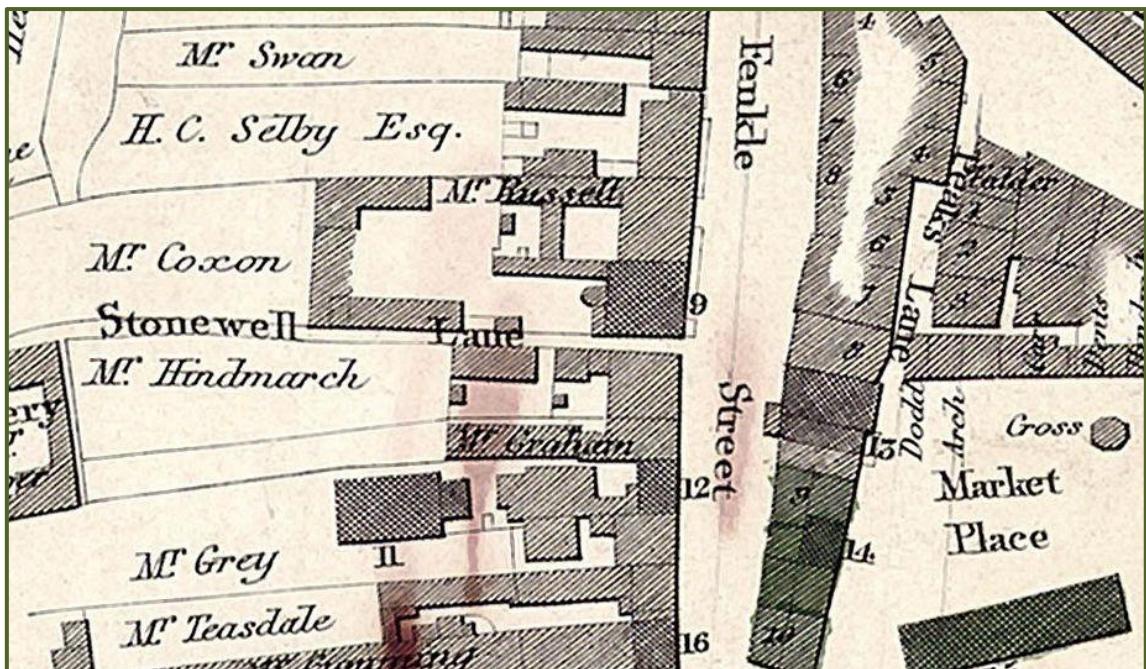


# 6 Paikes Street / 14 Fenkle Street, Alnwick



## Proposed Refurbishment of Former Flats to form Town House

### Heritage Statement

June 2020

Argyle Planning Consultancy Ltd

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## Site Location Plan



## 1. Introduction

1.1 Argyle Planning Consultancy Ltd was commissioned by Mr Geoff Keenan to prepare a Heritage Statement to support the listed building consent for the refurbishment of the first and second floors of 6 Paikes Street / 14 Fenkle Street to form a town house from two former flats.

1.2 The purpose of this Heritage Statement is to assess heritage significance and guide proposals for change in a manner that conserves significance and avoids harm to the heritage assets, in this case principally 14 Fenkle Street, a Grade II listed building and its attached and integrated neighbour 6 Paikes Street and the Alnwick Conservation Area.

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 significance of the heritage assets, placing particular focus on values and significance that might be affected by the proposed changes.
- 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 heritage 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 building is a 3 storey double fronted building built originally as two separate houses one facing Fenkle Street and one facing Paikes Street which at some point in the past have been amalgamated into one town house accessed from a street door in Paikes Street. The ground floor accommodates a through retail unit with traditionally designed shopfront to Paikes Street and a more modern shopfront to Fenkle Street.

2.2 The two parts of the property date from around 1750, and No 14 Fenkle Street is listed Grade II (See Appendix 1 for listing description). The building facing Paikes Street is built in ashlar stone under a slate roof whilst the building facing Fenkle Street is built in red brick with stone detailing under a slate roof. Fenestration on the Paikes Street frontage is comprised of two Georgian sash 6 over 6 main windows at first floor and two smaller 6 over 6 sash windows at 2<sup>nd</sup> floor. The fenestration to Fenkle Street is not original for the building's age being two 2 over 2 sash windows at first floor and two smaller 2 over 2 sash windows at second floor. From the appearance these were probably replaced in Victorian times from an earlier Georgian design.



6 Paikes Street



14 Fenkle Street

2.3 The timber shopfront to Paikes Street is traditional in style but thought to be 19<sup>th</sup> century and has a centrally positioned recessed door, with timber mullioned windows on either side, low traditional stall riser and pilasters. The shopfront to Fenkle Street is more modern with the recessed doorway placed to one side of a plate glass window over a low stall riser.

2.4 The Paikes Street property sits in a busy pedestrian thoroughfare accessed off Narrowgate and the Market Place in the heart of the Alnwick Conservation Area. (The Conservation Area Boundary is at Appendix 2). The Fenkle Street property addresses Fenkle Street, a principal route in the town centre but which in recent years has been commercially less sustainable than the main thoroughfares of Bondgate Within and Market Street.

2.5 The immediate surrounding land use is a mixture of ground floor commercial uses with residential flats on upper floors. Surrounding buildings reflect the style and architectural detail of 6 Paikes Street and 14 Fenkle Street and the era in which they were built.

### **3. Planning Policy Context**

3.1 The 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 extent to which the significance is harmed by the proposal.

