

Project Works List to Listed Building & Heritage Statement

Client	Mr R. + Mrs B. Carrdus
Address	Threestoneburn House, Powburn, Alnwick, Northumberland NE66 4JN
Project	Proposed works to existing listed dwelling house and conversion of outbuilding
Project Reference	kw-108-RBC
Date	11th June 2019_Revision B and 20th March 2020

Introduction

Threestoneburn House is a grade 2 listed building and the following list the details, building by building, room by room and outlines the proposed works to the dwelling house and outbuilding. We have used these details as a basis and provided this document as the Heritage Statement to support the planning and listed building applications. In preparing this we are guided by the advice provided under section 16 of the NPPF Conserving and enhancing the historic environment.

In paragraph 184 the advice is given that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Under paragraph 185 “plans should set out a positive strategy for the conservation and enjoyment of the historic environment taking into account :

- a) The desirability of sustaining and enhancing the significance of heritage assets
- b) The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring
- c) The desirability of new development making a positive contribution to local character and distinctiveness
- d) Opportunities to draw on the contributions made by the historic environment to the character of a place”

The significance of the heritage assets have been described in the Historical Account and Building Record for Threestoneburn House prepared by Mr Paul Woodfield and submitted as part of the documentation for the applications. Mr Woodfield had noted that the farmhouse has retained most of its supporting outbuildings and is clearly defined by its remote location in a wild landscape almost hidden cloistered around a yard in the valley floor. This is an important characteristic of dwellings in the Cheviots and facilitating a viable future for Threestoneburn , as an existing family dwelling, which embraces the concept of authenticity is precisely in accordance with National Parks policy and Government guidance.

In preparing these details we have considered the advice provided in paragraphs 193 and 194 of the NPPF concerning the impact of the proposed development on the heritage assets and noted from the advice in paragraphs 195, 196 and 197 that we should consider whether any of the proposed works would lead to any substantial harm, or lead to less than substantial harm and or give rise to a loss and significance of the heritage asset.

We have approached this assessment by describing the works proposed in each room and where applicable provided comments about the effect of the particular details on the relevant aspect of the listed building (the heritage asset). The underlying guiding principle adopted is that no unnecessary alterations are to be made to the historic fabric beyond necessary conservation measures.

If, when you consider the details you require more information on any specific proposals please contact us and we will be pleased to respond. Please refer to the accompanying drawings listed on the schedule.

Main House

Ground Floor

Porch

- The porch is to be carefully demolished, retaining for re-use slate and stonework.
- The porch is to be re-built on the same footprint to match existing with new cavity wall structure re-using stonework externally including for re-positioning the stone shepherd above the door opening, including for stone step at door threshold, and new insulated concrete floor finished with stone paving to reclaimed from existing porch. New roof trusses to be formed, with pitch to match existing and finished with reclaimed slate and second hand slate to match existing. Finish ridge with reclaimed stone ridge tiles all as indicated on drawing.
- Plasterboard + skim finish to walls + ceiling
- New timber 4 panel door and frame to match original style to new central opening (maintaining original door opening width)

Heritage comments

The porch is a later addition to the main house (ref historical account and building record) and the fact that the intention is to rebuild the porch using the same materials, proportions, and style and ensuring the retention of the shepherd's sculpture, but to incorporate modern day requirements for insulation and structural integrity would not be contrary to the advice in the NPPF and would lead to less than substantial harm to that heritage asset. We acknowledge, through this approach taken to carefully rebuild the porch, that it is an illustration of the house's evolution that is worth restoring and preserving.

Inner Hall

- Re-hang existing ledged and braced door into dining room
- Repair internal plasterwork where required

Lounge

- Supply and fit new first floor joists support beam below existing joists to position indicated on drawings (size of beam to be determined by structural engineer) If a steel beam is required, fire protect + clad with timber (oak or similar approved)
- Carefully remove existing woodburning stove, and replace with new stove, type and output to be agreed with client + line existing flue
- Remove existing west facing window frame
- Build up part of existing opening detailed above to form new window opening from random stone internally and externally to match existing, with stone reclaimed from other proposed new slappings / openings. Supply and fit new stone quoins + lintel + sill to match existing dimensions, colour, tooling, etc.
- Supply and fit new dressed timber sash and case window pair with timber mullion + internally window sill + shutters all to match existing, styles within room.

