

Evistones Cottage and Outbuildings, Rochester

Heritage Statement: Planning Application

December 2018



CONTENTS PAGE

<i>Executive Summary</i>	3
1.0 Introduction and Methodology	4
2.0 Site Location and Heritage Planning Context	5
3.0 History of the Site	8
4.0 Description of the Site	11
5.0 Assessment of Significance	16
6.0 Heritage Impact of the Proposed Development	17
7.0 Conclusion	20
8.0 Sources Consulted	20
<i>Appendix A – Scheduled Monument Description</i>	21

Evistones Cottage and Outbuildings, Rochester

Heritage Statement

EXECUTIVE SUMMARY

Site Name: Evistones Cottage

Address: Evistones Cottage, Rochester, Northumberland, NE19 1RY

Local Planning Authority: Northumberland National Park Authority

County: Northumberland

Statutory Listing: N/A

Conservation Area: N/A

Scheduled Monument: N/A but Evistones medieval settlement, field system and three bastles nearby

Date of Property: Late 19th century

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Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing heritage statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England. The IHBC recognises Humble Heritage as a professional Historic Environment Service Provider.

Humble Heritage Ltd undertook this Heritage Statement during July-October 2018 on behalf of the owner applicant Mr James Pritchard and in consultation with their project architects Michael Hall Associates and planning consultants Rural Solutions. It has then been updated during December 2018 in light of pre-application consultation responses from the Local Planning Authority. This assessment is intended to inform and accompany the planning application associated with the proposals for a replacement cottage and provision of outbuilding for agricultural and domestic use at Evistones, Rochester.

This report assesses the late 19th century origins, historical development and current character of the site at Evistones, the setting and heritage significance. This report then sets out the impact of the proposals upon the significance identified and includes a statement of justification for the works. Documentary and cartographic materials were consulted in order to provide a summary of the historical development and significance of the site following a site visit in July 2018.

This report finds that the current farmstead is of local significance with Evistones House having the greatest architectural (design) interest and historical interest given its known date and ownership history. In comparison the

heritage interest of the old stables, barn and cottage is lower and the precise date of construction unknown. The modern garage block with kennels has no heritage significance.

This report identifies that there is a heritage impact arising from the proposals but justifies them in that they will support the functionality of the farming operations which are at the heart of the site, its origins, development, current existence and future. Furthermore, they preserve Evistones House. The proposals have been carefully considered in terms of location, design, materials and form and will result in a traditionally designed courtyard arrangement that will form a group with the existing house with contemporary treatment (glazing) limited to elevations facing away from the house, and in any case offering a contemporary twist that celebrates modern building techniques and technologies. The impact upon the national park is negligible given the lack of visibility of the site from within the national park. There is not expected to be any impact (visual or physical) upon the nearby scheduled monument given the physical and visual separation between the archaeological remains and the application site.

INTRODUCTION AND METHODOLOGY

- 1.01 This Heritage Statement has been prepared by Liz Humble (MA, MA, MCIfA, IHBC), Director, Humble Heritage Ltd, on behalf of the owners and applicant Mr James Pritchard and in consultation with their project architects Michael Hall Associates and planning consultants Rural Solutions during July-October 2018. A site visit was made to the property on 26 July 2018. This report has then been updated during December 2018 in light of pre-application consultation responses from the Local Planning Authority. This assessment is intended to inform and accompany the planning application associated with the proposals for a replacement cottage and provision of outbuilding for agricultural and domestic use at Evistones, Rochester.
- 1.02 The aims of this report are to:
 - Inform the owners of the site and their advisors with respect to the heritage implications of the proposed works at Evistones Cottage and associated outbuildings.
 - To provide a tool to help the local planning authority to understand the development of the site, its significance and the heritage impact of, and justification for, the proposed works.
 - Assist those in the planning system advise and assess future plans for change at the site and satisfy the requirement of paragraph 189 of the National Planning Policy Framework, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).
- 1.03 This assessment is based on a site visit and analysis of historic Ordnance Survey maps of the area and secondary and primary source material, including the Northumberland County Council Historic Environment Record (HER). The HER number is 14943. A full list of sources consulted is reproduced in section 8 of this report. This includes *The Historic Buildings of the Northumberland National Park* entry on Evistones House (not cottage) by Grundy as requested by the Local Planning Authorities Historic Environment Officer and also the English Heritage historic farmstead study of the North East and best practice guidelines for adapting traditional farm buildings. The former does not specifically mention the national park.

SITE LOCATION AND HERITAGE PLANNING CONTEXT

Site Location

- 2.01 Evistones Cottage is situated in a rural farming location in Redesdale within the setting of Evistones House to the south of Rochester, the A68 and the River Rede. Evistones Wood and Evistones Plantation provide the immediate physical context and the remains of the medieval village of Evistones lies to the west (**figure 1**). The site is located within a farmstead and farmland in the Northumberland National Park in the Rochester and Byrness parish/district.



Figure 1: Site location (marked by purple cross)

Heritage Planning Context

- 2.02 There are no listed buildings within the application site or its immediate setting. However, as late 19th hunting lodge, keepers cottage and outbuildings, the buildings can reasonably be regarded as being of local interest (a non-designated heritage asset). The remains of the medieval village of Evistones to the north-west of the site is also a Scheduled Monument. The site falls within the Northumberland National Park.
- 2.03 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 7-11). The purpose of this Heritage Statement is to satisfy paragraph 189 of the National Planning Policy Framework which states that '*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting*'.
- 2.04 Paragraph 193 of the National Planning Policy Framework states, '*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's*

conservation (and the more important the asset, the greater the weight should be)...’ Paragraph 194 states that ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...’

