

Poultry House / Kennels Harbottle Castle (New), Harbottle

Proposed Conversion to Fishing Lodge

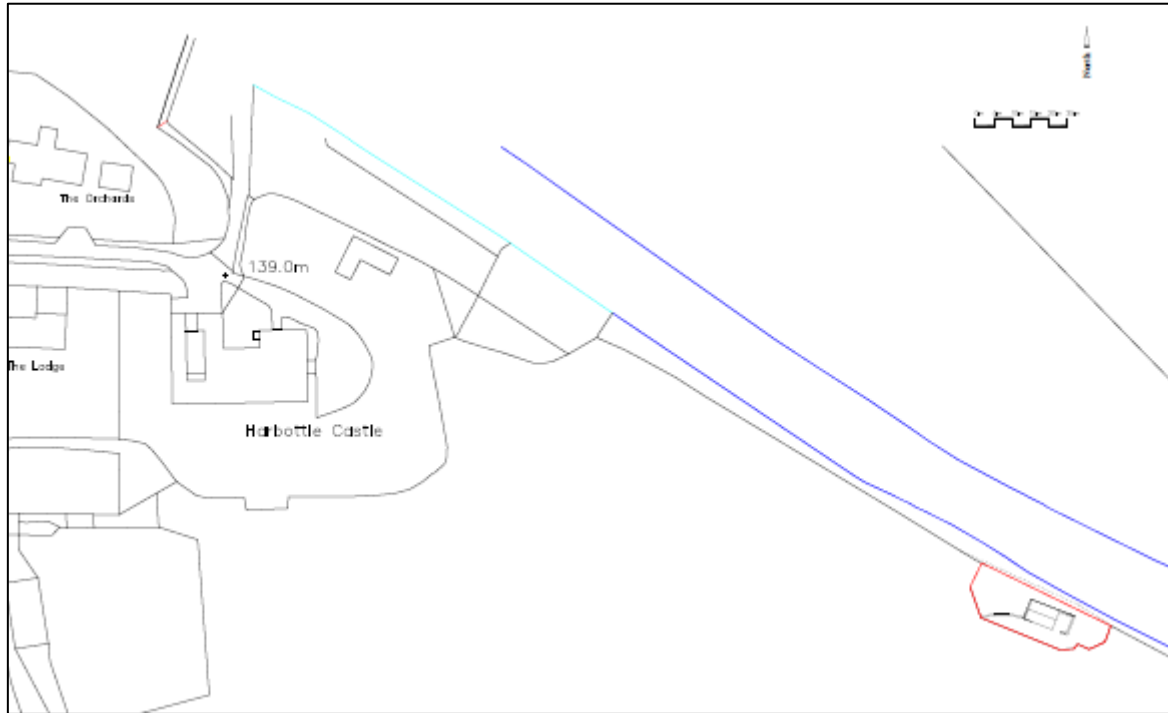


Heritage Statement

August 2020

Argyle Planning Consultancy LTD

Site Location Plan



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1. Introduction

1.1 Argyle Planning Consultancy Ltd was commissioned by the owners of the poultry house Mr and Mrs G O'Kane to prepare a Heritage Statement to support a full planning application for its conversion to a fishing lodge being carried out by Clive Mattison Architectural Services. The application has already been submitted but has not been validated.

1.2 The purpose of this Heritage Statement is to assess heritage significance of the building and its setting and guide proposals for change in a manner that conserves significance and avoids harm to the heritage assets, in this case principally the listed Harbottle Castle (New), its parkland setting and the poultry house itself which is an undesignated heritage asset.

1.3 The approach follows the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following steps:

- Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
- Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposals
- Establish the nature of the proposed changes, including the overall aim of the change and any emergent design proposals
- Analyse the potential impact of the finalised design upon the significance of the assets.

1.4 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to heritage policies outlined in Chapter 16 of the *National Planning Policy Framework (2019)*. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.

2. General Description and Context

2.1 The former poultry house / kennels lies just above the banks of the River Coquet south east of Harbottle village in the parkland to Harbottle Castle (New) and is within the curtilage of the listed building. The statutory listing for the Castle, a John Dobson designed country house now subdivided into 3 apartments, is at Appendix 1.