Heritage Comments

This room has been substantially altered by the insertion of a large paned window in the west elevation and the alterations proposed for the reinstatement of the character of the room and a replacement window of a style more sympathetic to the historic character is to be welcomed. This would restore a lost element of the house. This would lead to less than substantial harm to the room.

Dining Room

- Supply and fit new first floor joists support beam below existing joists to position indicated on drawings (size of beam to be determined by structural engineer) If a steel beam is required, fire protect + clad with timber (oak or similar approved)
- Repair existing defective area of plasterwork to internal wall between dining room and hall / kitchen
- Remove existing external patio doors and frames and steps from former window opening position

- Build up part of existing opening detailed above to form new window opening from random stone internally and externally to match existing, with stone reclaimed from other proposed new slappings / openings. Supply and fit new stone sill to match existing dimensions, colour, tooling, etc.
- Supply and fit new dressed timber sash and case window pair with timber mullion + internally window sill + shutters all to match existing
- Slap and form new opening through existing +650mm thick masonry wall between dining room and former stables, opening to be 1200mm wide x 2100mm high + lintel over, retain stone work for re-use elsewhere + random stone finish to both jambs to match existing bare stone walls in dining room. Provisionally use concrete lintels + clad visible areas with oak timber or similar approved
- Remove existing oil fired Aga from recessed fireplace opening. Replace with Esselronheart type woodburning stove or similar approved to agreement with client

Heritage comments

This room has also been substantially altered in the past by the insertion of French windows into the front elevation (porch side) and the intention is to restore this opening to a more sympathetic scale with the use of random stone both internally and externally, provide a new sill and a new dressed timber sash and case window of appropriate proportions. Old photos show the window in this room as being the same as the one in the lounge. This is what will be recreated.

A new opening for a doorway would be provided between the dining room and former stables finished with random stone to both jambs to match existing finish. Other works such as retaining the existing recessed fireplace opening but removing the existing oil fired aga and replace with a wood burning stove continue the list of improvements.

The approach followed here respects those heritage assets and would cause less than substantial harm and introduces the opportunity to restore and retain the special features.

Hall

- Remove existing non loadbearing timber partition wall from between hall and kitchen, make good walls, floor + ceiling as necessary
- Take down and remove existing staircase + enclosure, including door and frames etc
- Form new timber partition wall + new door to newly enlarged kitchen
- Supply and fit new dressed timber purpose made staircase including handrail and balustrades

Kitchen

- Frame up existing door opening from entrance hall with an insulated timber frame and plasterboard with skim finish, with recessed area belonging to the kitchen and containing the fridge/freezer
- Repair works to walls, floor and ceiling following removal of existing partition walls and kitchen units etc.
- Remove existing kitchen units including sink etc and supply and fit new kitchen, layout provisionally as indicated on drawing but subject to change following creation of space and new staircase location
- Allow for the supply and fitting of a new mechanical extractor fan outlet out through existing masonry wall fitted with a grille (colour black)

Heritage Comments

The Hall and Kitchen are located within an outshut at the rear of the main house on the farmyard side beside the present rear entrance. The staircase is a fairly recent addition (relocated from the living room in 1925) and the proposals include the removal of that staircase and the provision of a new staircase in the reconfigured kitchen.

None of these works will compromise the integrity of the building. The internal repairs and reinstatements described for the hall and kitchen are in keeping with the original designs and approach to the internal layout and function of the house. They would lead to less than substantial harm to this part of the building.