- 2.05 Paragraphs 195 and 196 of the National Planning Policy Framework (NPPF) make a distinction between proposals that will lead to ‘...*substantial harm to (or total loss of significance)...*’ of a designated heritage asset (paragraph 195) and proposals which will have ‘...*less than substantial harm...*’ (paragraph 196).
- 2.06 Paragraph 197 notes that ‘*The effect of an application on the significance of a non-designated heritage asset should be taken in account in determining the application...a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*’
- 2.07 In terms of design, the NPPF recognises that ‘*good design is a key aspect of sustainable development*’ (paragraph 124). It states that ‘*In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings*’ (paragraph 131).
- 2.08 In terms of local planning policy, the Park Local Plan includes Policy 5 of the Core Strategy which covers replacement dwellings and Policy 18 Cultural Heritage, although the property is neither listed nor on a local list.
- 2.09 In terms of assessing the heritage impact of the removal of a potential non-designated heritage asset (in line with paragraph 197) of the NPPF and its replacement with a new building, the Dorothy Bohm v SSCLG [2017] EWHC 3217 Judgment in the High Court of Justice found that when considering a planning application for the demolition of a non-designated heritage asset (in this case at 22 Frognaal Way, Hampstead) and the development of the site to provide a new dwelling house in a conservation area, the impact of the proposal on the conservation area should be considered under section 72 of the 1990 Act as the entire proposal which is in issue. The judgement found that ‘*In other words the decision maker must consider not merely the removal of the building which made a positive contribution, but also the impact on the CA of the building which replaced it...make a judgement on the overall impact on the CA of the entire proposal...*’ Furthermore, any harm to the conservation area should be weighted against the public benefits. In the light of this judgement the heritage impact of the proposals assessed here is assessed as a whole i.e. the replacement of the current cottage and former stables, barn and modern garage block/kennels with the new buildings rather than simply the loss of some of the existing buildings.

Planning History

- 2.10 The on-line planning history for the site available via Public Access reveals several applications at Evistones, the most relevant being set out below:

Proposal	Application Number
Proposed construction of three-bay detached garage with associated storage, dog kennels and solar panels Evistones Farm	11NP0036
Proposed upgrading and construction of access tracks	08NP0003
Forestry Determination in respect of proposed upgrading and construction of access tracks	07NP0065

Pre-Application Advice

- 2.11 Pre-application advice (letter ref 18/0068 dated 13 November 2018) from a Northumberland National Park Planning Officer contained the following statement on cultural heritage at the site:

'The application site does not include any listed buildings although is a very short distance (approx. 70m) from the Evistones Medieval Settlement, Field System and Three Bastles Scheduled Ancient Monument and includes buildings of local significance.

I welcome that a heritage statement has already been commissioned, the findings of which are considered to be agreeable. A copy of this statement should be submitted as part of any planning application for the proposed scheme.

I have requested comments from NNPA's Historic Environment Officer (Archaeologist) in respect of any impacts of the development upon the nearby Scheduled Ancient Monument. I have not yet received these but will forward these to you once received.'

- 2.12 The Planning Officer advice concluded that: *'The removal and replacement of the existing cottage and outbuildings on the site with a new dwelling and outbuilding is considered to be acceptable in principle within this location; I have however raised concerns regarding the ability of the proposed replacement dwelling to meet with the requirements of NNPA Core Strategy policy 5 alongside suggestions as to how you could consider this aspect of the scheme further, and comments relating to the justification that would be required to accompany an application for a proposed outbuilding of the scale shown with the enquiry. Further advice has been provided relating to design and amenity, National Park special qualities and utilities and infrastructure.'*

- 2.13 Subsequent to this response, the Historic Environment Officer at the Northumberland National Park Planning Officer commented via email dated 14 November 2018 as follows:

'I have considered the information supplied by the applicant and have concerns about the proposal on heritage grounds.

Consideration of the large Scheduled Monument of Old Evistones is welcomed and I agree with the conclusions regarding potential impacts of the proposal on the monument. However, further consideration regarding the potential of the cottage and farm buildings for alternative uses should be given. For example, the author does not include the description of the building in the 1987 Historic Buildings Survey of Northumberland National Park (Napper Collerton Partnership) Historic England guidance on the adaptation of traditional farm buildings, including the regional farmsteads character statements should be used when considering the impacts of the proposals on undesignated heritage assets.

The assessment of the proposals needs to be proportionate to the significance of the heritage asset, however, I would like to see a fuller consideration of the relationship between Evistones House and the group of farm/ancillary buildings which form part of its significance. In my view, the proposal has the potential to cause harm on a non designated heritage asset.

Where a detailed Level 3 Historic Building Record is not required in this instance, a Level 2 record consisting of drawn, photographic and written record should be produced where these buildings are proposed for demolition.'

- 2.14 This Heritage Statement therefore provides additional information in-line with that requested by the Historic Environment Officer. Furthermore, the designs of the proposals have evolved positively following advice from the Planning Officer and therefore this report also considers the revised proposals.

HISTORY OF THE SITE

- 3.01 This section of the report examines the historical development of the site from its earliest known origins to the present day. It is based upon a cartographic analysis, review of previous planning applications, a site visit, and review of secondary source material. A full list of sources is set out in section 8 of this report and the scheduled monument description is reproduced in Appendix A.
- 3.02 The present-day farmstead at Evistones dates back to the late 19th century, but the farmstead is adjacent to the scheduled remains of a medieval and later rural settlement. This latter consists of the ruined walls and earthwork remains of a series of rectangular buildings and at least three bastles. Several phases of occupation are apparent, but the dates of occupation are unclear and neither the list entry for the settlement or its entry in the Northumberland Historic Environment Record (HER) (N8103) or Historic England's PastScape database date its occupation more precisely than the medieval and post-medieval periods. It was clearly disused by the time of the earliest Ordnance Survey map that was published in 1866, where the bastles ('peels' or pele towers) are labelled '*remains of*'. An account in 1827 (Hodgson 1827, 135) described the village as '*deserted*' although it noted that one of the ruined bastles was still used as a cow house. The website *Gatehouse Gazetteer* quotes a 1934 book as stating that the village was built in the 15th century and that it was inhabited as late as 1693 (Brown 1934). Such a late date accords well with the relatively high degree of preservation on the site.
- 3.03 According to the Northumberland HER the present-day farmstead of Evistones (Evistones House) originated as a late 19th century shooting lodge (or hunting lodge) and has a datestone of 1878 and the initials 'WCI' above the main door (N14943). There is no HER entry for Evistones Cottage. The full entry for Evistones House reads as follows:
- 'A late 19th century shooting lodge, built in 1878. Built of snecked stone with Welsh slate roof. Typical mid-Victorian style with a highly irregular plan. It has a higher two-bay section to the left with a lower 1-1/2 storey section recessed to the right and a separate two-storey staff quarters to the rear linked to the main building by a short single-storey link. The front door has an oddly moulded lintel dated 1878 with a strange two-light overlight under a Tudor arch. Above this the initials WCI. There are gabled roofs with overhanging eaves and two very tall, quite dramatic chimneys. Not an attractive house but a most distinctive one, set on a raised platform with drystone walled edges. (Grundy Grade III).'*
- 3.04 Both Evistones House and Evistones Cottage were first shown on Ordnance Survey mapping in 1897 (there are no buildings in this location on the earlier 1866 edition – **figure 2** – which depicts Evestones Wood in this location). Pevsner recorded the house as '*A shooting box. Typically Victorian Tudor of 1878*' (Pevsner and Richmond 2002, 343).
- 3.05 A 2006 newspaper article ('History brings pride of place', *Evening Chronicle*, 2 September 2006) reported the sale of the Evistones Estate and included a number of historical details, seemingly based on the account of the estate's then owner Dr Anthony James, a descendant of the family who owned the estate from 1842 onwards. According to the article, the land came into the ownership of the County Durham Ellison family around 1800. Cuthbert Ellison, '*one of the richest commoners in England*', had five daughters but no sons. One daughter, Sarah, married Sir Walter James in 1842 and the Evistones Estate was part of her inheritance. Evistones House was built in 1860 by Sir Walter James as a 'lodge-style house'. The article states that the house was extended in 1878 (which accords with the datestone above the door). It is therefore likely that the 'WCI' initials recorded in the HER entry are actually 'WCJ' for W[alter] J[ames]. In the article Evistones Cottage is identified as a keeper's cottage of Victorian date, but no more precise date is recorded and there is no date stone.
- 3.06 In 2012 planning permission was granted for the construction of a three bay garage and dog kennel on land to the southwest of Evistones House (southeast of Evistones Cottage) and this stands today.



