
Re: Installation of 8No Additional Rooflights and 1No Additional WINDOW TO West Elevation (Outer)

Proposed Conversions of existing Farmhouse and Barns to create 7No residential Units, 1No new build dwelling, including garages

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

Job No 12.29

Site Description

Laverick Hall Farm is located on the north side of the A184, Newcastle Road dual carriageway just west of the junction with the A194, Leam Lane Poll Bridge roundabout.

The site is approximately 0.525ha. To the north of the site is open farm land, to the east, 2No houses, to the south several detached houses and to the west Laverick Gardens.

The site is accessed via a slip road off the east bound carriageway of the A184. Entry to the site for vehicles and pedestrians is at the south/east corner.

The site is laid out with a central courtyard dominated by the existing farmhouse, the main elevation of which overlooks the A184 facing due south. The farmhouse is Georgian style late 18th Century with ashlar main façades to north and south, welsh slate roof with stone copings with brick gable chimneys and rubble gable walls.

The farmhouse is derelict and has been severely fire damaged with little remaining of the interior or roof. This has resulted in destabilising the brick chimney stacks.

The farmhouse is listed Grade II. Listing text NZ 36 SW, Boldon, Newcastle Road (North Side) Wardley.
English Heritage Building ID 303718.

The U shaped outbuildings were formerly used as barns, stables, granary, coach houses and some living accommodation.

Construction is generally of rubble stone walls with pantile/French clay tile roofs.

Fenestration is traditional with two brick roundels to the north elevation, carriage archways with brick columns.

Internally within the courtyard the south face of the north range, a first floor gallery is supported on timber pillars topped with double corbels, possibly reflecting the ship building tradition.

The outbuildings are also Grade II listed.

Listing text NZ36SW Boldon Newcastle Road (north side) Wardley English Heritage Building ID 303719.

Setting

As stated above, the site is located on the north side of the A194, this forms the southern boundary of the site with the farmhouse separated from the road and footpath by a small front garden.

The eastern boundary is formed by the side access road serving the site and the adjacent Laverick Hall Farm Cottage.

The northern boundary is totally open to flat agricultural land.

The western boundary is formed by a 2.5m garden wall of approximately 30metres from the nearest building face, presumably this area was garden space for domestic use. Within this area located on the north eastern corner are the remnants of a range of buildings.

The outline of these buildings are shown on the ordnance survey.

Immediately beyond the western boundary wall is Laverick Gardens located on which are greenhouses and polytunnels.

The site is therefore is very prominent in relation to the A184 but with the east and west elevation masked by immediate neighbours.

Planning History

We understand the site has been the subject of various planning applications.

The most recent application was an approval dated 28/11/2005 application reference ST/1435/05/FUL for conversion of farmhouse and outbuildings to 14No residential units with garages and car parking.

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 Proposal

The proposed additions involve 8No additional Rooflights and 1No additional window (to the West elevation). These additions are necessary in order to satisfy current Building Regulations relating to Ventilation and Escape. The rooflights will match those already installed, to be Conservation style, flush fitting, 550mm wide x 980mm high. The proposed window will be traditional timber, painted French Grey to match others previously installed and approved.