Harbottle Castle House from the Poultry House



The Poultry House from the west

2.2 The building is a simple gabled stone-built structure with a slate roof (part collapsed). It has a main section with an open colonnaded front to the south with the

roof supported by cast iron pillars. An offshoot section at the east end of the building is more enclosed and may have been a later addition. The walls to gables and rear are built in coursed rubble and the front elevation is in ashlar stonework.

2.3 The slightly lower offshoot section is now not in a good condition having part collapsed but the main section of the building at present is complete although as the roof is spreading it will need to be replaced in its entirety (see structural report).

2.4 The building was originally built as a poultry house for rare breed poultry, an interest of the original owners of Harbottle Castle, and then subsequently used as kennels. In recent years it has just been used for storage.

3. Planning Policy Context

3.1 The *National Planning Policy Framework* (NPPF) requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting and assess the impact of the proposal on the heritage asset.

3.2 In determining planning applications, the NPPF states that local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF makes it clear that the authority should also take into account the extent to which the significance is harmed by the proposal. Schemes which preserve or better reveal the significance of the asset should be treated favourably.

3.3 The Northumberland National Park Local Plan 2009 at the time of writing is currently the adopted Development Plan for the area. However, its replacement is so close to adoption having completed examination and modification stages that its policies carry very significant weight and by the time that the application is determined it is likely to be adopted. The policies of relevance to the proposal are set out in full in the Design and Access Statement. However, of most relevance to this Heritage Statement is policy DM14 Historic Landscape Assets and Built Heritage which states at section 3:

“Development affecting the built heritage of the National Park should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features. Development proposals will be supported where they:

- a) Conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting including key views, approaches and qualities of the immediate and wider environment that contribute to its value and significance;*
- b) Preserve and enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character;*

- c) Reinforce the distinctive qualities of settlements through the consideration of scale, height, massing, alignment; design detailing, materials and finishes;
- d) Respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings;
- e) In the case of new uses, ensure the new use represents the optimal viable use of the asset which is compatible with its conservation;
- f) In the case of adapting assets for climate change mitigation, the proposal is based on a proper understanding of the asset and its material properties and performance. Development should not harm the heritage value of any assets affected “

4.0 HERITAGE APPRAISAL

4.1 The following appraisal adheres to guidance published by English Heritage (2008) and relates specifically to the requirement contained in paragraph 189 of the NPPF, as follows: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record (HER) should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*

4.2 The appraisal begins by identifying and assessing any heritage values that might be affected by the proposals, before evaluating these values and expressing them concisely within a ‘Statement of Significance’. The essential purpose of this Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