Figure 2: Extract from the 1866 Ordnance Survey map (surveyed 1863 at 1:10560 scale). The farmstead has yet to be built with the site occupied by Evestones Wood

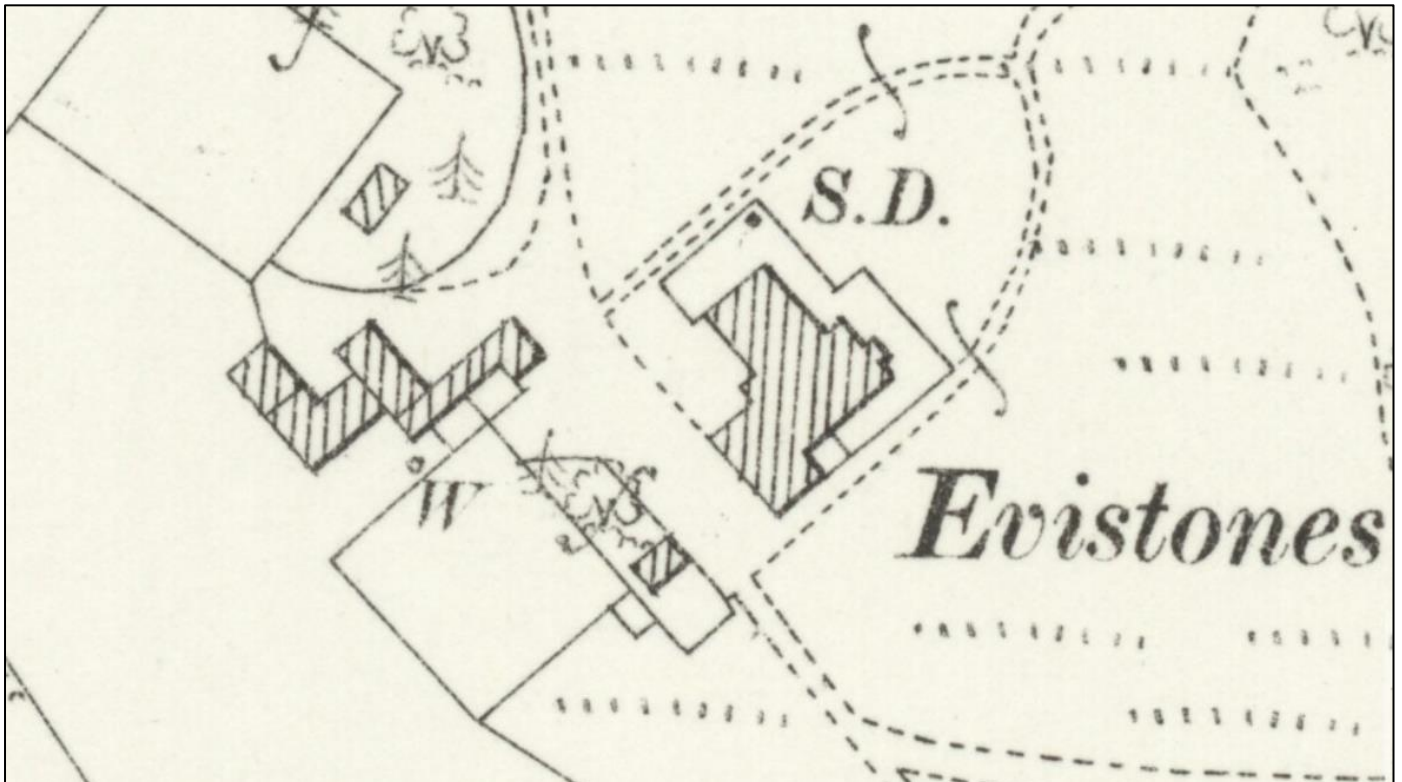


Figure 3: Extract from the 1897 Ordnance Survey map (surveyed 1896 at 1:2500 scale). Both Evistones House and Evistones Cottage and outbuildings are shown within Evistones Wood and Evistones Plantation. There are two enclosed yard areas flanking Evistones House with a further walled yard to the rear of the cottage and outbuildings

