



## **HERITAGE STATEMENT**

### **LOWSTEAD, WARK, NORTHUMBERLAND, NE48 3DP**

**Project:**

Replacement of windows and doors to South elevation at:

Lowstead  
Wark  
Northumberland  
NE48 3DP

**Applicant:**

Mrs Chippendale  
Lowstead  
Wark  
Northumberland  
NE48 3DP

**Produced:**

Crawford Higgins Associates Ltd  
1 Fore Street  
Hexham  
NE46 1ND

## **INTRODUCTION**

This Heritage Statement has been produced in support of a Listed Building Consent for the replacement of all box sash windows and door components to the south elevation of Lowstead, Wark, NE48 3DP.

This statement fulfils the requirements of the Heritage Statement as required by Northumberland National Park Authority validation checklist.

## **DESCRIPTION**

The property we see today was built in the 16th century with additions over the next 200 years converting the attached outbuildings; creating a grand farmhouse. The property is built from random rubble stone and has welsh slate roof covering. Located within the Northumberland National Park, the property boasts views in all directions and unreserved privacy.

## **THE PROPOSAL**

The proposal includes the following works:

- 1) Replace ten box sash windows on a like for like basis to the south elevation.
- 2) Replace four timber door components on a like-for-like basis to the south elevation.

## **REASONING**

The existing windows to the south elevation of Lowstead, Wark are all in a poor condition – both thermally and aesthetically. The applicant experiences noticeable heat loss through the windows which is exacerbated by strong winds and driving rain the property withstands during the winter months.

One window will be required to be a slide-and-tilt component to meet fire safety regulations. Refer to drawing A302 for location of this window. As a result this window will be marginally different to the rest of the windows but not of a drastic style or nature.

## **MATERIALS**

The new window and doors will be made from high grade FSC-certified Redwood timber and will be supplied fully finished in white to match the existing.

## **APPEARANCE**

- The Slimline Sash by Blackthorn Timber Windows combines the authentic design of a sash window with modern weather-protection and thermally efficient glazing.
- The Slimline Sash window looks and operates in the same way as a traditional box sash window. The new windows will resemble the original single-glazed sash windows to the host building in the centre.
- All new sash windows will have decorative sash horns in keeping with the character of the building
- 25mm timber glazing bars (as existing) divides both sashes into two panes with the exception of the small bathroom and en suite windows which will have no bars. These bars match the dimensions of the original windows.

## **HISTORIC SIGNIFICANCE**

There is no evidence of archaeological significance at Lowstead. The property's main features are its age and character. Despite the age of the building, it took until 1985 for the property to become listed.

## **LISTED BUILDING ENTRY**

Date Listed: March 1985

10/84 Low Stead farmhouse and attached farm buildings

GV II

Farmhouse and attached byres. Farmhouse and byre to left are bastle houses, late C16 or early C17. Windows and doors altered C18 and again mid C19. Byre to right early C19. Massive random rubble with dressed stone surrounds. Welsh slate roofs. Walls of bastles 4 ft thick. House 3 irregular bays. Plank door in middle bay. Windows are diamond-paned iron casements. Upper windows smaller. Right window is the partly-blocked original upper door to bastle. House walls raised C18 or C19 by c 2 ft. Left byre, probably early extension to original bastle, has plank door and ½-slatted window on each floor; upper door reached by outside stone stair. Byre to right has central door with alternating jambs; and two ½-slatted windows on 1st floor. Later C18 single-storey extensions to rear. Gabled roofs with flat copings and kneelers to bastles. 2 stone gable stacks. Interior has old beams on ground floor.

Listing NGR: NY8154778390

## **IMPACT OF PROPOSED WORKS ON ASSOCIATED LISTED BUILDINGS**

### *Lowstead*

Due to the poor condition of the existing windows and doors, it has become imperative for the replacement of these components to ensure the continued preservation of this characterful property. The applicant is understandably conscious of retaining the character of the property which is why they are using a specialist local company who specialise in new timber windows and doors to old traditional buildings.

The proposed replacement of the windows and doors to the south elevation will not only preserve the character of the building but also enhance it due to the poor condition of the existing sash windows.

### *Surrounding Listing Building Properties*

N/A

## **CONCLUSION**

The application must be assessed on its merits. The application relates to replacing the doors and windows to one elevation of the property. No works are proposed to the existing structure. Having considered the impact, it is clear the special architectural and historic significance of Lowstead, Wark will be preserved for years to come with the addition of these like-for-like replacements whilst improving the thermal efficiency of the property.