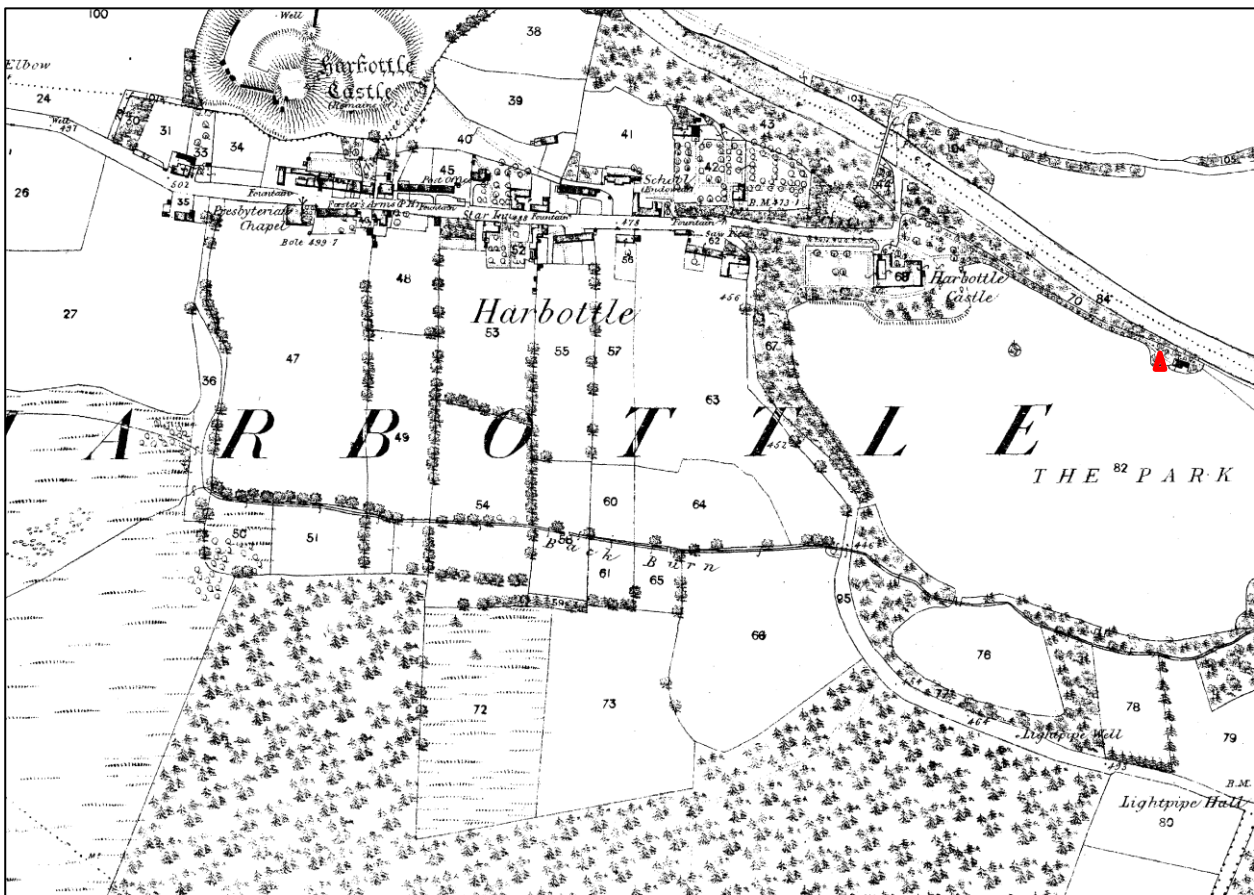
Heritage Values

4.3 The heritage values are explored under the following headings: *evidential value; historic value; communal value; aesthetic value*. The exploration focusses specifically on those values deemed of relevance to the proposals.

Evidential Value

4.4 Historic England (2008) suggests that *“Evidential value derives from the potential of a place to yield evidence about past human activity”*.

4.5 It is clear from the HER and other research that the building itself was most likely built as a poultry house in the 19th century probably around the time or not long after the main Harbottle Castle House was built. The first edition of the Ordnance Survey at 1 :10560 would suggest there is something built in the location of the poultry house but it is not definitive. However, the building is clearly shown in the larger scale 1:2500 OS County Series of 1895.



Ordnance Survey County Series 1895 – Poultry House marked

4.6 Thomas Clennell for whom Harbottle Castle House was built and the Fenwicke-Clennell family were reputed to have been poultry fanciers around the mid to late 1800s, a hobby popular amongst the landed gentry at this time and one which would justify such a fine building.

4.7 The reference to ‘kennels’ may in fact refer initially to poultry ‘kennels’ rather than indicate that any dogs were kept there. However the current owners confirm that the building was also used from the 1880s until the First World War as kennels for the West Percy Fox Hounds.

4.8 The building evidences the sort of structures that typically were erected within the parkland and demesnes of country houses and the whole has strong evidential value in yielding evidence about how the landed gentry lived in the 19th century in country houses and their hobbies and pastimes.

Historical Value

4.9 Historic England (2008) suggests that - “*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative*”.

4.10 This small domestic building holds illustrative historic value through the manner in which it helps depict both the life of the Fenwicke-Clennells as local landed gentry and the development of Harbottle Castle House and its parkland as a small country estate in the 1800s.

4.11 The house (and possibly this small building) also has associative historic value in being designed by the architect John Dobson (1787 to 1865) who favoured the neoclassical style and was fashionable amongst north east landed gentry as a designer for new Georgian country houses such as Harbottle Castle House. It is suggested that given the quality of the poultry house that it was in fact built to designs by John Dobson’s

practice.

4.12 There is also associative historic value from the role of the Park in the Second World War as a military camp. The earthworks for the huts can still be discerned on the ground and particularly from the air in aerial photographs and it is possible that the Poultry House may have been pressed into service supporting the camp in some form.



Harbottle Castle House from the Park in the early 20th century

Communal Value

4.13 Historic England (2008) suggests that: “*Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory*”.

4.14 The building, parkland and Harbottle Castle House carries communal heritage value for the community of Harbottle having formed a central part of the village over nearly 200 years, the house being thought to be constructed in 1829.

4.15 The small country house estate builds a sense of place and helps to tell the story of Harbottle over the last two centuries.