Entrance Hall + Utility + Shower Room

- Remove existing partition walls including door and frame to former bathroom
- Form new timber partition wall + door to create shower room
- Supply and fit new WC + wash hand basin + shower tray and screen to shower room
- Form new cupboard with door provisionally housing new hot water tank
- Form new worktop area for washing machine + sink + cupboard
- Supply and fit new 560 x 980mm Velux conservation rooflight with glazing bar to roof, making good plasterwork internally and slate externally
- Replace existing rotten door + frame with new external timber door + frame painted a suitable colour to style as indicated on drawing
- Allow for the supply and fitting of a new mechanical extractor fan outlets out through roof from both shower room + entrance hall / utility fitted with a slate vent externally

Heritage Comments

The entrance hall and utility and shower room are located in the lean to extension that was added in 1925 to provide the bathroom and an entrance lobby in a mixture of brick and stone. The proposed removal of partitions and provision of new timber walling and doorways with refitted shower room and utilities will not detract from the historic integrity of this part of the house. None of these details represent any departure from the original house layout and style and would not harm the heritage asset.

Overall the heritage comments on the works proposed for the ground floor are that the details are appropriate for the needs of house to adapt to modern day standards of facilities and comfort whilst respecting the structure's past and original department as a residence. Removal of partition walls restores some parts of the house to their earlier layout, as rooms in the nineteenth century were more commonly open.

This approach respects the advice of the NPPF and without causing harm to the heritage supports the aim to restore and retain those features.

First Floor

Hall / Study Area

- Supply and fit new dressed timber purpose made staircase including handrail and balustrades
- Carry out necessary structural works to floor to create new stairwell opening + infill existing staircase opening in floor, finishing floor with 22mm thick T&G flooring and making good below with plasterboard with a plaster skim finish
- Build up existing low level window with random stonework to match existing set back from edge of existing stone wall to define opening
- Allow for supply and fitting of replacement rooflight to existing position using new 560 x 980mm Velux conservation rooflight with glazing bar to roof, making good plasterwork internally and slate externally as required
- Allow for supply and fitting of two number additional rooflights to positions indicated using new 560 x 980mm Velux conservation rooflight with glazing bar to roof, making good plasterwork internally and slate externally as required

Bathroom

- Allow for supply and fitting of replacement rooflight to existing position using new 560 x 980mm Velux conservation rooflight with glazing bar to roof, making good plasterwork internally and slate externally as required
- Allow for the supply and fitting of a new mechanical extractor fan outlet out through roof fitted with a slate vent externally
- Allow for supply and fitting of new sanitary fittings including bath with shower over, WC and wash hand basin + all necessary pipework, both water and waste pipes (connected into existing system)

Bedroom 1

- Repair internal plasterwork where required

Bedroom 2

- Remove existing door and frame, make good walls, floor and ceiling as required
- Slap and form new window opening sized to match existing and other new openings detailed previously random stone externally to match existing, with stone reclaimed from other proposed new slappings / openings. Supply and fit new stone quoins + lintel + sill to match existing dimensions, colour, tooling, etc. Make good timber strapping + plasterwork to walls internally around opening
- Supply and fit new dressed timber sash and case window pair with timber mullion + internally window sill + shutters all to match existing
- Form new partition walls to create two bedrooms within existing single bedroom space, including for new door, frames, etc
- Repair internal plasterwork where required

Bedroom 3

- Form new partition walls to create two bedrooms within existing single bedroom space, including for new door, frames, etc
- Repair internal plasterwork where required

Attic Space

- Attic area above main roof of two storey house to be fully insulated with 250mm thick mineral wool insulation laid between and over the roof joists

Heritage Comments on the works for the first floor and attic

The partitions and updating of the timber surrounding the windows are consistent with the original building and only represent a degree of modernisation that is not visually incongruent with the extant features. The same applies to the plasterwork, door frames and so on. These are aspects that have been subject to repair, replacement and modernisation over the lifetime of the house. The roof light is innovative but it is not easily visible from the exterior and is necessary to provide natural light to the room.

These alterations would not harm the integrity of the dwelling and would lead to less than substantial harm to the heritage of the property.

