
Re: Minor material amendment to an approved 4No. garage block to provide 2No. double garages in revised locations.

**Laverick Hall Farm,
Laverick Lane,
East Boldon,
NE36 0BY**

12:29

Heritage Statement

NZ 36S Boldon, Newcastle Road (North side) Wardley
2/ 58 Laverick Hall and linked outbuildings
GVII

House, formerly farmhouse. Late C18 with alterations. Sandstone ashlar with plinth; Welsh slate roof with stone copings; brick end chimneys mostly rebuilt; boarded eaves cornice gutter. 2 storeys, 5 windows with modern 12-paned sashes, flush keystone and projecting cills. Central 8-panelled door, with patterned oblong fanlight, in raised stone surround. Rear elevation refenestrated. Interior shows barrel vaulted landing and some original architraves. Tall rubble walls with flat stone copings link to outbuilding at either side, the western extending a curved section to the road. A small curved outbuilding is attached to the north-west corner.

Listing NGR: NZ3153261244

NZ 36SW Boldon, Newcastle Road (North side) Wardley
2/ 59 Barn Ranges at Laverick
GVII

U-shaped formerly barn, stables, granary, coach-houses and some living accommodation. C18 with alterations. Stone rubble with quoins, brick and stone dressings. High pitched roofs, part pantile, part renewed in French clay tiles. 2 storeys. West range blank but modern sliding door and 2 small windows; Dutch doors on rear face. North range has a gable at each end with large filled brick roundels, possibly pitching eyes, in gable peaks; modern first floor windows with glazing bars; at left a modern garage door; the main block holds 3 elliptical-arched gauged brick carriage entrances with key and impost blocks and boarded doors; modern wrought iron gates to courtyard entrance and wooden lintels, and 4 small doors to the right. East range has boarded loading doors first floor right, 3 C19 fixed lights below, and a large elliptical-arched courtyard entrance. In the courtyard a modern gallery of wood runs, at first floor, along the north range; the ground floor is open, with pillars of wood supporting the first floor on double corbels.

Works to the existing farmhouse and outbuildings are well underway. The works are being carried out in a sympathetic manner, respecting the character and heritage of the buildings, using materials matching or complimenting the existing and construction methods and details replicating the original build. Obviously the balance needs to be struck between the historic nature of the buildings, retention of character whilst satisfying the current demands of the building regulations.

The proposals will preserve and conserve the listed building.

The existing approval, included for the construction of a detached block of 4No single garages, located to the North of the outbuildings. The amendment is necessary due to individual purchasers' requirements.

The original garages were approved to be finished in rough sawn timber boarding, horizontally laid, Walnut finish, with doors to match. Roofs are proposed to be finished in Welsh slates. The proposed amended garages/ storage buildings to be finished in the same materials as previously approved.

The proposal is to split the garage blocks into 2No double garages/ storage buildings, relating to Units 2, 3, 4 and 5. 1No block (Units 4 and 5) will be located to the North of the outbuildings, further to the West of the originally approved block. The block for Units 2 and 3 is to be relocated to the East of the site, adjacent to the boundary.

We believe that the amendment will have a neutral impact on the existing site, originally approved scheme and wider area/ heritage asset.

The amendment provides a practical solution to owner requirements, whilst still being constructed in a manner in keeping with the site, listed buildings and heritage asset.