



NINETTE EDWARDS - ARCHITECT

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DESIGN, HERITAGE AND ACCESS STATEMENT

Woodbine Cottage, Harbottle, Northumberland NE65 7DG
OWC/DH&AS/A

Design Statement

The Existing Property

Woodbine Cottage sits back from the main road passing through Harbottle to the right of the Star Inn.

Harbottle is situated within the Northumberland National Park, and on the front wall of the property there is a pant or well which is listed Grade II.

*HARBOTTLE VILLAGE NT 9304
(North side) 26/61 Pant or Well in
Garden wall of Woodbine Cottage*



Listing: Grade II

Formerly a pant or well, now dry. 1860. Dressed stone. Simple solid jambs and dated pedimented top.

Listing NGR: NT9345304684

The cottage is of two storeys, with a single storey utility and WC to the west end. The building is of stone construction with a slate roof. The gardens are to the front (south) of the cottage.



The Proposal

It is proposed to extend the single storey element to the side in order to improve the kitchen, utility and ground floor bathroom space.

The new kitchen area would be lit from above with two conservation rooflights. The new utility/bathroom space would have a rooflight over also, to create a bright and attractive space. A new beam would allow the kitchen to be open plan to the dining room.



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Materials

Sandstone and slate to match existing would be used in the construction. It is proposed that the pitched slate roof would fall to a flat section using dark grey single ply membrane or GRP to look like lead. This roof will be screened from the front with a raised water table.

The new windows and doors will be timber, painted white to match the existing.

Access Statement

The alterations will provide a larger ground floor WC and shower room within the property.





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Heritage Statement

Setting

The site lies within the Northumberland National Park, and development could therefore affect its character and setting.

The cottage is located in the centre of the village. There are several listed buildings and structures within the village, most importantly the ruins of Harbottle Castle to the north west which is Grade I listed, and the Pant or Well in the wall of Woodbine Cottage which is Grade II listed.

Existing Building

The 1866 map of Harbottle shows Woodbine Cottage south west of the School, within the red circle. The cottage remains set back, and raised from the road, to the side of the Star Inn. The building has been extended to the west with a two storey and one storey extension.



1866 map of Harbottle.

Impact on Heritage

The extension to the single storey element will be behind the continuation of the stone parapet wall, and will therefore have a minimal impact on the streetscape. It will not be visible from the Castle behind, neither does it impede any views to it.



The proposal will not have an impact on the 1860 pant in the front garden wall.

Conclusion

It is considered that the proposals would not have an adverse impact on the character and setting of the National Park or the listed buildings.