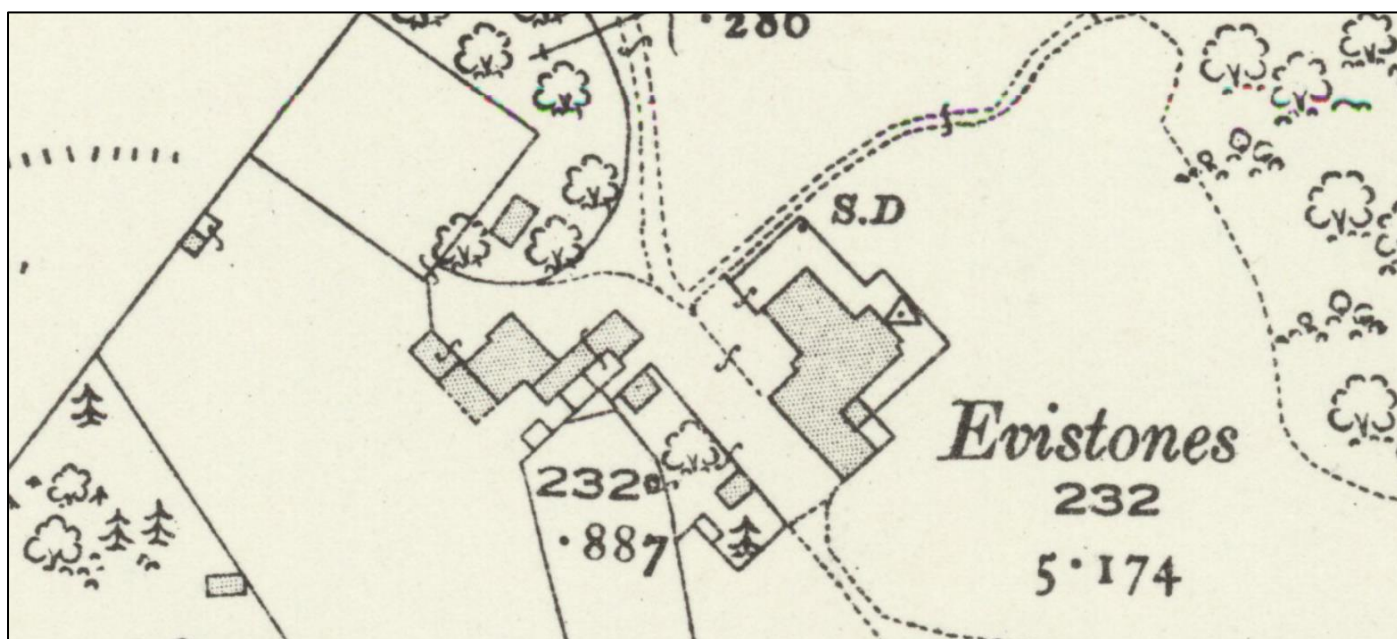


Figure 4: Extract from the 1923 Ordnance Survey map (surveyed 1921 at 1:2500 scale)

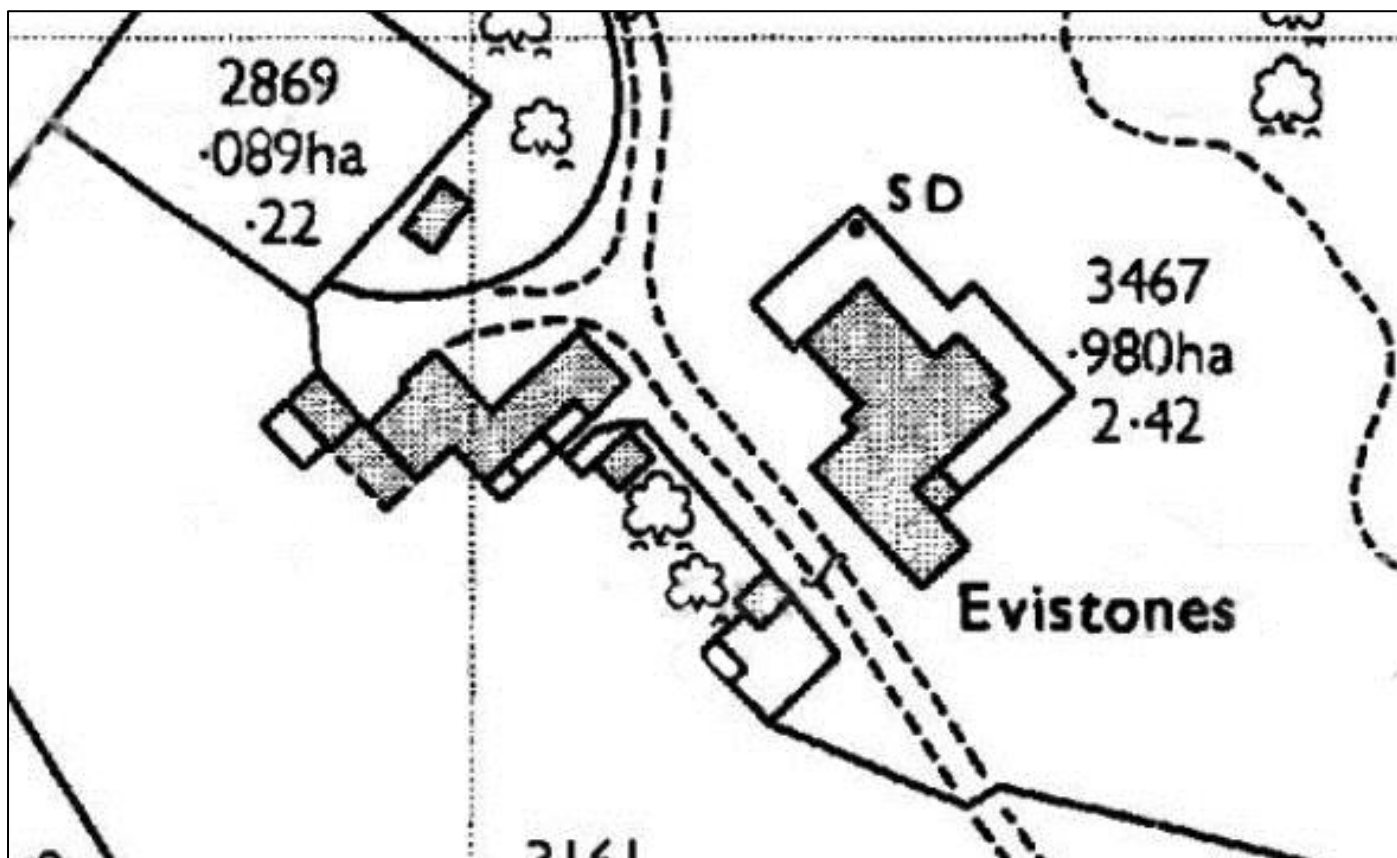


Figure 5: Extract from the 1979 Ordnance Survey map (1:2500 scale)

DESCRIPTION OF THE SITE

Overview

- 4.01 Evistones comprises a late 19th century house with late 19th extensions or offshoots (Evistones House) opposite which is a modern detached garage and kennel block. To the west of the site is then Evistones Cottage, a former keepers' cottage with attached outbuildings forming hay barn, garage/stores, stables. The plan-form at the complex is irregular, perhaps reflecting the specialised nature of the origins as a hunting lodge and keepers cottage rather than a traditional farmstead. It is perhaps closest to a loose courtyard complex. Courtyard plans are common in Northumberland. The buildings are set within gardens, woodland and fields with access drives to the south-east and north-west. There are no working yard areas but areas of hardstanding are present around buildings and providing access drives/parking areas.



