

Job Ref: 17/26

24th April 2017

Project - Proposed works to roof ridge, roof light window and replacement of boundary fence (retrospective).

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Otterburn Hall Farm, Otterburn Hall Estate, Otterburn. NE19 1HE

Listed Building Consent (LBC) is sought for the replacement of the roof ridge tiles, replacement of the roof light window to the east elevation and new boundary fence and entrance gate to the property (retrospective).

Heritage Statement - Northumberland County Council conservation team guidance.

This heritage statement document has been prepared in conjunction with the Northumberland County Council Conservation Team guidance document dated 30th April 2015 and following the setting and guidance laid out.

THE APPLICATION SITE

Site Address: Otterburn Hall Farm, Otterburn Hall Estate, Otterburn, Northumberland. NE19 1HE.
(the property)



Images of the property above

Is the development site (please highlight)

~~A listed building~~

~~A building of local interest~~

~~A scheduled monument~~

~~A site of archaeological interest~~

~~Within a designated conservation area~~

~~Within a registered historic park or garden~~

~~Within a registered battlefield~~

~~Adjacent to one of the above~~

Otterburn Hall is a fortified English country house and estate, previously used as a hotel, in Otterburn, Northumberland. It is situated in 500 acres (200 ha) of deer park and woodland in the Northumberland National Park, north-eastern England. The building was constructed in 1870 for Lord James Douglas, the land given to him as recompense for the death of Lord James Douglas, who fought at the Battle of Otterburn, and was killed near Otterburn Tower (originally a castle), itself founded in 1086, and rebuilt in 1830. Both Otterburn Hall and Otterburn Castle have been seats of landed gentry

The English country house is situated in the Redesdale valley in a rural national park. It is north of Otterburn in Northumberland, and 25 miles (40 km) northwest of Cramlington. The hall's estate encompasses an area of 500 acres (200 ha) of deer park and woodland. An 8 miles (13 km) stretch of the River Rede flows close to the estate. There are several historical buildings nearby, including Otterburn Church, built in 1857; Otterburn Tower, a Grade II listed castellated mansion built in 1830 at the site of a medieval tower whose vestiges no longer remain; and Otterburn Mill, which dates to the 1800s.

An older Otterburn Hall existed at least as early as 1777. The present building was constructed in 187, stables, lodges, and a farm were later added and formed part of the 19th century complex. From 1940 to 1944, the hotel was used as a military hospital. The Otterburn Training Area, owned by the Ministry of Defence, is nearby and is the second largest live firing range in the country. In 1948, it was acquired by a group of Christian business and by 1980, the building was converted into a hotel.

The property was purchased by the applicants in December 2014 for the purpose of becoming their main residence. At the time of purchase the applicant understood that the sale included the area of land denoted as the solid red line as indicated on the submitted location plan. It has recently come to light through the applicant looking to sell the property that the area of actual ownership is less than this and the area of land identified in red hatch shown the land not owned by the applicant. A Certificate B notice has been served and the applicant is currently in the process of assigning title of these areas.

1) A description of the heritage asset and its setting. The following may be considered:

- *Which conservation area does the building form part of?*
- *What is the age of the building?*
- *What are the main characteristics in terms of style, building materials and architectural features eg window type?*
- *What is the surrounding development of the area like? Is the building part of a development of the same age and style, perhaps by the same builder?*
- *Describe the street scene: Is it of residential or commercial character? Is there a variety or coherence in building form and types? Is it suburban eg are there front gardens to the buildings?*

The property listing is described as Farm buildings attached to the rear of Otterburn Hall Farm (list entry number 1156315), this is a Grade II listed building, listed on the 18th February 1987. The listing description details the property as:

Otterburn Hall NY 89 SE/50 Farmbuildings attached to rear 18.02.78 of Otterburn Hall Farmhouse GV II.

Farm buildings. Late C19. Brick in Flemish bond, Welsh slate roof with stone slate edging. Two ranges at right angles.

Left range L-plan. Short projecting wing on left has boarded door and 6-pane casement. Main wing single storey, 5 bays. Bays 2 and 5 have tall round-headed boarded double doors under gables.

Elsewhere 3-light mullioned windows. Right range was built as cart sheds with square piers and wooden lintels resting on triangular brackets.

The openings were bricked up very soon after and now have a boarded door and two 6-pane casements.

Form an interesting planned farm group with the farmhouse.

The Farm House and farm buildings are located on the western edge of Otterburn Hall grounds and on the western edge of the walled gardens to the Hall. Historical mapping indicates the collection of farm buildings was constructed in the early 1920's.

