

GREENHAUGH FARM GREENHAUGH HEXHAM NE481PW

Applicants - Mr & Mrs Palmer Greenhaugh farm, Greenhaugh, Hexham NE481PW.

HERITAGE, DESIGN AND ACCESS STATEMENT GREENHAUGH FARM for Alterations and extensions at ground floor level including porch. Construction of two storey rear extension. Creation of additional window openings and installation of velux windows.

INTRODUCTION

This heritage, design and access statement has been prepared in support of an application for Greenhaugh Farm.

Greenhaugh is situated about 8km north west of Bellingham in the upper reaches of North Tynedale, within the southern part of the Northumberland National Park. The settlement of Greenhaugh lays either side of a road running from the Comb in the north towards Tarsset in the south, with Greenhaugh Burn cutting through the south of the village, separating Greenhaugh Hall from the remainder of the village.

The site does not lay within any area of protected status within the Northumberland National Park.

Previous Archaeological assessment and investigation.

The site was examined as part of a detailed study undertaken by The Archaeological Practice Ltd during the compilation of an archaeological and historical atlas for the village, part of a series undertaken for the NNPA in 2004-5. Also The Tarsset Archive Group Farm Surveys 2006 produced by the Archaeological Practice LTD.

This statement has been guided by advice from the NNPA Historic Officer, who has stated that consideration of the historical, architectural or archaeological significance of the site should be taken into account as the land is within the archaeologically sensitive area on the Greenhaugh and Tarsset Historic Village Atlas.

Aesthetic Context. The front of the property forms part of a street scene based on a line of properties: Greenhaugh Farm shares common features of design, presented on to the street, in terms of built of stone and slate roofs. The group of properties in turn is set in a longer run of properties of a similar era. The Farm is not directly overlooked from the front or the rear, the houses in the village are linear on both sides to the road.

THE PROPERTY

Greenhaugh Farm (Tarsset with Greystead)

Greenhaugh Farm was built in about 1800. There is a farmhouse and an attached range of outbuildings with a former stable and byre.

Reference number: N15026

Historical period: Post Medieval (1540 to 1901)

The property is believed to have been built in the mid 18th century, the title plan of 1842 shows Greenhaugh Farm in its current position on the south-west side of the village street, north west of the row containing the Holly Bush Inn. The property is not a listed building.

External Features. The farmhouse and adjoining single storey byre is built out of stone with a slate roof. The windows are comparatively modern upvc and glazing bars.

This is a fairly simple range with the two storey house at the north end and single storey farm building to the south, all of a single build. The back of the house, facing west across the valley and away from the road, is of coursed and square roughly topped stone, but the other walls are all coursed rubble, with tooled and margined quoins of early 19th century character; the roof is of graduated Lakeland slate. The house has a symmetrical three bay frontage and most of its openings alternating block surrounds; the tooling of the cut blocks is quite different from that of the quoins, having a bolder one other side of the field only (rather than on all 4 sides), with horizontal parallel tooling, a treatment that is very much of the late 18th century character. The window above the central door has a lintel and sill like the others but no cut stone to its jambs.

The farm building range (the dairy at its north end has now been taken into the house) has two old doorways, the northern later reduced to a window and an added out shut (coal store at its south west corner). Its south end formed a byre for eight cows; its collar beam roof trusses are not particularly old. Apart from one doorway to the byre the east elevation of the range seems to have been completely devoid of openings; the two windows in the house are quite recent and those to the dairy look like insertions, reusing older tooled and margined lintels.

A Michael Charlton is recorded as living here in 1836 and this may be about the date of the range which appears on the Tithe map of c.1840. The use of the Lakeland slate indicates construction before the middle of the 19th century. It is thought that the size of the byre indicates that the Charltons had further pastures out with the land attached to the house.

DESIGN PROPOSALS

The aim of the proposed work is to develop the property to improve its appearance, its utility and flexibility for modern day living. The overall approach aims to improve the contribution the property makes to its setting without degrading its significance. The choice of materials will be in keeping with those used in adjacent properties. Work done to the rear of the property will clearly distinguish itself from the older parts of the building, also will take into account recommendations from the NNPA Ecologist to preserve the bat crevices. Any new or existing lighting will be downlighters or low energy led bulbs as to preserve the dark skies and to reduce light pollution.

Windows and doors will be replaced with new energy efficient replacements thus saving energy and reducing carbon footprint. The heating system will be updated with modern controls and insulation put in place where necessary again to save energy but without prejudicing the ability of the property to sustain its current approach to vapour exchange.

Historical and Archaeological sites.

19 Post-medieval archaeological sites within 10 km.

Post-medieval NY7987 Archaeology and Ancient History of Greenhaugh, Northumberland, British National Grid Reference: NY7987; E-N: 379000 587000; Decimal Latitude/Longitude: 55.176847, -2.331270.