Figure 6: View across to Evistones from access drive. It is largely hidden within the surrounding woodland and plantation. The cottage is not visible



Figure 7: Approaching Evistones from the access road. The cottage is not visible behind the garage and tree cover



Figure 8: Looking south from the field to the north of the cottage towards the site



Figure 9: Looking north-east to Evistones House and garages



Figure 10: Evistones House with datestone 1878 over the door and initials WCJ



Figure 11: Evistones House with former staff quarters range to the rear



Figure 12: Evistones House



Figure 13: Garden of Evistones House looking towards Evistones Cottage



Figure 14: Evistones House



Figure 15: Evistones House (left); modern garaging (right)



Figure 16: Evistones House, 1987 (HER 14943 entry)



Evistones Cottage

- 4.02 Evistones Cottage is a two storey stone built residential dwelling with attached barn/garage, and outbuildings. Currently vacant, it is a late 19th century building thought to have been built as a keepers cottage. The roofs are a combination of pitched/hipped/mono-pitched construction, overlain with blue grey Welsh slate. A sandstone chimney stack protrudes through the main central ridge and out over the south facing gable wall. There are three chimney stacks serving the main dwelling. These are of stone construction, and match the external walls. Clay pots are provided to all stacks. The rainwater gutters are mostly of cast iron. Generally, the external walls are coursed sandstone with dressed lintels, sills and quoins. The windows are timber framed sliding sash, with some fixed side lights at ground floor level and dormer windows.
- 4.03 Internally, the ground floor comprises a ground bearing concrete slab with accommodation forming a kitchen entered via a porch, a sitting room, a living room and a bathroom with a further porch providing access to the hallway. The upper floor is formed from suspended timber construction with three bedrooms. The ceilings throughout the building are mostly the original lath and plaster construction, with the exception of some plasterboard, or timber boarding.
- ### Outbuildings
- 4.04 An adjoining stone built annexe incorporates kennels, stable, stores, hayshed and garage.
- 4.05 The hay barn is a timber framed structure, comprising timber posts, beams and roof trusses. The external walls are of timber framing/cladding, or stone where it adjoins the main house and garage structures. The roof is of hipped construction, which is also overlain with blue grey Welsh slate. The timbers are generally 20th century renewal.
- 4.06 The outbuildings are also of traditional construction and attached to the eastern section of the main house. The roofs are a combination of duo/mono pitched construction, all overlain with blue grey Welsh slate. External and internal dividing walls are of solid stone construction. The floor is formed in concrete.

- 4.07 The modern garage has a roof overlain with blue grey slates that breaks upwards to a gablet over the central bay. The walls are of a solid sandstone construction.



Figure 17: Evistones Cottage and stables. Cart shed/vehicular opening to hay barn at rear



Figure 18: Cottage with dormer window and water tower with tank, c.1900



Figure 19: Cottage and stables range



Figure 20: Disused stables, storage and former kennels range



Figure 21: Detail of stables opening with chamfered stone surround



Figure 22: Hay barn at cottage



Figure 23: Evistones, 1987 (HER 14943 entry). This view of the cottage and stables/kennels range in 1987 remains the same in its essentials today

Condition of Cottage and Outbuildings

- 4.08 The condition of the Cottage and associated buildings has been assessed by Billingham George & Partners who offered the following summary:

'Main House - generally the overall structure, whilst in a reasonable condition given its age, is in need of some necessary structural repairs and remedial works. This relates to damaged/cracked masonry to the external walls, deteriorated stonework to one of the chimneystacks, defective/blocked rainwater goods, and issues with internal moisture penetration.

Hay Shed - overall the barn structure is in a reasonable structural condition, with the exception of some localised decay to two timber supporting posts.

Garage - also considered to be in reasonable structural condition, with no evidence of any significant structural issues.

Outbuildings - these appear to be in a reasonable structural condition. However, due to moisture penetration, some ceilings have collapsed, as a result of the timber decay to the joists.'

- 4.09 Billingham George & Partners note the following points of concern:

1. Slipped / missing roof slates & defective pointing to ridge and verges
2. Defective rainwater goods.
3. Signs of structural movement of stonework.
4. Deterioration of stonework to chimney stack
5. Weathered and inappropriate render/pointing to all elevations
6. Decay to supporting posts to barn.
7. Decay to timber roof/ceiling members
8. Damaged internal wall plaster
9. Decay to timber windows/framing.'

ASSESSMENT OF SIGNIFICANCE

5.01 Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as, *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.

5.02 This section examines the significance of the application site and its physical context.

Archaeological Interest

5.03 This report has not included an archaeological assessment. The site is located near a scheduled monument with remains from the medieval settlement of Evistones. However, there are no earthworks within the curtilage of the site and the archaeology does not appear to extend into the farmstead. Therefore archaeological interest is likely to be limited to 19th century phases of architectural development and any evidence within the built fabric of internal decorative schemes etc overlain by the modern fixtures and fittings associated with the bathroom, bedroom and decorative schemes at the cottage.

Historic Interest

5.04 The site is of interest for its association with the Evistones estate. Like most traditional farm buildings, the site dates from the 19th century. In this case the origins are late 19th century. The cottage may have housed the gamekeeper and functioned as a late 19th century estate building. It probably developed during the 20th century as accommodation for farm/estate workers. The buildings attached to the cottage were historically part of the working estate i.e. stables/kennels, barn etc and there is a group value with the late 19th century hunting lodge known as Evistones House. The stables also illustrate the importance of horses in supporting farming operations and a rural lifestyle with hunting. The historic interest is of local significance with the cottage and outbuildings less significant than the principal hunting lodge given their subservient relationship. The walled yards shown on historic mapping do not survive and the form of the farmstead is not particularly significant as it is not diagnostic of a locally distinctive type. The current site arrangement has also been affected by the addition of a later oil tank and garage block. This is not an intact historical farmstead but developed as a farmstead over time.