Aesthetic Value

4.16 Historic England (2008) suggests that: “*Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place*”.

4.17 Harbottle Castle House and its parkland setting undisputedly is of high aesthetic value as a fine Dobson country house but the poultry house also contributes. It has modest aesthetic value in its own right being a simple pleasing building with fine, attractive detailing but also carrying aesthetic value as a building in its parkland setting to a small country house.

5. Statement of Significance

5.1 Having assessed the heritage values associated with the site, it is now possible to take a more informed approach to the assessment of significance. This will give specific consideration to prioritising conservation, in light of the proposals for change. In this context, a statement of significance is given below.

5.2 The Poultry House although not statutorily listed does indeed hold appreciable heritage value across the range of values due to its position, prominence and design and has local significance as a heritage asset.

5.3 The Building

5.3.1 The Poultry House is an integral part of the design of the Harbottle Castle country house estate when it was rebuilt by the Clennell Family in the first half of the 19th century. It is a very fine example of a domestic livestock building built both to keep and show rare breed poultry. It is possible as with the main house that some of the stone was recovered from the original Harbottle Castle and recut for the new construction. Given this context the building is of high significance.

5.4 The Setting

5.4.1 The building sits in the original designed Park to Harbottle Castle House and is clearly deliberately placed to be seen from the house albeit set into the stand of trees which explains the quality of the building.

5.4.2 Although a small building the form and design of the building complements the Park and is of significance in the landscape setting to Harbottle Castle House.

5.5 No early photographs of the Poultry House in its original form have been sourced but enough remains of the structure to inform the design choices for the conversion and ensure the significance of the building is retained.

6. The Proposed Development

6.1 The proposal is to work largely with the footprint and shell of the building as it exists to create a small one bedroomed holiday lodge targeted at the fishing holiday market but not exclusively.

6.2 The main section of the building will form the kitchen and living space for the lodge and will be open to the rafters. The bedroom will be accommodated in the eastern offshoot section of the building again open to the rafters.

6.3 The decision has been taken that as the roof structure is spreading (see structural report) it will need to be replaced and as the gable of the eastern offshoot had already collapsed in part due to structural problems with the design, the decision has been taken to extend the new roof over the eastern offshoot at the same level rather than following the original slightly lower ridge height.

6.4 Because of the small scale nature of the building a small offshoot is required at the west end. This will be completely subservient to the main building, tucked behind the boundary wall and just large enough to accommodate a WC and shower/wetroom and small lobby/utility area for boots, heat pump equipment etc.

6.5 The open frontage on the front elevation which was originally fronted in railings will be kept open with framed glazing, incorporating the main entrance, set behind the dwarf stone wall and colonnade.

6.6 Additional fenestration is limited to the rear elevation where it is not prominent and involves insertion of a patio door into the living space, a small window into the bathroom and a proposed corner window into the bedroom.

6.7 To facilitate the conversion, the internal wall that created the roosting and kennel space and separated this from the former open run area will need to be removed.

7. Impact of the Development on the Significance of the Poultry House and setting of the listed building.

7.1 External impacts

7.1.1 Any external stonework repairs and replacement of the collapsed corner section of the eastern offshoot will be carried out using recovered stone on site, recut and laid as coursed rubble and using appropriate lime mortars. This is entirely positive in securing the stone fabric of the building.

7.1.2 The roof will be replaced in Welsh slate using a mix of new slate and reusing what slate can be salvaged from the building. Reroofing the building with one continuous roof over the main section and the eastern off shoot will result in the loss of the feeling of subservience the offshoot has to the main building but structurally this is deemed to be the better solution for the building's future.

7.1.3 The small westerly extension as noted is designed to be entirely subordinate to the main building being set back from the frontage and set down at the ridge. It has been designed to be as small as possible so that it does not dominate the original building in any way.

7.1.4 The retention of the open front by the installation of framed glazing behind the colonnade retains the original open feel of the poultry house. In total the alterations externally do not harm the significance of the building and affords the building a new use which will preserve it.

7.1.5 The external changes in total still retain the overall character and appearance of the building in its landscape setting within the Park and there would be no impact on either the listed Harbottle Castle House or on the Park.

7.2 Internal impacts

7.2.1 Internally, the principal change is the removal of the internal walls and pen structures running behind the open run areas on an east west axis. This is a material change but one that is necessary if the building is to have any sort of viable future use - the original subdivided spaces being too small for any realistic use. The impact of the loss of these on the significance of the building is outweighed by the benefit of securing the structure of the heritage asset and bringing it back into viable use consistent with its conservation.