The NPPF makes it clear that proposals which preserve or better reveal the significance of the asset should be treated favourably.

3.3 Within the Alnwick Local Development Framework Core Strategy which remains the adopted Development Plan for the area policies of relevance to the proposal are:

**S15**- Protecting the built and historic environment to conserve and enhance a strong sense of place. All development involving built and historic assets will be required to preserve and where appropriate enhance the asset for the future.

**S16** – General design principles – all development will be expected to achieve a high standard of design, reflecting local character and distinctiveness in traditional or contemporary design and materials.

3.4 The Northumberland Local Plan although not yet adopted is at an advanced stage and its policies carry weight. Policy ENV1 seeks to protect the natural, built and historic environment from impacts of development. Policy ENV7 looks to protect heritage assets both designated and non-designated and policy ENV9 requires development to preserve or enhance conservation areas.

## 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 National Planning Policy Framework (2019), given in the extract below:

*“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 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 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, and is therefore not an exhaustive assessment of the relevant heritage assets.

### 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 The Fenkle Street part of the Alnwick Conservation Area retains strong evidence of the late medieval plan form of Alnwick where the market place formed the centre of the town with burgage plots extending back from the streets around it. (See map below). The Alnwick Extensive Urban Survey states that late-medieval occupation in this area is certain and post-medieval maps as below show the typical layout of burgage properties in the area, running back in long strips from the frontages of Narrowgate, Bondgate, Fenkle Street and Market Street, surrounding a central triangular block in which the application site sits.



4.6 Fenkle Street and Paikes Street would have been lined initially by fairly rudimentary buildings. Tate writing the *History of the Borough, Castle and Barony of Alnwick* in 1866 says that during the 14th and 15th centuries the houses were generally low and small, single storey and thatched. By the 16<sup>th</sup> and 17<sup>th</sup> centuries Alnwick was in a period of decline but in the 18<sup>th</sup> century the town had something of a 'renaissance'. Possibly the single most influential factor on the development of the town centre as it appears today was the decision by the then Duke of Northumberland in the 1750s to take up the castle as his main residence. This investment in the castle resulted in interest in developing the town and the central streets began to be redeveloped around this time. No 14 Fenkle Street and No 6 Paikes Street evidences this and No 14 was one of the first domestic buildings to be redeveloped on the east side of Fenkle Street to create more desirable town houses and shops. It is unusual in the street in being built of or at least faced in brick, a material not widely used but which had become more available as bricks were coming into the port of Alnmouth from the low countries on ships as ballast. Whether or not this is the origin of the brick on No 14 is however only conjecture.

The evidential value of the area therefore rests with its authentic period buildings (including the application properties) lining Fenkle and Paikes Streets.

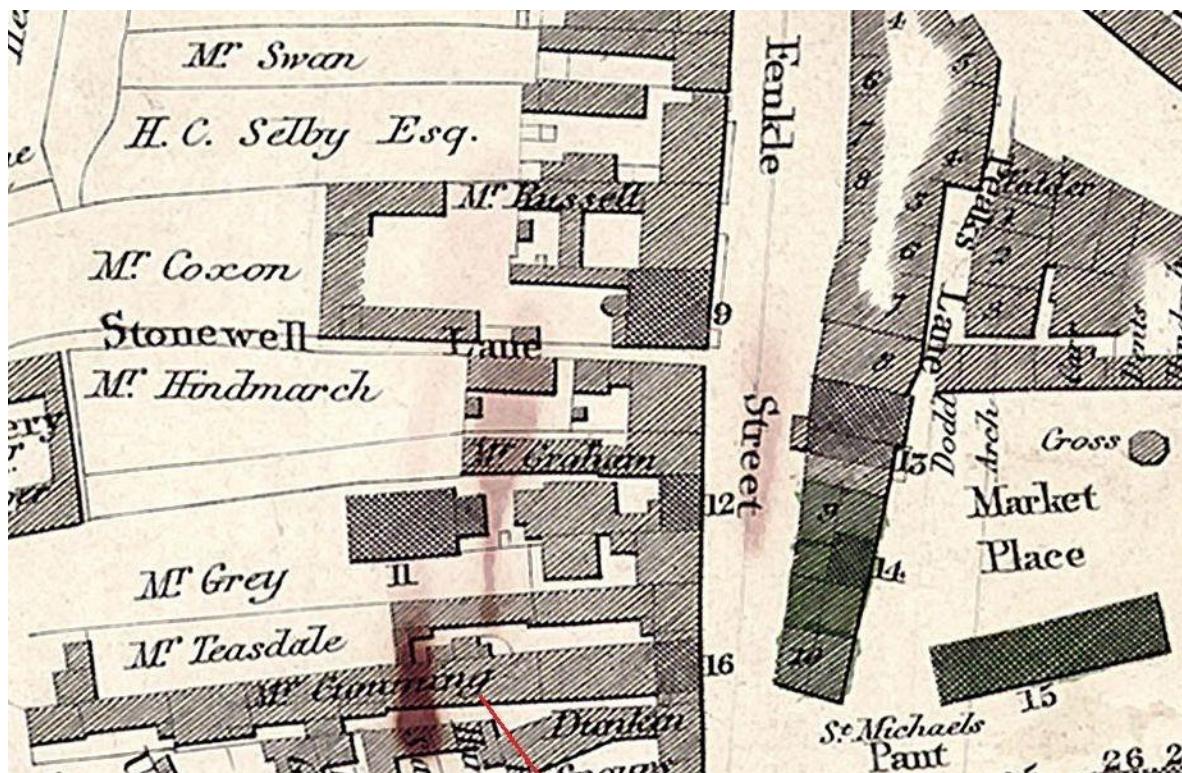
#### Historical Value

4.7 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*".