2) An assessment of significance. The following may be considered:

- *How does the building contribute to the historic character of the area?*
- *Is it one of its kind? Is it part of group of buildings of similar style and age? Is it one of a pair of semi-detached, or part of a terrace in which the single house forms a unit within a larger entity?*
- *Are there any distinctive architectural features?*
- *How does the setting contribute to the character and appearance of the asset?*

The farmhouse and farm buildings form an important part of the Hall and its setting, the importance of the planned farm development is noted within the listed building description. The context and setting of the farmhouse and farm outbuildings will remain as per existing with this application given the limited scope this application applies to.

3) An explanation of the design concept for the proposed development

- *For small scale alterations: What are the design and proposed materials?*
- *For extensions to buildings or proposals for new development: What is the amount of development, layout, scale, landscaping and appearance (eg building materials and architectural detail)? In all cases the Heritage Statement should inform the design of the development proposal.*

This application relates to three aspects of work previously carried out by the applicant:

- (i) Replacement of roof ridge tiles.
- (ii) Replacement of roof light window.
- (iii) New boundary fence and access gates.

Each item will be dealt with below:

(i) Replacement of the roof ridge tiles.

The replacement of the roof ridge and hip tiles was carried out just after the applicant purchased the property in December 2014. The photograph below shows the dilapidated state the property was in at the time of purchase.



Photograph of the property (left) taken around 2014 showing the significant amount of vegetation growth within the roof gutters. Photograph right showing the new code 4 lead roof hip.

The applicant has indicated that the existing roof ridge and hip tiles needed rebedding as significant amounts of the bed joints were defective plus a number of the existing ridge and hip tiles were damaged. Matching hip and ridge tiles were sought at the time however none could be found in a timely manner. The applicant made the decision to replace the existing ridge tiles in a flat grey tile with the hip tiles replaces in a code 4 lead hip with a roll top detail.

(ii) Replacement of roof light window

The existing roof light window was replaced as part of the initial refurbishment work carried out shortly after the applicant purchased the property in 2014. This was replaced as the existing roof light windows had been leaking, thereby causing internal damage to the property. The applicant has confirmed that the existing roof light window was a modern velux style roof light and that the replacement was carried out on a like-for-like basis.



Photograph above of replacement roof light component to east elevation (within the courtyard).

(iii) Boundary fence and access gate

The applicant has erected a new close boarded fence (1.20m high) to the exposed perimeter of the property and as indicated on the submitted site plan drawing. The fence incorporates a traditional farm style pedestrian and vehicle access gate to the garden and parking area of the property. The images below indicate the fence and gate style.



4) Describing the impact of the proposed development. The following may be considered:

- *Would the proposed development be visible from any public viewpoint?*
- *Would the proposed development involve loss or change to any original features?*
- *For extensions and new build : What would be the impact on the appearance, character and setting of the building?*
- *For small-scale alterations: If not a like-for-like replacement – what would be the visual impact? Would it preserve and enhance the character and appearance of the building and streetscene?*
- *For all developments: What is the harm and has this been justified? Have alternative solutions been considered?*

The property can not be seen from any public viewpoint as the building is within the grounds of Otterburn Hall. Those elements of new and repair work carried out that can be seen from the perimeter access road to the Hall, namely the new fence and replacement roof ridge and hip tiles, have been carried out to a high standard of workmanship and improve the look and appearance of the existing property. The replacement roof window work to the existing roof light, this can not be seen from any other location than the private internal courtyard to the farm buildings.

5) Photographs

Annotated photographs of the building illustrating it in context, its exterior and interior should be included. For more complex proposals photographs should be cross referenced to plans and drawings. The statement should show clearly that you have considered all the relevant issues and sought to preserve the special appearance and character of the building or area affected. Information on any sources and expertise that has been consulted should also be provided.

Photographs have been included within each section of the Heritage Statement and also included within the submitted drawing.

Sources of information

- **Conservation Area Appraisals** are available for many of the County's Conservation Areas. They give an understanding of what the area's special interest is and highlight features that positively contribute to the area's character. These can be accessed at the following link:
<http://www.northumberland.gov.uk/default.aspx?page=638>
- **The National Heritage List for England** is the official database which provides access to up to date information on all nationally designated heritage assets. It can be accessed at
<https://www.historicengland.org.uk/listing/the-list/>
- **Historic Environment Good Practice Advice. Note 3: The Setting of Heritage Assets** sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It can be accessed at
<http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

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USEFUL WEBSITES

The National Heritage List

www.english-heritage.org.uk/professional/protection/process/nationalheritagelist-for-england/

The Heritage Gateway

www.heritagegateway.org.uk

Keys to the Past

www.keystothepast.info