7.3 The proposals are to a high standard of design utilising and recycling original materials where possible, augmented by quality new material that will not harm the significance of the assets and will help preserve their significance for the future. The proposal therefore meets the policy tests set out in the NPPF and accordingly should be treated favourably.

7.4 For the above reasons the proposals are also in accordance with the introductory section to part 3 of policy DM14 Historic Landscape Assets and Built Heritage of the NNPLP and the criteria a) to f) as follows:

- a) Conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting including key views, approaches and qualities of the immediate and wider environment that contribute to its value and significance; ***The proposal allows the conservation of the asset in particular the colonnaded front elevation and reaffirms its position in the landscape setting re-establishing it as a building that can be 'shown off' as was the original intention with the poultry house.***
- b) Preserve and enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character; ***The proposal would not have any impact on the character and appearance of Harbottle Castle House and its Park and the historic connection that the building holds with the Castle and the Park. The mature stand of trees surrounding the poultry house provides an attractive setting which will remain unchanged with the new use.***
- c) Reinforce the distinctive qualities of settlements through the consideration of scale, height, massing, alignment; design detailing, materials and finishes; ***The proposal works entirely with the scale, massing, design and materials of the original building.***
- d) Respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings; ***The proposal would not impact on the integrity of the settlement form of Harbottle or the spatial relationship with Harbottle Castle and its Park.***
- e) In the case of new uses, ensure the new use represents the optimal viable use of the asset which is compatible with its conservation; ***Inasmuch as the use is modest and can be incorporated into the building with limited external change and will secure the building's conservation it is the optimal viable use.***
- f) In the case of adapting assets for climate change mitigation, the proposal is based on a proper understanding of the asset and its material properties and performance. Development should not harm the heritage value of any assets affected". ***The proposal will take the opportunity to make the building as energy efficient as possible through internal insulation and the use of air source heat pumps and this can be achieved in a way that does not harm the heritage value of the asset.***

8. Conclusion

8.1 This Heritage Statement sets out the significance of the assets and together with the Design and Access Statement demonstrates that the proposed development is acceptable in terms of its impact on the significance of the heritage assets involved.

8.2 No harm to the character or appearance of the unlisted heritage asset is likely to be caused by the conversion and alteration proposals and on balance the proposal sustains the asset by giving it a secure future.

8.3 For a proposal that accords with the NPPF and local development plan policy planning permission should be granted.

Peter Biggers BSc Hons MRTPI AIHBC

Argyle Planning August 2020

Appendix 1 Statutory Listing for HARBOTTLE CASTLE (NEW)

