for the building.

IN CONCLUSION

Using the Historic England guide, it is considered that Newbrough Farmhouse is of low-level significance. Views of the rear of the property are extremely limited with the local domestic gardens and adjacent highway.

It is considered that the proposed scope of works to the house benefit the integrity of the building and the external landscaping will bring order to the amenity land serving the dwelling.



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