5.05 There is no known architect, craftspeople or events associated with the cottage and outbuildings.

Architectural Interest

5.06 The architectural interest is strongest with respect to Evistones House, which has some architectural design including a date stone and initials over the door. The HER entry notes that it has a *'typical mid-Victorian style with a highly irregular plan...Not an attractive house but a most distinctive one, set on a raised platform with dry-stone walled edges'*.

5.07 The cottage and outbuildings have a largely utilitarian modest design. The architecture here does, however, have some significance on the basis of the use of traditional materials (stone) with sufficient detailing to enable former uses (e.g. stables, hay barn, cottage) to be identified and with a traditional character including stone surrounds to windows and doors, some simple chamfering to openings and traditionally designed dormers. The water tower does not appear to be an original feature as it is not keyed into surrounding stonework. However, it is likely an early feature of c.1900 and is not typically encountered on cottages so is of some interest.

5.08 The Historic England guidance *'Adapting Traditional Farm Buildings'* states that *'Traditional farmsteads and buildings are assets which make an important contribution to landscape character and local distinctiveness. They do so through a diversity of uses which are of benefit to local communities and economies'* (2017, 1). At Evistones, the contribution to landscape character and local distinctiveness is minor for two reasons. Firstly, the buildings are sheltered and enclosed within a tree plantation and are located away from public

roads meaning that they are not visible within the landscape. Secondly, the site developed as a hunting lodge (Evistones House) and therefore has a plan form, site arrangement etc that is not typical or characteristic of the area and is not particularly aligned with a local vernacular or local distinctiveness.

Artistic Interest

- 5.09 There is no artistic interest given the functional use and design.

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

The Proposal

- 6.01 The proposed works seek to replace Evistones Cottage, associated late 19th century outbuildings and modern garage block with kennels with a farmstead development arranged around a courtyard plan. The intention is to replace buildings in poor condition and that are no longer fit for modern agricultural requirements with new buildings to support the farming operation, and provide a good standard of accommodation. The design ethos has been to incorporate some contemporary elements within a traditional design for these new buildings.
- 6.02 Evistones House remains unchanged in these proposals, while the modern garage block is replaced by a larger area of outbuilding for both agricultural and domestic use suitable for the needs of larger agricultural vehicles (the existing openings are too small to accommodate suitable farming vehicles). Accommodation is provided for storing quad bikes, a vehicular wash bay, workshop area, kennels and oil tank/diesel compound. These form 1 full range and 1 partial range around the proposed courtyard with the proposed cottage to form another range. The cottage provides a study, kitchen/living room, changing/washing facilities, and gym on the ground floor and two bedrooms with ensembles on the first floor.
- 6.03 The following proposal drawings prepared by Michael Hall Associates have been consulted in assessing heritage impact. These drawings have been prepared in consultation with the assessment of significance of the site in this report and following pre-application advice from the Local Planning Authority:
- Proposed site plan overall (dwg 3317 013c).
 - Proposed site plan (dwg 3317 012c).
 - Proposed layout (dwg 3317 010d).
 - Proposed cottage elevations (dwg 3317 015b)
 - Proposed outbuilding elevations (dwg 3317 014c).

Assessment of Heritage Impact

- 6.04 As noted in section 2 of this report, this assessment has been informed by the recent court judgement *Dorothy Bohm v SSCLG* [2017] EWHC 3217 Judgment in the High Court of Justice that found that when considering a planning application for the demolition of a non-designated heritage asset and the development of a site, the impact of the proposal must consider not merely the removal of the building(s) but also the impact of the building(s) which replace it i.e. the entire proposal. This assessment has also been prepared in consultation with the Historic England document *Adapting Traditional Farm Buildings*.
- 6.05 The loss of the current cottage and stables range will result in a heritage impact as these are late 19th century buildings of local significance given their traditional character and association with the 19th century estate. However, the significance of these buildings is limited and they are not designated. Therefore, the assessment of heritage impact should be balanced against the nature and quality of the replacement buildings and the justification for these.
- 6.06 The current buildings are vacant and the farm buildings are redundant and not fit for purpose at a 21st century farm. The buildings are in a deteriorating condition and a number of condition issues have been identified in the condition/structural report. *Adapting Traditional Farm Buildings* notes that 'dereliction is a

significant and increasing problem facing traditional farm buildings’. In contrast, the proposed buildings will be fit for purpose and provide accommodation and associated facilities required to support farming operations and the family needs.

- 6.07 As per the recommendation in *Adapting Traditional Farm Buildings*, consideration has been given to retention of the existing farm buildings. As part of this the cottage has been rented in recent years in order to keep it in residential use. However, this has not proved to be financially sustainable. The income generated is insufficient to cover the repair needs and the building cannot be easily altered or extended to meet modern needs. It is not fit for modern living purposes and has poor energy efficiency, suffers from damp and other maintenance issues. The farm buildings are generally either flimsy structures not capable of reuse such as the barn or are narrow with poor head heights such as the stables/kennels. They are difficult to convert and the layout, internal space and arrangement does not meet modern needs.
- 6.08 The buildings proposed for removal are not capable of providing an important economic asset for the farm business. The Historic England guidance notes that without a regular stream of income to support their upkeep, most traditional farm buildings will not survive and there are five main options for their future: lose them, maintain them, repair them, adapt them or replace them. The buildings have been maintained for many years but this has not proved to be sustainable and they are not capable of viable adaption to new agricultural or domestic purposes. Therefore, the intention is to replace them in order to support Evisstones House and the farm business.
- 6.09 In addition to the justification for the proposals summarised above and explored in further detail in Rural Solution’s Planning Statement, the following observations can be made:
- The buildings to be replaced have limited (local) significance.
 - The buildings to be replaced were built for specific purposes and are functional buildings that are no longer fit for purpose. The site is best suited to domestic and agricultural uses that can actively support the farm business. The new buildings will achieve this and represent the optimum viable use.
 - The buildings to be replaced are not visible from wider views (beyond the farmstead) within the National Park given the extent of tree cover and distance from public highways. Therefore, the visual impact on the national park is negligible given the lack of visibility.
 - The replacement buildings have potential to not only improve the site functionality but also its character and appearance as they will be arranged in a traditional and efficient courtyard arrangement, use traditional materials (stone elevations and timber doors and windows, slate roof cover) that will complement Evisstones House, have a design that references the house to be retained (stone quoins, stone surrounds to windows) and a traditional simple vernacular character with, for example, vertical boarded doors. The architect designed high-quality proposals that respect the historic character (design and materials) have the potential to make a positive contribution to the rural context and landscape character, albeit limited by the lack of visibility to the site. The design avoids inappropriate elements such as porches or conservatories that can be overly domestic and suburbanising. The blend of traditional and modern character avoids overly domestic references, albeit the cottage is intended to be legible as a dwelling. The pre-application advice stated that the materials proposed and the traditional design with some modern elements was considered to be acceptable in principle.
 - In *Adapting Traditional Farm Buildings*, it is recommended that new buildings should relate to the massing and character of the existing farmstead. As concern about a larger footprint and height was expressed in the pre-application advice, the proposals have evolved and now the proposed media room/snug has been omitted from the proposed ground floor of the cottage. The proposed full height structural glazed link element containing the stairs to the first floor considerably reduces the appearance of massing at the cottage.
 - The existing hierarchy is maintained on site with Evisstones House forming the highest and most architecturally dominant and significant building. The proposed cottage will be physically and architecturally subservient to the house and the outbuildings will be even more modest and lower in height and embellishment to reflect their humble functions.