Site Period	Site Details	Distance	Modern / Satellite Map	Old Map
post-medieval	Site of post-Medieval mill; Gatehouse, northumberland	1.8 km		
post-medieval	Site of post-Medieval mill; Hott, northumberland	2.9 km		
post-medieval	Bastles and associated enclosures; Gatehouse, northumberland	3.5 km		
post-medieval	Site of post-Medieval mill; Charlton, northumberland	3.1 km		
post-medieval	Site of post-Medieval mill; Stannersburn, northumberland	6.1 km		
post-medieval	Site of post-Medieval mill; Bellingham, northumberland	6.3 km		
post-medieval	Site of post-Medieval mill; Bellingham, northumberland	8.2 km		
post-medieval	Site of water mill; Otterburn, northumberland	9.2 km		
post-medieval	Site of post-Medieval house;	9.7 km		

	Falstone, northumberland			
post-medieval	Site of lime kiln; Rochester, northumberland	9.6 km		
post-medieval	Site of viaduct; Falstone, northumberland	9.0 km		
post-medieval	Industrial site; Birtley, northumberland	10.3 km		
post-medieval	Site of shieling; Redesmouth, northumberland	10.3 km		
post-medieval	Site of water mill; Otterburn, northumberland	10.6 km		
post-medieval	Site of shieling; Horsley, northumberland	10.5 km		
post-medieval	Site of water mill; Elishaw, northumberland	11.0 km		
post-medieval	Site of post- Medieval mill; Old Town, northumberland	11.4 km		
post-medieval	Site of water mill; Old Town, northumberland	11.4 km		
post-medieval	Site of water mill; Otterburn, northumberland	12.5 km		

Medieval

28 Medieval archaeological sites within 10 km.

Medieval NY7987 Archaeology and Ancient History of Greenhaugh, Northumberland, British National Grid Reference: NY7987; E-N: 379000 587000; Decimal Latitude/Longitude: 55.176847, -2.331270.

Site Period	Site Details	Distance	Modern / Satellite Map	Old Map
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medieval	English castle; Taret Castle, Greenhaugh, northumberland	1.6 km		
medieval	Gatehouse bastle; Taret, northumberland	1.9 km		
medieval	Bastle gatehouse; Gatehouse, northumberland	2.0 km		
medieval	Castle house and tower house; Hott, northumberland	3.0 km		
medieval	English castle; Dally Castle, Hott, northumberland	3.1 km		
medieval	16-17th century farm (shieling/bastle); Stokoe Crag, Hott, northumberland	4.0 km		
medieval	Bastle and associated buildings; Gatehouse, northumberland	4.9 km		
medieval	Bastle; Gatehouse, northumberland	4.3 km		
medieval	16-17th century farm (shieling/bastle); Highfield, Gatehouse, northumberland	5.2 km		
medieval	16-17th century farm (shieling/bastle); Ridley Stokoe, Stannersburn, northumberland	5.4 km		
medieval	Wayside cross; Wark, northumberland	7.8 km		

medieval	16-17th century farm (shieling/bastle); Starsley Burn, Falstone, NY 702 882, northumberland	8.9 km		
medieval	Bastle; West Woodburn, northumberland	8.7 km		
medieval	Bastle; West Woodburn, northumberland	8.8 km		
medieval	Site of deserted settlement; Falstone, northumberland	9.8 km		
medieval	Battlesite; Otterburn (1388 AD), Otterburn, northumberland	9.2 km		
medieval	Shieling; Stonehaugh, northumberland	9.2 km		
medieval	Site of Medieval village; Elishaw, northumberland	9.4 km		
medieval	Site of park; Falstone, northumberland	9.7 km		
medieval	Deserted Medieval village; Trohope, Old Town, northumberland	10.3 km		
medieval	Deserted Medieval village; Corsenside, Old Town, northumberland	10.3 km		
medieval	Deserted Medieval village; Evistones, Horsley, northumberland	10.6 km		
medieval	Settlement field	10.7 km		

	system and bastles; Horsley, northumberland			
medieval	Wayside cross; Elishaw, northumberland	10.2 km		
medieval	Bastle; Stonehaugh, northumberland	10.0 km		
medieval	English castle; Otterburn Tower, Old Town, northumberland	11.5 km		
medieval	Bastle; Elishaw, northumberland	11.3 km		
medieval	16-17th century farm (shieling/bastle); Girsonfield, Otterburn, northumberland	12.2 km		

The only known site of cultural heritage significance known to survive within, bordering or in the immediate vicinity of the proposed development is an area of well defined rig & furrow to the west of the farmhouse which is regarded as of local importance.

Impacts of the development

The proposed development will not affect the rig and furrow field to the west of the property.

Photos



Greenhaugh Farm to the rear



Rear showing attached dairy/byre



The front of the farm from the roadside.

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The Archeological Practise

Keys to the Past

Archi UK

Northumberland National Park (NPPF)

Historic Environment Record

Greenahugh and Tasset Historic Village Atlas