Overview

Heritage Category: Listed Building

Grade: II

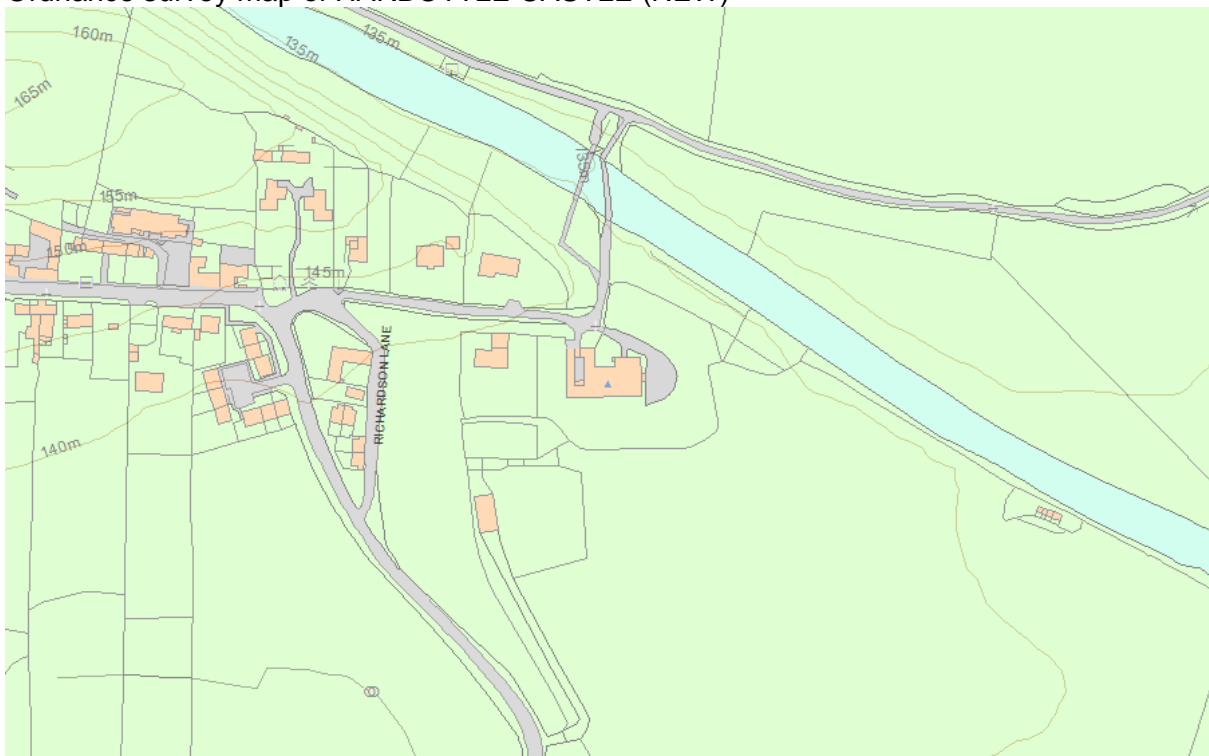
List Entry Number: 1041280

Date first listed: 03-Sep-1986

Statutory Address: HARBOTTLE CASTLE (NEW), 1,2 AND 3

Map

Ordnance survey map of HARBOTTLE CASTLE (NEW)



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This copy shows the entry on 10-Jul-2020 at 10:52:28.

Location

Statutory Address: HARBOTTLE CASTLE (NEW), 1,2 AND 3

The building or site itself may lie within the boundary of more than one authority.

District: Northumberland (Unitary Authority)

Parish: Harbottle

National Park: NORTHUMBERLAND

National Grid Reference: NT 93710 04634

Details

HARBOTTLE VILLAGE NT 9304 (East end) 26/71 Harbottle Castle (New) Units 1, 2 and 3

GV II

House now divided into 3 units. Probably older core, but externally entirely 1829 by John Dobson for the Fenwicke-Clennels.

Ashlar with Scottish and Welsh slate roof. Classical style. 2 storeys. 5 x 5- bay front block with lower 3-bay service wing on west side, which has attached service ranges round courtyard to rear.

East front (former entrance front): Mid C19 stone porch, with 2-leaf half- glazed door and tall margined fanlight, flanked by narrow round-headed windows. Gabled roof with ball finials over gable and kneelers. Original doorway inside porch is roundheaded with keystone and framed in attached Tuscan columns with frieze and cornice.

2-pane sashes on ground floor, 12-pane sashes above. Broad first-floor band. Moulded cornice.

Hipped roof with square, corniced ridge stacks.

On left return a late C19 canted bay window and a doorway with Tuscan entablature otherwise 12-pane sashes. Right return, i.e. rear of house, is more irregular with 12-pane sashes and roundheaded staircase window with intersecting glazing bars.

Interior has 6-panel doors with panelled reveals, panelled shutters and one good wood fireplace with eared architrave surround and foliage panels in the frieze.

Listing NGR: NT9371004634

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 236158

Legacy System: LBS

Sources

Books and journals

Colvin, H M, A Biographical Dictionary of British Architects 1600-1840, (1978)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Appendix 2 – Historic Environment Record for the Site

1149 - Harbottle Castle (new)
(NT 93700463) Harbottle Castle. (1)

The Harbottle Castle of modern times was built by the Widdringtons in the early part of the 17th century and has been much enlarged and beautified since. It is now the seat of Mr Thomas Clennell Fenwicke - Clennell. (2)

The present building is of two storeys and faced with ashlar. It appears to be of one period throughout, probably late 18th century or later. There is no visible evidence of any 17th century work although this may be concealed by the stone facing. The owner could not be contacted. Other local enquiries revealed no knowledge of the building's history. (3)

No change since report of 31-5-57. (4)

Harbottle Castle (new) II.