4.8 This part of the Conservation Area holds illustrative historic value through the manner in which it helps depict both the life and development of the medieval town and that of its subsequent growth and development. Value is derived from the authentic Georgian buildings of Fenkle Street, Paikes Street and the market area.

4.9 Early photographic records of the properties are not available but the title deeds suggest that what is now 14 Fenkle Street was built first in around 1750 followed by 6 Paikes Street soon afterwards. The buildings were occupied early on by travelling draper families the Greens and Millers. A courtyard existed initially between the two buildings for the draper's wagon but the properties were soon joined into one town house. It is possible that 6 Paikes Street was initially only 2 storey. A stone horizontal banding above first floor could have been an earlier parapet gutter with the second floor being added later.

4.10 Woods map of Alnwick dating from 1827 shows the buildings in place but the extract below appears to show the numbering on Fenkle Street as different to the current day.



Extract from Woods Map of 1827

### Communal Value

4.11 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*”.

4.12 The listed building and this part of the Conservation Area possess varied communal heritage values owing to the role which this area has played in the life of the town as the commercial heart of Alnwick. The property is known to almost all the town residents being in use over a long period of time as a drapers and clothes shop and having the double frontage onto the two streets. Currently Hotspur 1364 occupy the building and carry forward the tradition. However, it was owned for many years by Forresters and many residents will remember as children going upstairs to the school uniform department to be fitted for uniforms before starting at the local schools.

4.13 Fenkle Street being at the centre of town life for business over the centuries has played witness to many events in the life of the town and has exceptional communal value in establishing a sense of place.



A bustling Fenkle Street c 1900 – No 14 is obscured from view by the Town Hall Clock Tower.

### Aesthetic Value

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

4.15 This part of the Conservation Area and the two parts of the property itself, as stated, form part of an attractive, Georgian redevelopment of earlier buildings on Fenkle Street and around the Market Place which survives largely intact and where the blend of period buildings of largely similar scale, massing and design but with individual distinguishing features for example, roof pitch, ridge height, roofing materials etc all contribute to a pleasing townscape and strong aesthetic value.

4.16 Aesthetically the two parts of the building and their respective streetscapes are very different. Fenkle Street is a very wide grand street with imposing buildings in particular the Town Hall on the east side and TA building on the west side contrasting with the domestic scale of architecture at No 14 and its neighbours. Paikes Street by contrast is a much more intimate, quirky street which has the feeling of being ‘shoe-horned’ in between burgage plots forming the entrance way to the market.

## 5. The Significance of the Heritage Assets

### 5.1 The Listed Building

5.1.1 Both the listed building on Fenkle Street and its attached integrated neighbour at 6 Paikes Street are part of the 18th century redevelopment of the principal town centre streets in Alnwick although the site would have been developed from late medieval times in the form of simple frontage buildings. The Alnwick Northumberland Extensive Urban Survey 2010 illustrates this in its figure 4 below.

