

DOBSONS DESIGN LTD

The Crossings
Yeavinger
Kirknewton
Wooler
Northumberland
NE71 6HG
Tel 01668 216363
dobsonsdesign@btinternet.com
Co. No. 5279692

Heritage Design and Access Statement

Client Mr. Max Renwick & Ms C Dodds

Agent Dobsons Design LTD. The Crossings, Yeavinger, Kirknewton, Wooler,
Northumberland. NE71 6HG.
Tel 01668 216363 E-mail dobsonsdesign@btinternet.com

Property Address

Kirknewton House
Kirknewton
Wooler
Northumberland
NE71 6XF

Description of Project

- (1) Conversion of existing garage/stable to Holiday Unit.
- (2) Demolition of existing open fronted store. Erection of replacement garage/store in timber frame structure with additional holiday unit formed within roof void

Drawings/Information Supplied With Northumberland National Parks application for Planning Permission and Listed Building Consent.

- 17/1074/01 – As existing site plan: Scale 1:1500
Kirknewton location plan: Scale 1:2500
- 17/1074/02 – As existing floor plan/elevations- Garage / stable building Scale 1:100
- 17/1074/03 – Proposal drawing to convert 2 above to holiday unit : Scale 1:100
- 17/1074/04 – Site plan as proposed with location of 2no units and drainage works:
Scale 1:500
- 17/1074/05 - Lean to store as existing: Scale 1:100
- 17/1074/06 a,b Proposal drawings to form timber structured garage / store with
holiday unit to attic void.
- 17/1074/07 Site plan as existing with photo direction showing, access; buildings,
gardens etc.
- 17/1074/08 Sewage treatment plant details WLP Diamond.

Kirknewton House is Listed as shown on the attached under reference NGR: NT9137630132 and lies within the Conservation Area of the Village and described accordingly with features, which relate to properties of this size, being erected circa 1830-40. The garage /stable is not Listed of merit, but does lie within the curtilage of the walled gardens. Materials match in that pointed roughcast with ashlar quoins were used in this construction.

Kirknewton House stands within 1.05ha of mature gardens including a lawned section with a traditional walled area as shown on drawing 17/1074/7. This location of North Northumberland and within NPA boundaries is becoming ever increasingly popular Tourism area with walkers on St Cuthbert's way and Ranger Walkers of the Cheviot Hills. An opportunity arises for business with holiday accommodation located within a magnificent setting already landscaped and positioned with security and privacy. The existing garage/stable has been perfectly restored some 5 years ago with new roof in Welsh slate and all doors and windows replaced in traditional Northumbrian style. King post trusses replaced like for like. The conversion to a two bed holiday unit is relatively simple with two new openings constructed to allow private viewing of the walled garden. The existing stable railings and doors to be utilised within the interior design, Trusses and open aspect all being retained.

The existing lean to store has major structural defects with corrugated sheeting and rails with post/trusses deteriorating rapidly. It is the intention to remove this building and replace on original footing a timber frame structure with post and beam methods allowing a standard attic truss to provide space for a further unit on the first floor. Open staircase giving traditional design with a one room accommodation for 2 persons. Welsh slate would be used to match main house and the other holiday unit. The larch cladding being seasoned to give 'green effect' to match adjoining village hall and Guiding Centre,

At present the adjoining self set Leylandiis of 20 year growth are now dying and becoming a hazard to the adjoining Church yard boundary wall. The intention being to remove and plant with rhododendron and traditional hardwoods. A Landscaping plan would follow as part of a Condition. Also the overhead electric cables and poles removed and under grounded for convenience and safety. Finally, the foul sewage would be run to a new WLP Diamond treatment plant located to suit levels to north side with clear treated water being conveyed to a soakaway of existing stone and gravel.

This scheme accommodates all the clients garden machinery, vehicles, bikes and forms a home business for generations to follow.

Prepared by
D Dobson

Listing Text

NT 93 SW KIRKNEWTON KIRKNEWTON

3/98 Kirknewton House

GV II

House. 1830-40. Painted roughcast with ashlar quoins, plinth and dressings.
Welsh slate roof.

2 storeys, 3 x 2 bays with lower service wing to rear.

Central 4-panelled door with margined overlight in Tuscan doorcase with modillioned and moulded cornice.

Ground floor windows are 2-pane sashes; 12-pane sashes above, all in alternating-block surrounds.

Projecting eaves with paired stone brackets. Roof U-shaped in plan with 4 ridge stacks.

Returns have ground-floor square bay windows with tripartite sashes and moulded cornices. 12-pane sashes elsewhere.

Lower 4-bay service wing to rear has C20 12-pane sashes and surrounds.

Interior has staircase with stick balusters, turned newels and wreathed handrail.

Listing NGR: NT9137630132