House divided into three units. Probably older core, externally entirely 1829 by John Dobson. (5)
Built in 1829, possibly with an earlier core. Ashlar with Scottish and Welsh slate roofs. The house is said to have been rebuilt around an earlier core but there is very little evidence for that. Essentially what one sees is a fairly substantial house of 1829 by John Dobson. The entrance front is two storeys and five bays. The attractive porch must be an addition of about 1850. The windows on the ground floor are two-pane sashes, but upstairs there are original 12-pane sashes. Between the floors there is a broad stone band, and there is a moulded eaves cornice. Hipped roof with big, square corniced chimneys. The main block is square with five-bay side facades, slightly more altered than the front. Behind this is a lower three-bay service wing which has attached service ranges round a courtyard to the rear. The whole is a typical early Dobson house, simple but well proportioned and built, of course, in beautiful masonry. The house was built for Mr Fenwicke Clennell. (6)

Sources:

- 1 OS 6 inch 1925
- 2 Dixon, D D, 1903. Upper Coquetdale. Newcastle upon Tyne: Robert Redpath (194)
- 3 F1 EG 31-MAY-1957
- 4 F2 SA 09-DEC-1976
- 5 DOE (HHR) District of Alnwick: Harbottle 03-Sep-1986 (41)
- 5 a Colvin, -, ----. Biographical Dictionary of British Architects
- 6 Grundy, J, 1987. The Historic Buildings of the Northumberland National Park, HAR3.

22727 - Poultry house, Harbottle Kennels

The building, a short distance south of the south bank of the Coquet, is aligned east-west. It consists of two open-fronted sections built of sandstone. The sandstone used is finely dressed ashlar at the quoins, with random rubble otherwise used. Much of the stone is re-used from earlier constructions (including red sandstone and quoins material). The open frontage being supported on two cast iron, Tuscan, column sitting on dwarf walls. The open-frontage of the building is divided into a number of sections, with further dwarf walls at right angles to the front wall. Each yard has arched openings with lifting iron plates associated with the dwarf walls. Galvanised wire netting is noted at the top of the dwarf walls. The western section is divided into three small rooms. The eastern section includes a door with fine ashlar. The kennels building is a small, beautifully detailed, building and it is possible that it was from John Dobson's practice. Despite the name "Kennels" many of the original features would be only usable with small dogs. An alternative interpretation is convincingly put forward in the use of the building as a poultry house. The 'Kennels' seems to fit the 19th recommendations for poultry house rather than kennels. There is documentary evidence of the Harbottle Castle country house's owners having interest in poultry keeping from the 1850s to the 1860s, and possibly later - which would accord with the construction of this building sometime between the first and second editions of the Ordnance Survey maps of the area. The particularly fine design of the building, and the direct view to the Castle house, suggest it was of particular interest. It is evidence of the growing 19th century interest in fancy fowl among the monied classes. (1)

Sources

- 1 Maddison, M, Young, R and Bolter, V 2006 'Harbottle Kennels: A Putative Poultry House of the Nineteenth Century, Harbottle, Northumberland, NT 939 046'. Northumbrian Building Studies number 6, 29-40

22728 - Military camp earthworks, Harbottle Castle

Series of at least eight, possibly more, earthwork humps visible in aerial photographs of the area. Each hump is a rectangular shape aligned northeast-southwest, parallel with the ones to either side. The ones on the west seem to be more pronounced than the more eastern ones, with them aligned northeast-southwest, in a long line. A pair of two further possible earthwork humps might be seen to the south of the main row. These are of similar dimensions and roughly parallel to the first row, though more closely spaced together. (1)

Military camp built immediately to the west of the Kennels building noted. The remains of the camp are still visible as earthwork in the field, with the other buildings of the Harbottle Castle estate also used. A named oral history correspondent remembers the military camp and the usage of the buildings. (2)