Stables Building + Bothy Building - General Works

- Carefully remove and retain for reinstatement existing ridge tiles
- Carefully remove and retain for re-use together with second hand slates to match existing slate roof finish from building
- Allow for raking and re-pointing with suitable lime rich mortar mix in small areas existing external random stone walling as required / instructed
- Allow for removing existing partition walling from within stables
- Allow for removing existing roof sheet covering from within building. Specialist to check that existing sheeting is not asbestos prior to removal
- Check and where possible retain in position all existing roof timbers
- Excavate earth that is against the existing stone walls of the stable / bothy and return to original levels to discharge the need of a tanking system to the walls and floor

Heritage Comments on general works

All of the proposals for modification and conversion here relate to the outbuilding referred to in this text as stables and bothy building. The details represent routine updating of these structures so that they maintain their functionality and sustain the historic setting of the house and the ancillary structures and this is to be welcomed as it maintains the integrity of these buildings.

Stables Building

Passage

- Remove existing defective window and replace with new dressed timber sash and case window to existing opening + new internal sill, etc
- New insulated timber partition walls + doors + frames + architraves + skirtings, etc
- New insulation and plasterboard with plaster skim finish to ceilings
- New insulated timber strapping to external walls
- New dpm on to top of existing concrete / stone / rubble floor surface
- Form new insulated timber floating floor structure on top of existing floor with a 22mm thick T&G floor finish all laid to level of existing dining room floor. Thickness of timbers and insulation dependent upon difference in floor level between stables and house (dining room).

Study

- New insulated timber partition walls + doors + frames + architraves + skirtings, etc
- New insulation and plasterboard with plaster skim finish to ceilings
- New insulated timber strapping to external walls
- New dpm on to top of existing concrete / stone / rubble floor surface
- Form new insulated timber floating floor structure on top of existing floor with a 22mm thick T&G floor finish all laid to level of existing dining room floor. Thickness of timbers and insulation dependent upon difference in floor level.
- Allow for supply and fitting rooflight to position indicated using new 560 x 980mm Velux conservation rooflight with glazing bar to roof
- Remove existing small door from opening to north facing wall and supply and fit new side hung dressed timber casement window to style as indicated on drawings, finished with stain to match / agreement

Guest Bedroom

- New insulated timber partition walls + doors + frames + architraves + skirtings, etc
- New insulation and plasterboard with plaster skim finish to ceilings
- New insulated timber strapping to external walls
- New dpm on to top of existing concrete / stone / rubble floor surface
- Form new insulated timber floating floor structure on top of existing floor with a 22mm thick T&G floor finish all laid to level of existing dining room floor. Thickness of timbers and insulation dependent upon difference in floor level.
- Allow for supply and fitting rooflight to position indicated using new 560 x 980mm Velux conservation rooflight with glazing bar to roof
- Remove existing timber door and frame from opening and supply and fit new dressed timber door, half glazed and frame to opening (provisionally to style as indicated on drawings)

En-suite

- New insulated timber partition walls + doors + frames + architraves + skirtings, etc
- New insulation and plasterboard with plaster skim finish to ceilings
- New insulated timber strapping to external walls
- New dpm on to top of existing concrete / stone / rubble floor surface
- Form new insulated timber floating floor structure on top of existing floor with a 22mm thick T&G floor finish all laid to level of existing dining room floor. Thickness of timbers and insulation dependent upon difference in floor level.
- Allow for supply and fitting rooflight to position indicated using new 560 x 980mm Velux conservation rooflight with glazing bar to roof
- Allow for the supply and fitting of a new mechanical extractor fan outlet out through roof fitted with a slate vent externally
- Allow for supply and fitting of new sanitary fittings including shower tray, WC and wash hand basin + all necessary pipework, both water and waste pipes (connected into new foul drainage system)

Bothy Building

- Retain in position existing king post trusses and roof timbers following inspection