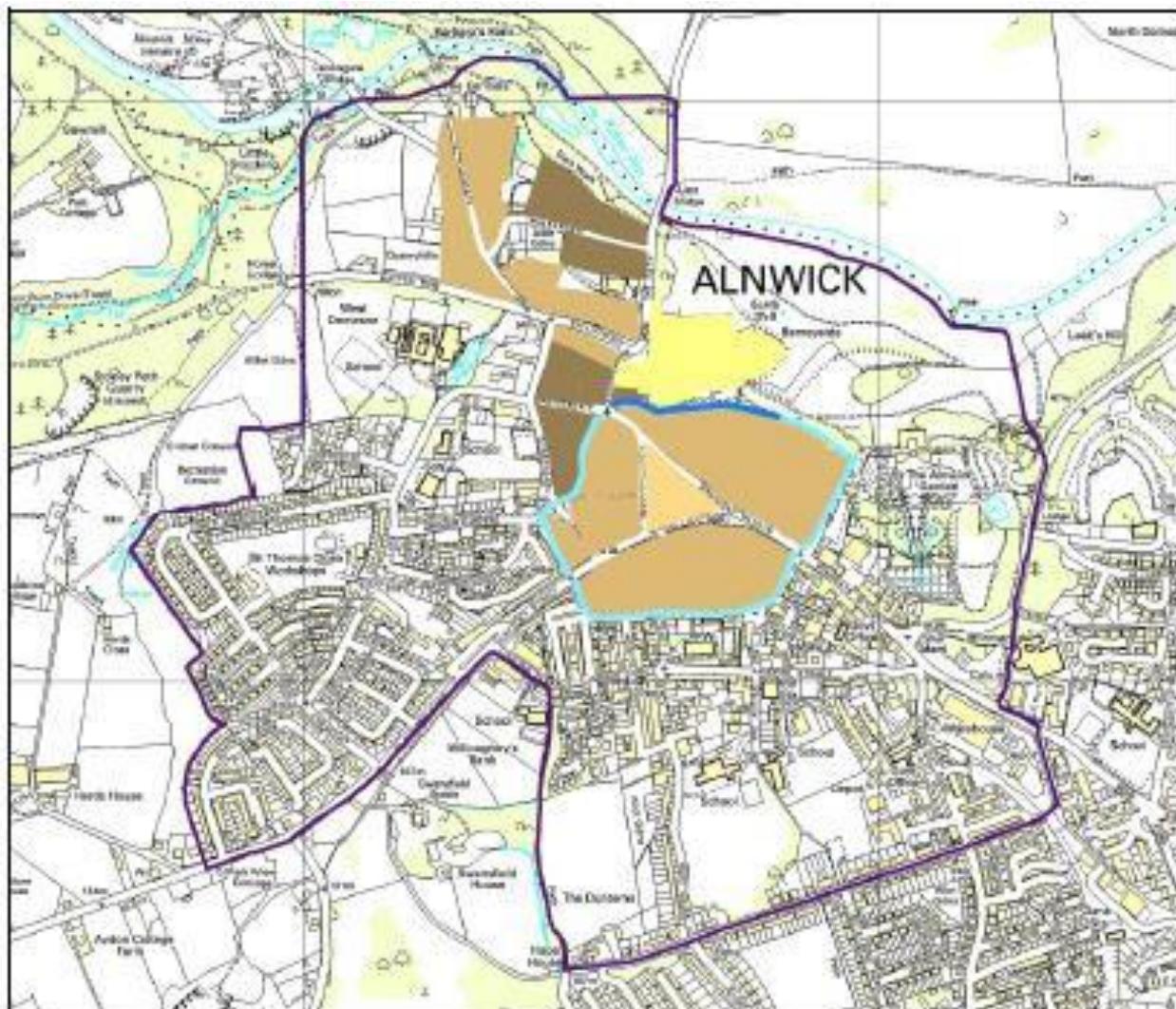
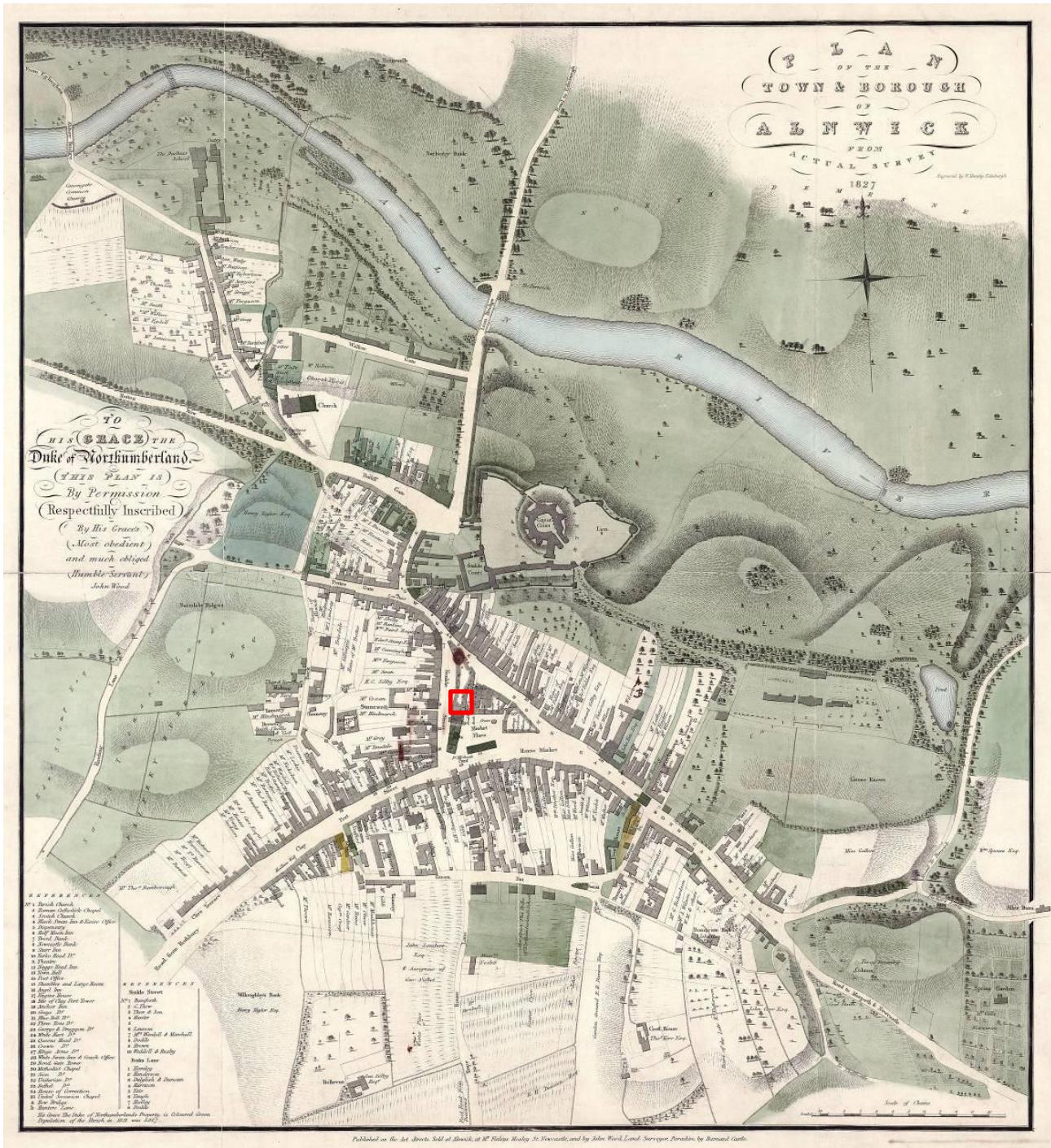


Figure 4: Late-Medieval settlement: Market Place (buff), surrounded by burgage properties running back from Bondgate, Narrowgate, Market Street and Fenkle Street. Bailiffgate and Canongate to north in light brown. Secondary burgage developments in dark brown. Castle in yellow. Blue line indicates early boundary of Borough.