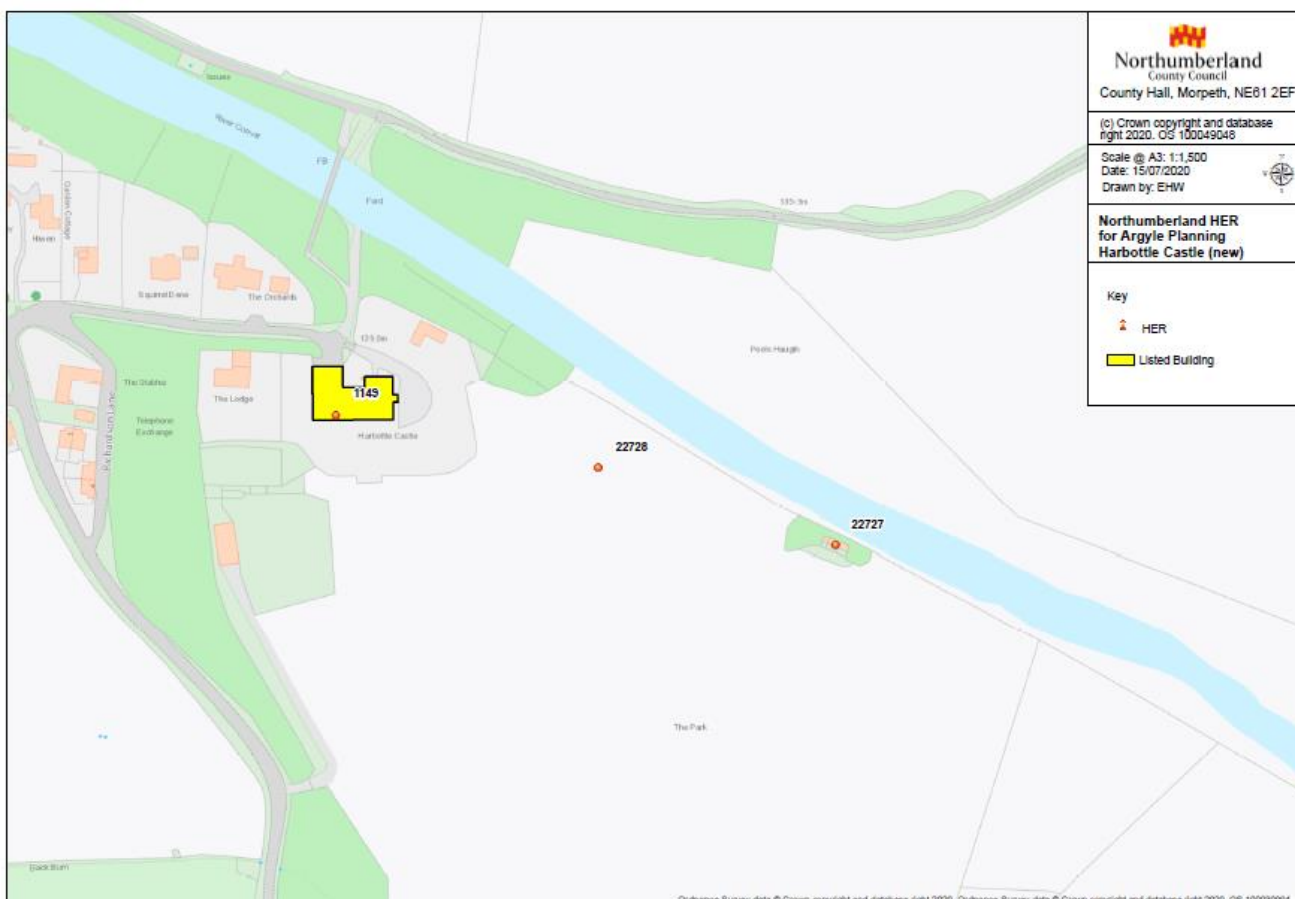
Nine platforms are shown in 1940s photography of the area. Only one building is still shown (?nissen hut) still standing of the military camp, and the other rectangular areas seemingly quite fresh and only recently cleared. Five other lines are also shown by the same aerial photograph across other areas of the park, though these locations cannot be accurately located with the modern aerial photographs, though searched for, do not seem to survive as earthworks. (3)

Sources

1 AP: Get Mapping 2000 aerial photograph NT9304

2 Maddison, M, Young, R and Bolter, V 2006 'Harbottle Kennels: A Putative Poultry House of the Nineteenth Century, Harbottle, Northumberland, NT 939 046'. Northumbrian Building Studies number 6, 29-40 (30)

3 AP: RAF/CPE/1069/UK/628/3255 10-Aug-1945 aerial photograph 3255



Appendix 3 - List of Sources Consulted in Preparing Heritage Statement

- Northumberland National Park Website
www.northumberlandnationalpark.org.uk
- Coquetdale.Net Website - Harbottle
- Northumberland Historic Environment Record
- Historic England - Listed Buildings Search
- Keys to the Past
- Google Images
- Old-Maps.co.uk - Historic Mapping
- JB Archive - www.jbarchive.co.uk