

Fell End Farm

New highway access and access track

Heritage Statement

1.00 The Nature of the Asset – Fell End Farm

Fell End farm is mainly located in the Frontiers of the Roman Empire (Hadrian's Wall) Buffer Zone. All works proposed by this application are in this zone.

A small area of the farm is located in the core area (also Scheduled) but this area will not be impacted by the proposed works.

The current access arrangement is not believed to be the sole original access point and previous maps of the area show an additional access in the approximate location which is now proposed. This access point was also previously the public right of way point of access to the highway.

2.00 The Extent of the Asset and its Setting

Fell End is located to the South of the route of the wall and the vallum and directly South of the Stanegate (Corbridge to Carlisle). The mapped route of the Stanegate bisects the farm in an East – West direction. There is also significant evidence of former mine workings in the immediate area surrounding the farm and this indicates significant ground disturbance.

The extent of the mapped core area and scheduled monument also indicates a Roman temporary camp to the East of the farm.

In the wider landscape, the property is surrounded by grazing land which is all part of the wider Estate. The landscape is also dotted by further evidence of mining visible when travelling along the Military Road both to the North and the South.

In terms of public views, these are limited but a public right of way does run through the property on the route of the existing access. This will be retained.

The area surrounding Fell End also includes a number of other features. Keys to the Past notes the following;

- Roman Milestone to the South West
- Roman Temporary Camp to the East
- Lime Kilns (early 19th century) to the North
- Old mine shaft to the East
- Farmhouse

3.00 The Significance of the Asset and its Setting

The property, to a certain extent represents a typical Northumberland arrangement of farmhouse and buildings. The farmhouse itself was formerly split into a number of houses but these have previously been combined into a single house.

The area surrounding the property and other parts of the Estate have a history going back to at least Roman times and perhaps further as there is evidence in the area of older settlements in the area (North / West).

The property and landscape have been altered over the centuries to meet the differing needs of different generations whether general estate workers or farm workers. To a greater extent the landscape has “recently” been shaped by mining (coal) and there is significant evidence of this in the area and directly in the location of the new access. The natural progression of development is not an unusual feature of this type of property.

4.00 The Proposed Works and Impact upon the Asset and its Setting

Proposal for new access

Careful consideration has been given to providing a new vehicular access to the property in a more appropriate location. The current access location is on a hill and the vision splay to the East is not considered to be sufficient.

The new access point will provide a better vision splay to the East and maintain the vision splay to the West.

The location for the new access is in a location previously used and also in an area of made up ground.

Proposed Works

As shown on the attached drawings, the works will involve the lowering of ground levels (only in vicinity of access point) to provide a reasonably level access to the highway. All excavated material will be deposited on site (to the East) and no spoil will be removed from site.

The new access track will be created by localised excavation of top-soil and laying hardcore as the new surface for the track. A geotextile layer will be inserted below the hardcore. Excavation is not expected to be more than 300mm for the new track. Excavated topsoil will be deposited on site.

A number of trees / shrubs in the highway verge will need to be felled to keep vision splays clear and one tree on the route of the access track will also need to be felled. All of these works are shown on the attached drawings. All other trees on site will be retained.

The new access will be to NCC standard Type C with a tarmac finish at the junction with the highway and necessary surface water drainage.

Proposal and Level of Harm

This proposal will not create direct harm to any designated or non-designated heritage asset. The point of access is in a location previously used and also in a landscape where more recent disturbance has been carried out by mining activity.

The works proposed will not harm the setting of either designated or non-designated heritage assets. The proposed access will appear as a normal feature in the landscape. The new access will also generate benefits in terms of highway safety being in a safer location for access to the farm.

5.00 Summary

We believe the proposals do not have an impact upon any designated or non-designated asset. The proposed works do not diminish the understanding of the property. The proposal retains the “distinctiveness” of the property.

The proposal will provide a much safer solution to vehicular access to the property.

The proposals which form this application preserve the assets and their setting. There is no impact on features of special architectural or historic interest. This is in accordance with sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

The level of detail submitted including this statement is proportionate to the assets' importance and is sufficient to assess and understand the potential impact of the proposal on the significance of Fell End and its setting. We have consulted the available historic environment record including Keys to the past and the Heritage Gateway in accordance with NPPF.

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