5.1.2 The 18<sup>th</sup> and 19<sup>th</sup> century redevelopment of the principal frontages of Fenkle Street, Narrowgate, Bondgate Within, Market Street and the Market Place itself, replacing what had become somewhat squalid conditions, give us the fine market town streetscape that remains today.

5.1.3 Wood's map of Alnwick below demonstrates that the redevelopment of the application site was certainly complete by 1827 when the map was prepared and the streetscape will have changed relatively little between then and today.

5.1.4 The properties in both Fenkle Street and Paikes Street play a key group role in this streetscape and the frontages and are of high significance for that reason.



Woods map of Alnwick 1827 showing the Market Place properties

5.1.5 Internally the listed building and its neighbour have suffered quite badly from the use as commercial retail and storage space particularly on the first floor and

therefore the buildings internally the buildings are less significant than externally. However, there are elements of significance remaining such as original fire places, some cornicing and some architraving and skirting which is likely to be original but much has been badly affected.



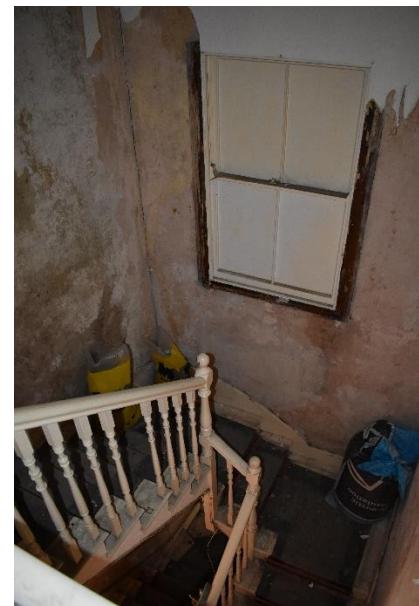
2<sup>nd</sup> floor bedroom with original cast iron fireplace



First floor Fenkle St - main reception with original shutter casing



1<sup>st</sup> floor Paikes St - with original cast fireplace and cornicing



Stairwell with blocked original sash window

## 5.2 The Conservation Area

5.2.1 The Conservation Area Appraisal identifies that typical buildings in the historic core area are of fairly uniform width but terraced to form a continuous street frontage. Each unit is typically 2-3 storey, with many symmetrical properties ie flat fronts modelled with string courses, parapets, cornices, bands, sills etc. Clipped eaves face the street and chimneys form a vital element of the roofscape. Ridge lines are typically similar but with some variations in height adding interest. Openings are vertical format, apart from smaller square second-storey windows in some buildings as with the application properties. Local buff sandstone, laid as ashlar or coursed rubble, is the main walling material, the unity of colour and scale contributing greatly to the special character of the town. Roofs are natural slate, with red clay pantiles on some older, steeper pitched roofs adding variety. Windows are white-painted timber, gutters and rainwater goods generally black cast iron. Decorative timber shop fronts are an important feature of the town centre as is the case on the application building in Paikes Street.

5.2.2 From this it can be seen that the two property frontages in Fenkle Street and Paikes Street in mirroring this typical built form, play their part in contributing to a Conservation Area which is of high significance.

5.2.3 The listed building and its attached neighbour complements the character and appearance of the Conservation Area and in turn the Conservation Area provides an unrivalled quality streetscape setting to the buildings.

## **6. The Proposed Development**

6.1 The proposed development comprises a refurbishment of the top two floors of the buildings to return it to a single large town house from its immediate previous use as retail and storage and prior to that as 2 flats.

### **6.2 External Change**

6.2.1 Externally the only work planned is like for like replacement of the sashes in the windows. Assessment from contractors submitted separately shows that whilst the window frames are in reasonable condition and repairable the sashes themselves need to be replaced.

6.2.2 Localised repointing will be required all of which will be carried out using appropriate lime mortar.

### **6.3 Internal Change**

6.3.1 Forming the town house will be achieved as follows:

- The ground floor provides access only.
- The first floor will provide for public rooms – lounge/dining room and kitchen/breakfast room with an intervening ‘snug’ or study/office and cloakroom.
- The second floor will provide bedroom accommodation and family bathroom. One small interconnecting bedroom will be repurposed to form an en-suite shower room and dressing room.
- The cellar will be used for storage including cycle and refuse storage for the property.

6.3.2 Internally the principal changes to the current configuration of the property are as follows:

- Insertion of a glazed lobby door inside the entrance hallway to cut draught and enable the outer street door to be left open in fine weather.
- The conversion of the northern bedroom on the Paikes Street frontage to an ensuite shower room and dressing room
- The insertion of a fitted kitchen into the public room at first floor facing Paikes Street.
- The insertion of a small nib wall in the sitting room facing onto Fenkle Street at the entrance to the snug/study to allow the formation of an integral bookcase.

6.3.3 All original flooring at first floor will be repaired stripped and sealed. All flooring at second floor will be repaired and carpeted. All original architraves, panelling, skirting, picture rail and cornicing will be retained and any breaks/missing sections replaced on a

like for like basis. Internal doors will be reused where possible and suitable panelled doors sourced from salvage yards where the pre-existing door is damaged or inappropriate. Given the age of the property 6 panel doors will be replaced.