- New insulated timber partition walls + doors + frames + architraves + skirtings, etc
- New insulation and plasterboard with plaster skim finish to ceiling
- New insulated timber strapping to external walls
- New dpm on to top of existing concrete / stone / rubble floor surface
- Form new insulated timber floating floor structure on top of existing floor with a 22mm thick T&G floor finish all laid to level of existing dining room floor. Thickness of timbers and insulation provisionally 120mm thick
- Allow for supply and fitting of 6No.new rooflights to positions indicated using new 560 x 980mm Velux conservation rooflight with glazing bar to roof (including 2 No. over the bed deck)
- Allow for the supply and fitting of a new mechanical extractor fan outlets out through wall fitted with a grille (black) externally from Kitchen and shower room
- Allow for supply and fitting of new sanitary fittings including shower tray, WC and wash hand basin + all necessary pipe work, both water and waste pipes (connected into new foul drainage system)
- Slap and form new window opening sized as indicated on drawings with random stone externally to match existing. Supply and fit new stone quoins + lintel to match existing dimensions, colour, tooling, etc.
- Supply and fit new dressed timber sash and case window + internally window sill to match existing styles.
- Supply and fit new kitchen, layout as indicated on drawing
- Remove existing timber door and frame from opening and supply and fit new dressed timber door and frame to opening (provisionally to style as indicated on drawings)
- Remove existing small door from opening to north facing wall and supply and fit new side hung dressed timber casement window to style as indicated on drawings, finished with stain to match / agreement
- Supply and fit new woodburning stove on hearth within Bothy, type and output to agreement of client
- Supply and fit new stainless steel flue pipe to woodburning stove out through ridge of roof with lead flashing at roof intersection
- Supply and fit new dressed timber purpose made staircase including handrail and balustrades
- Carry out necessary structural works to create new bed deck floor structure as indicated, insulation between joists and finishing floor with 22mm thick T&G flooring and making good below with plasterboard with a plaster skim finish
- Supply and fit handrail and balustrades to client's approval to open edge of bed deck over living area within bothy

Heritage Comments for the works on the stables and bothy building

The proposed conversion of the stables building to study and guest bedroom with ensuite can comfortably be accommodated within that space with the provision of a new opening from the main house from the dining room. Very little alterations would need to be made to the external appearance with windows and door ways made utilising existing openings.

The proposed conversion of the adjoining byre or bothy is created by use of existing openings and doorways and the dividing wall between the stables and the bothy is retained and not breached. This provides accommodation for visitors in the form of a minisuite of living area with kitchen and shower room on the ground floor and a bed deck in the eaves. This approach retains the original division of the stable and bothy with little impact on the main fabric of the outbuilding. This is a sensitive conversion with partition walls within the structure providing privacy in the domestic spaces.

Externally there will be careful refurbishment of existing doors and windows where possible and the creation of new openings from existing walling to retain the farm building vernacular that is subservient to the house in ridgeline and materials. This gives a visually balanced appearance entirely appropriate to the house's context and enhances its setting whilst being of the 21st century in sustainable details.

The works will be in accordance with the guidance of the NPPF and the advice provided by Historic England "Adapting Traditional Farm Buildings 2017 best practice guidelines". We agree with the advice provided there that "successful adaptative reuse of farm buildings requires an understanding of their significance and relationship to the wider landscape setting and their capacity for change." This advice has influenced the approach to the design of the conversion and retains welcome reminders of the character of the agricultural outbuilding thus preserving the heritage asset.

External Works

- Reinststate garden following excavation and backfilling of all new drainage trenches etc.
- Allow for lowering existing external ground levels around bothy / former stables to original levels as indicated to eradicate the requirement of the installation of a tanking system to the building
- Existing oil tanks to be removed

New Drainage Works

- Supply and fit new septic tank to location indicated on drawings. Existing foul drainage pipework to be re-directed to new tank both before and beyond tank (include for new sample chamber after tank) and re-connect into existing outfall pipe / discharge
- Following connection of new septic tank, allow for existing tank to be emptied and backfilled with a suitable material
- Allow for forming new foul drainage system (including manholes + rodding points etc) from new bathroom + kitchen to bothy and from new en-suite off of bedroom 4 all connected into existing foul drain at manhole as indicated on drawings