- The proposed cottage will have a less visible rear elevation, facing away from the house, that celebrates early 21st century design with full height structural glazed gable to light the interior and enable views to link the interior and exterior in addition to ground floor sliding screens.
- The historical arrangement was irregular and can perhaps best be described as a loose courtyard plan. The proposals will create a more efficient, coherent and legible courtyard plan form that is in keeping with most farms as most farms adopted a courtyard plan in which buildings were arranged around one or more yards. The courtyard plan form is common in Northumberland and the pre-application advice stated that this was considered to be acceptable in principle.
- The modern garage block has no heritage significance and therefore its replacement will not result in a heritage impact, while the larger/higher doors will enable larger vehicles to park within with additional facilities for additional kennels, parking and washing area.

6.10 Medieval remains associated with the scheduled monument at Old Evistones have the potential to be of national archaeological interest. However, there is no evidence that these extend within the application site and they appear to be contained within the scheduled area based upon evidence from historic mapping and earthwork evidence/ruined foundations. There are no earthworks or evidence of old foundations within the application site and the maps consistently record the earthworks to the west beyond the application site. Furthermore, tree screening between the site and the scheduled monument means that there is no visual connection (intervisibility) between the two areas. The scheduled monument is therefore unaffected by these proposals.

Mitigation/Historic Environment Public Benefits

6.11 The key objective of the proposals is to place the farm business as Evistones on a sound sustainable economic footing in order to preserve Evistones House and the surrounding farmland. However, it is recognised that a suitable form of mitigation that maximises public benefit is appropriate in this case. This report concurs with the recommendation of the Historic Environment Officer in the pre-application response that '*Where a detailed Level 3 Historic Building Record is not required in this instance, a Level 2 record consisting of drawn, photographic and written record should be produced where these buildings are proposed for demolition.*' Such a record will ensure that the buildings proposed for removal will be 'preserved by record' and that record will be made publically available through deposition with the Historic Environment Record for the National Park.

6.12 A suitably worded recording condition might read along the following lines: No development or demolition shall take place within the application site until a permanent record of the existing historical buildings to be taken down has been undertaken in accordance with a recording specification, which shall have been submitted to and approved by the Local Planning Authority. Such a record shall be prepared to Level 2 in accordance with English Heritage's '*Understanding Historic Buildings: A guide to good recording practice*', 2016. The final record shall be submitted to and approved in writing by the Local Planning Authority in accordance with a timetable which shall have been specified within the brief. A copy will be supplied to the Historic Environment Record.

CONCLUSION

- 7.01 This Heritage Statement has been prepared in connection with the proposed replacement of Evistones Cottage and associated outbuildings in order to create a functionally and aesthetically coherent courtyard arrangement at Evistones House, with accommodation and facilities suited to modern domestic and agricultural needs that will better support the farming business at Evistones.
- 7.02 This report finds that the current farmstead is of local significance with Evistones House having the greatest architectural (design) interest and historical interest given its known date, ownership history and designed features. However, the design interest (aesthetic heritage value) is still modest with the HER entry stating that it is '*not an attractive house*'. In comparison the heritage interest of the old stables, barn and cottage is lower and the precise date of construction unknown. The modern garage block with kennels has no heritage significance. Evistones House will remain the primary building on site (in terms of its size, height and architectural embellishment). The proposed buildings will be subservient to this as reflects their ancillary domestic and agricultural uses. The current site arrangement is not a typical or characteristic form in the area and contributes little to the significance of the site, in particular given changes such as the loss of former yards and the addition of a later oil tank and garage block. This is not an intact historical farmstead, and indeed was never designed as such. The proposed courtyard arrangement is more efficient operationally and is more in keeping with courtyard plans seen elsewhere in the region.
- 7.03 This report supports the proposals in that they are important in underpinning the functionality of the farming operations which are at the heart of the site, its development, existence and future. Furthermore, they preserve Evistones House and the proposals have been carefully considered in terms of location, design, materials and form and will result in a traditionally designed courtyard arrangement that will form a group with the existing house with contemporary glazing limited to elevations facing away from the house, and in any case offering a contemporary twist that celebrates modern building techniques and technologies. The impact upon the national park is negligible given the lack of visibility of the site from within the national park. There is not expected to be any impact (visual or physical) upon the nearby scheduled monument given the physical and visual separation between the archaeological remains and the application site. Mitigation (and public benefit) is recommended in the form of a Level 2 historic building record for the buildings proposed for removal.

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APPENDIX A ~ SCHEDULED MONUMENT DESCRIPTION

Evistones medieval settlement, field system and three bastles

List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Evistones medieval settlement, field system and three bastles

List entry Number: 1016815

District: Northumberland

District Type: Unitary Authority

Parish: Rochester

National Park: NORTHUMBERLAND

Grade: Not applicable to this List entry.