## **7 Impact of the Development on the Significance of the Listed Building and Conservation Area.**

7.1 Externally there is not intended to be any change to the appearance of the two buildings with like for like repairs and replacement of sashes in the windows. Repair and redecoration will secure the future of the buildings, preserve and better reveal their character and appearance and there will be no harm to the significance of the buildings externally.

7.2 Internally, the changes to the listed building and its integrated neighbour in Paikes Street have both been kept to a minimum and have been designed to preserve the listed asset. The basic configuration and room layout of the first and second floors will be retained and original features where they are still in situ will be retained and where features are missing or have been damaged/cut through they will be replaced and matched in.

7.3 In particular missing spindles in the bannisters will be turned to match existing and replaced. Modern replacement timberwork eg architrave and skirting will be removed and moulded timber joinery replaced. Appropriate 6 panel design of doors will be sourced and fitted. Second hand period fireplaces will be sourced and fitted where originals have been removed. Lath and plaster walls will be consolidated with bonding where insecure and skimmed. Timber flooring sanded and stained with any damaged sections lifted, replaced and relaid. The result will be to retain and make good as much original material as possible.

7.4 The insertion of the ensuite at second floor would not result in a change of room configuration only the change of use of the room. Drainage will be by Saniflo system with waste pumped up into the loft space and connected direct into the top of the soil stack within the loft space thereby minimising the need to cut into floor joists etc for the waste pipes.

7.5 The service infrastructure to the building in the form of wiring, electrics and plumbing, boiler and radiators will all be replaced to current building regulations allowing the achievement of energy efficiency within the historic building.

7.6 The proposal secures a return to residential use of the upper levels of the building which is entirely consistent with its conservation and allowing the proposal will contribute in a small way to securing a resident population in the town centre and helping secure the future of both the listed building and the Conservation Area.

7.7 The proposal is to a design that will not harm the significance of the buildings and it will help preserve and enhance the significance of the heritage assets in the form of the listed building and preserve and enhance the character and appearance of the conservation area by bringing the buildings back into full, effective and appropriate use. It therefore meets the policy tests set out in the NPPF and accordingly should be treated favourably.

7.8 For the same reasons the proposals are in accordance with policies S15 and S16 of the Alnwick District Local Development Framework Core Strategy and with Policies ENV 7

and 9 of the emerging Northumberland Local Plan which are consistent with the Framework. In particular the proposal respects the existing architectural and historic character and cultural associations, as required in NLP Policy ENV9 part 1c) for development in conservation areas.

## **8 Conclusion**

8.1 This Heritage Statement 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 The listed building will not be adversely affected by the residential use or the adaptations necessary to accommodate the use. Indeed, the re-introduction of the use secures the future of the upper floors of the listed building.

8.3 No harm to the historic and townscape character or setting of the Alnwick Conservation Area is likely to be caused by the development proposals and the Conservation Area will be preserved and enhanced.