General Works / Notes

- New windows / window repairs throughout property.
- New windows to provisionally have a stain finish to match existing
- House and buildings to be re-wired to agreement
- House to have a new central heating system designed and installed by a specialist to agreement
- Timber floors to be repaired throughout with 22mm thick T&G boarding
- Plaster work to be repaired throughout as required
- New skirtings and door architraves to match existing to agreement
- Attic area above main roof of two storey house to be fully insulated with 250mm thick mineral wool insulation laid between and over the roof joists
- All new internal doors to be to style to match existing (ledged and braced)
- Allow for the careful stripping off and retention for re-use existing slate to all roof structures. The retained slate together with additional second hand slate to match should be introduced to re-slate the entire roof. All existing stone ridge and hip tiles shall be retained and re-fitted. All leadwork throughout to be replaced around chimney stack and to abutment flashing where bothy / stables roof meets existing stone wall, where porch roof meets wall and where lean-too building meets rear wall. all these works are to be carried out fully in accordance with the Lead Sheet Association guidelines
- All new external waste pipes to be cast iron to match existing (painted black) to main house and bothy
- All new rainwater goods to be cast iron with profile to match existing (painted black)
- Where the floors are being replaced at ground floor level (kitchen, hall, wc, stable + bothy) supply and lay electric underfloor heating mats below finished floor surface (tile / stone paving / reclaimed slate) all to be agreed
- Heating the property will now be via electric underfloor heating mats and woodburning stoves + electric radiators at both ground and first floor levels

Bat related works (please refer to the full report provided by Budhaig Environmental January 2020)

- The Site supports roosting bats and is likely to be used by foraging bats. A Natural England development licence will be required for any works that have the potential to impact on bats and their roosts, in particular the proposed roofing works and the conversion of the stone barn. It will be necessary to compensate for the loss of these roosts, which will be achieved as set out in the accompanying report from Budhaig Environmental January 2020.
- It is proposed to complete the re-roofing of the main house as a first phase of the development. The resident bats will necessarily be excluded prior to the work taking place, the displaced bats being accommodated in the adjacent barn that has been identified for conversion. During the reroofing work access points will be provided that will allow bats to continue to use the loft area once the work has been completed.

- The loft and roof of the farmhouse will be restored to enable bats to continue to use the space and details are proposed in the report. Mitigation would also include internal wall shelters to the upper floor of the outbuilding that remains across the farm yard and provision of insulated bat boxes within the dutch barn.
- All works on the site will follow a method statement for bats and reptiles/amphibians.
- The bat boxes will be erected in advance of any bat exclusion taking place, which will only be carried out once a licence has been obtained from Natural England. Bats will be excluded from the barn prior to conversion work taking place. At this point they will have access to the loft of the main house and to bat boxes erected nearby.
- New bat roost features will be incorporated into the converted building during the construction phase of the development. Voids with access slots will be incorporated into the walls and roof of the converted barn: 4 wall voids will be provided and 2 raised ridge tiles.
- It is recommended that if new lighting is required, it should be kept to a minimum and should be directed to avoid light spillage on adjacent habitats (in line with NPPF paragraph 125 – see Appendix 2). Any scheme should employ low pressure sodium lamps or other lighting with a low UV component, where lighting is necessary. This is because both bats and invertebrate prey items are less sensitive to this lighting than high pressure sodium or mercury lamps (Jones, 2000).

Breeding Birds

- All works involving the disturbance or destruction of any areas capable of supporting breeding birds should take place outside of the breeding season, which generally extends from mid-March to August. However, it should be noted that some species can commence breeding earlier or continue breeding efforts beyond this period. Activities taking place during the bird breeding season should not commence until the area has been checked for nesting birds by a suitably qualified ecologist. If nesting birds are detected then a suitable stand-off should be marked out around the area and work in that area should be delayed until the birds and their young have dispersed.

Dutch Barn

- No changes proposed at this time

Traditional Stone Barn

- No changes proposed at this time

Photographs





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