Date first scheduled: 12-Nov-1962

Date of most recent amendment: 07-Jul-1999

Reasons for Designation

Medieval rural settlements in England were marked by great regional diversity in form, size and type, and the protection of their archaeological remains needs to take these differences into account. To do this, England has been divided into three broad Provinces on the basis of each area's distinctive mixture of nucleated and dispersed settlements. These can be further divided into sub-Provinces and local regions, possessing characteristics which have gradually evolved during the last 1500 years or more. This monument lies in the Wear-Tweed sub-Province of the Central Province, an area long characterised, except for the western margins, by nucleated settlements both surviving and deserted. Variations within the sub-Province reflect land ownership as well as terrain: on some estates in Northumberland there was much dispersal of farmsteads and consequent village and hamlet depopulation after the Middle Ages, whereas Durham saw greater stability because of ecclesiastical control. An overlay of mining settlements adds complexity to the coalfield areas. The Cheviot Margin local region is a narrow transition zone between two contrasting areas, the high moorlands of the Cheviots and the agriculturally favourable lowlands of the Tweed Valley and the Northumbrian Vales. Fieldwork has shown that this region retains archaeological traces likely to date from many periods, providing evidence for sequences of land occupation. Medieval settlements are mainly in the form of small hamlets and isolated farmsteads.

In some areas of medieval England settlement was dispersed across the landscape rather than nucleated into villages. Such dispersed settlement in an area, usually a township or parish, is defined by the lack of a single (or principal) nucleated settlement focus such as a village and the presence instead of small settlement units (small hamlets or farmsteads) spread across the area. These small settlements normally have a degree of interconnection with their close neighbours, for example, in relation to shared common land or road systems. Dispersed settlements varied enormously from region to region, but where they survive as earthworks their distinguishing features include roads and other minor tracks, platforms on which stood houses and other buildings such as barns, enclosed crofts and small enclosed paddocks. In areas where stone was used for building, the outline of building foundations may still be clearly visible. Communal areas of settlements frequently include features such as bakehouses, pinfolds and ponds. Areas of dispersed medieval settlement are found in both the South Eastern Province and Northern and Western Province of England. They are found in upland and as also some lowland areas. Where found their archaeological remains are one of the most important sources of understanding about rural life in the five or more centuries following the Norman Conquest. Medieval dispersed settlements often had associated field systems in which former arable cultivation may be evident in the form of ridge and furrow earthworks. Well preserved ridge and furrow, especially in its original context adjacent to settlement earthworks, is an important source of information about medieval agrarian life and a distinctive contribution to the character of the historic landscape. Bastles are small thick walled farmhouses in which the living quarters are situated above a ground floor byre. The vast majority are simple rectangular buildings with the byre entrance typically placed in one gable end, an upper door in the side

wall, small stoutly barred windows and few architectural features or details. Some have stone barrel vaults to the basements but the majority had a first floor of heavy timber beams carrying stone slabs. The great majority of bastles are solitary rural buildings, although a few nucleated settlements with more than one bastle are also known. Most bastles were constructed between about 1575 and 1650, although earlier and later examples are also known. They were occupied by middle rank farmers. Bastles are confined to the northern border counties of England, in Cumbria, Northumberland and Durham. The need for such strongly defended farmsteads can be related to the troubled social conditions in these border areas during the later Middle Ages. Less than 300 bastles are known to survive, of which a large number have been significantly modified by their continuing use as domestic or other buildings. All surviving bastles which retain significant original remains will normally be identified as nationally important. Evistones settlement and field system survive well and retain significant archaeological deposits. Several phases of settlement are represented at the monument and will contribute to our understanding of medieval and later settlement in the Cheviot Margins. The later phase of bastle construction enhances the importance of the monument.

History/Details

The monument includes the remains of a medieval and post-medieval settlement, situated on a north east facing slope overlooking the valley of the River Rede to the north west, north east and south east. The settlement is visible as the remains of a series of rectangular buildings of longhouse form and at least three bastles, linked together by walls and placed around a central space, interpreted as an irregularly shaped village green. More than one phase of settlement is represented by the remains at Evistones. The first bastle, the most prominent feature of the monument, is situated at the north eastern end of the central complex at NY 8305 9677. It is visible as a vaulted, rectangular building measuring 10.5m by 7.5m with walls 1.5 to 1.6m thick of roughly squared stone. The jambs of an original doorway in the centre of the eastern wall are clearly visible. The western half of the original barrel vault remains intact, standing 2.8m high. The cross wall with a central doorway which is visible today is a later construction related to the re-use of the bastle as a sheepfold. Some 60m north west of the first bastle, forming the north western edge of the central complex of buildings, there is a second bastle, visible as the lower courses of a rectangular building 10.5m by 8m with walls 1.7m thick, constructed of large, roughly squared stone. In between the two bastles, ranged along the north side of the green there are the remains of at least two partially overlapping longhouses, standing on average 1m high with walls between 1m and 1.5m wide. The remains of at least six further longhouses are ranged around the eastern and southern sides of the green; these buildings stand to a maximum height of 1m with walls on average 0.8m thick. Those at the south eastern end generally stand less high and are more denuded than the rest. A single building is situated on the village green in a central position with walls 0.3m high and 1.2m thick. The bastles and some of the longhouses have irregularly shaped enclosures attached to them representing the remains of gardens or small fields. These are bounded by stone walls on average 1.5m high. Some 60m north east of, and detached from, the central complex of the settlement there is a third bastle. This is situated at NY 8308 9680 at the north east corner of a rectangular enclosure. The building is visible as the lower courses of a rectangular building measuring 12.8 by 7.4m and standing to a maximum of 1.5m high. There is a smaller rectangular structure attached to the southern gable of the bastle. The remains of at least two additional rectangular structures are visible at the southern end of the enclosure. Surrounding the settlement complex on all sides there are the well preserved remains of an associated field system, visible as a series of contiguous small fields, or furlongs, bounded by low banks of earth called headlands. Within each furlong there are the remains of medieval ridge and furrow, measuring on average 0.8m between the furrows. The furlongs are grouped into at least three larger blocks of land defined by large prominent earthen banks. Within the field system there are the remains of at least five further rectangular buildings, some thought to be the remains of agricultural buildings such as barns and hemmels. The wire plantation fence and the metalled surface of the road which crosses the monument are excluded from the scheduling, although the ground beneath these features is included.

National Grid Reference: NY 83049 96902



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