8.4 Accordingly, listed building consent should be granted.

Peter Biggers MRTPI AIHBC

Argyle Planning June 2020

## APPENDICES

### Appendix 1 - List Entry Summary

#### 14, FENKLE STREET

##### Overview

Heritage Category: Listed Building

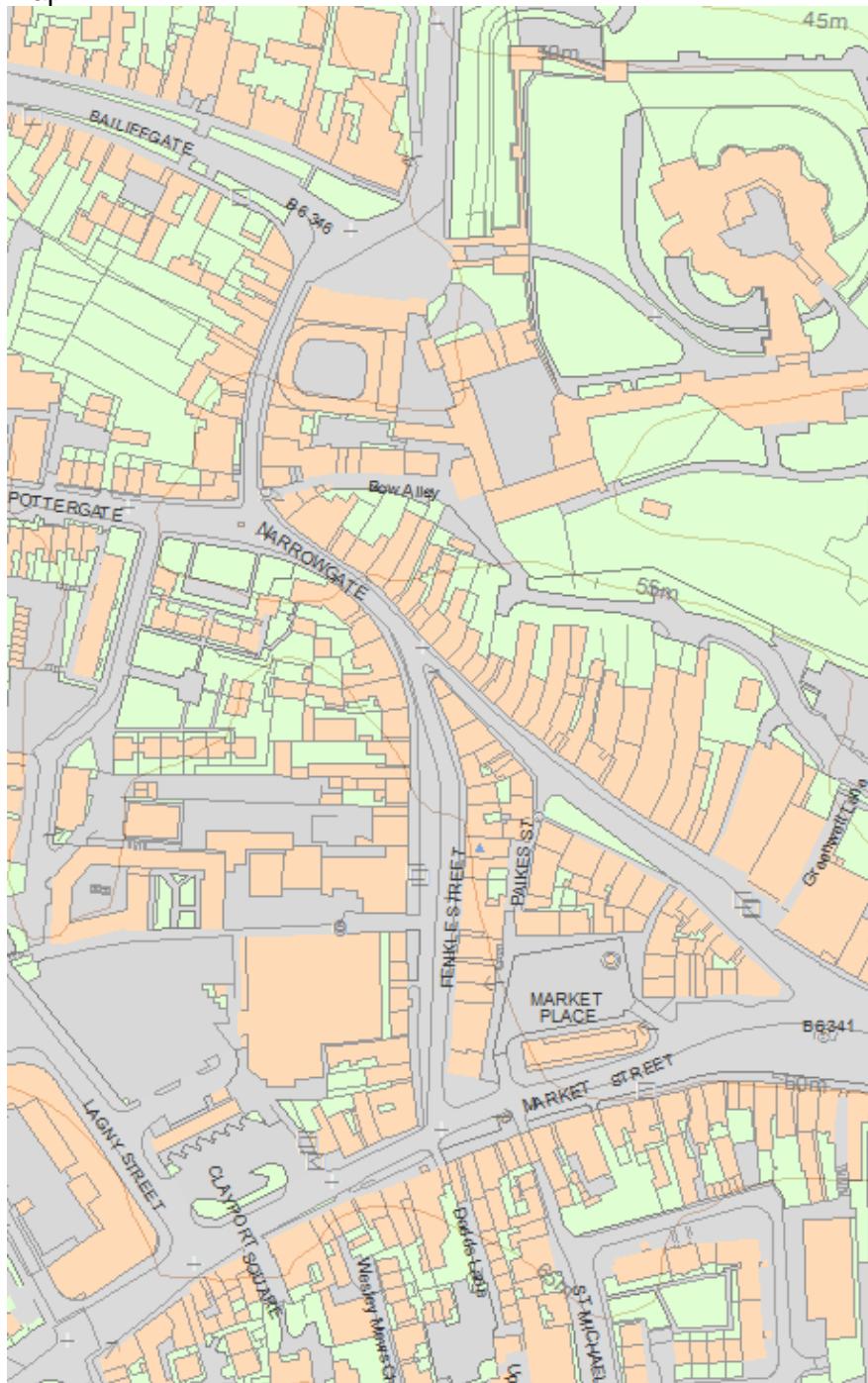
Grade: II

List Entry Number: 1041469

Date first listed: 25-Aug-1977

Statutory Address: 14, FENKLE STREET

##### Map



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## Location

Statutory Address: 14, FENKLE STREET

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

District: Northumberland (Unitary Authority)

Parish: Alnwick

National Grid Reference: NU 18609 13353

## Details

FENKLE STREET 1. 5330 (East Side) No 14 NU 1813 SE 1/242 II GV 2. Early C18, 3 storeys and 2 windows. Brick front with stone quoins, quoined dressings, 1st and 2nd floor sill bands and scroll top kneelers to coped verges. Ground floor painted. Slate roof, 2 shared brick chimneys. Late glazed sash windows. Two windows on ground floor to left, modern shop front to right.

Listing NGR: NU1861413353

## Legacy

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

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235709

Legacy System:

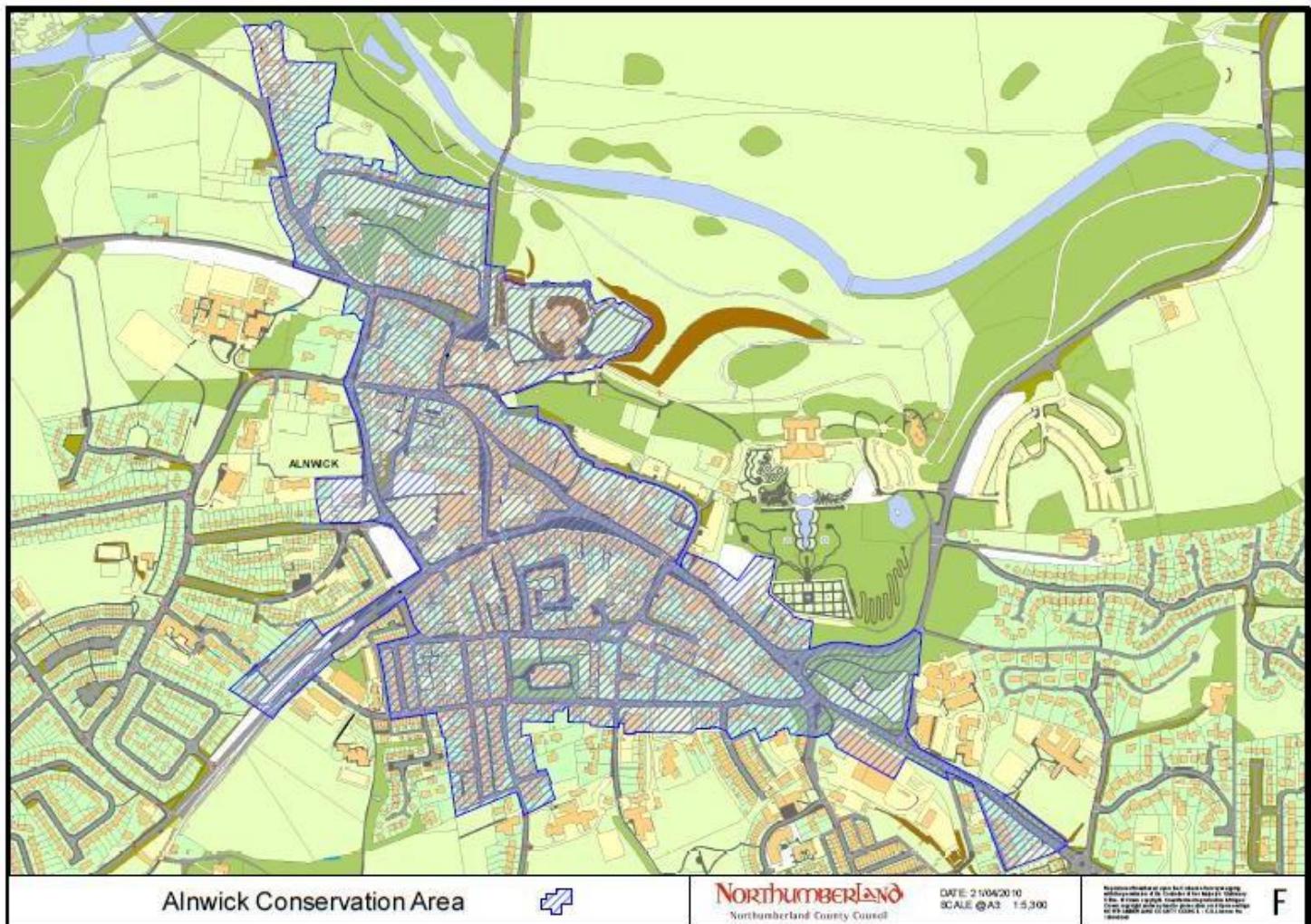
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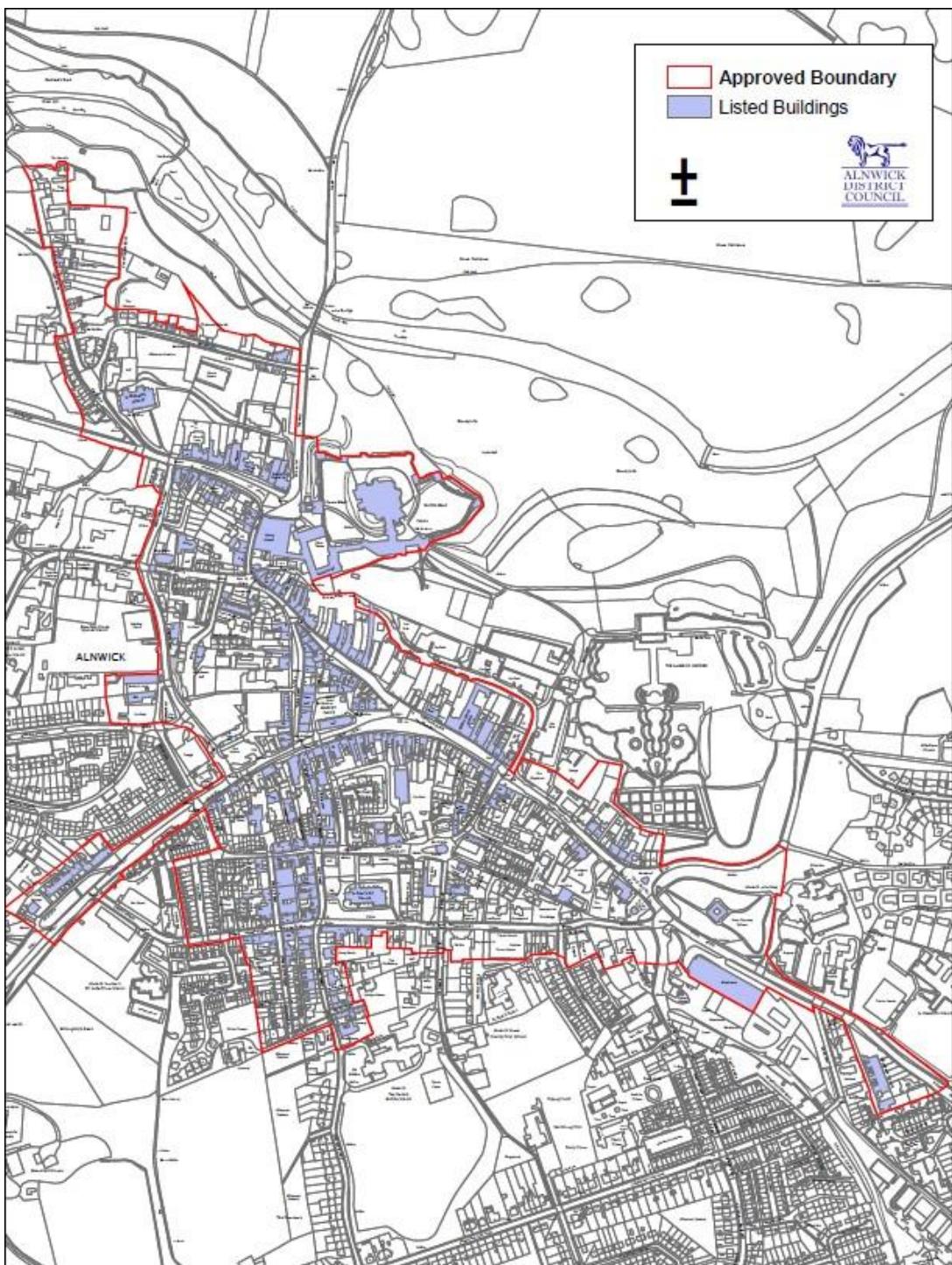
## Legal

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 – Alnwick Conservation Area and its Listed Buildings





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### **Appendix 3 - List of Sources Consulted in Preparing Heritage Statement**

- Alnwick Conservation Area Appraisal – Alnwick District Council 2007
- Alnwick Northumberland Extensive Urban Survey 2010
- Conzen, MR G, 1969. Alnwick, Northumberland, A study in Town Plan Analysis
- Northumberland Historic Environment Record
- Historic England Listed Buildings
- Keys to the Past
- Old-Maps.co.uk - Historic Mapping
- Bailiffgate Museum Collection – [www.bailiffgatecollections.co.uk](http://www.bailiffgatecollections.co.uk)