



Northumberland County Council

ENVIRONMENT & DESIGN TEAM MEMORANDUM

To: Esther Ross

From: Ros Kain

Date: 05/10/2021

Reference/s: 21/02629/LBC

Proposal: LBC to replace windows and front door and reinstate 2no original shutters.

Address: Clive Villa Clive Nurseries Alnwick NE66 1LH

SUMMARY OF SIGNIFICANCE

The application site is the single storey section of a Georgian house in a secluded location with access only from a winding drive accessed from Clive Terrace off Clayport Terrace.

Dated to the early 19th Century, the listed building is one storey at the southern end and steps up to two storeys, it is built from ashlar with a plinth band.

The application site is in the south end. It is one storey over basement (which is below the continued plinth band) and has a three-light bay with cill band and a bay platform. The southern end has a hipped Welsh slate roof.

The north end, which is a separate property, is two storeys with glazing bar sash windows, single hung on 1st floor: ground floor windows tall and break through basement level band.

Historic England guidance * defines 'significance' as a collective term for the sum of all the heritage values. This best practice guide includes a recommended approach to assessing significance grouped into four categories as follows, evidential value, historical value, aesthetic

value and communal value.

I consider the primary value associated with the Grade II listed building subject to this application, to be aesthetic. It is an intact example of a detached Georgian property surrounded by private walls. Its symmetry and quality materials are an excellent example of the classical style.

This concealed property is associated historically with a large nursery garden, shown laid out on the 1867 OS Map, with paths and outbuildings at the edge of Alnwick. All the associated land has been long built on by modern suburban development. The application site is well screened behind tall stone walls. The stone boundary also encloses the site of Clive Cottage, listed Grade II, the upper storey of which is visible over the wall.

Assessment of Proposed Works

A Heritage, Design and Access Statement has been submitted in support of the application. The application relates to the proposed replacement of non-original windows, (W.1–W.6) and the non-original front door to the south-west principal elevation, and the reinstatement of two original shutters to window W.6.

The original single glazed timber sashes on the front elevation have been previously replaced with painted timber top-hung and non-opening sash window units. I agree with the Statement that these are a poor substitute for the originals, however, it is fortuitous that in order to avoid disturbing the original shutter casings, internally all the shutters, architraves and the original window box frames have been left in situ. The exception is window ref: W.6 where the shutters and linings have been removed and replaced with plywood panels. However, the original shutters are on site in an external store and can be reinstated.

I note the comparison between the appearance of non-original and original windows in Photo 04 of the Statement and Photos 05, 06 and 07 of the original sliding sashes to be used as a template including the internal shutters and ovolo astragals.

I fully support the proposal to replace the non-original windows with traditionally detailed single glazed (with putty) painted timber sliding sashes, hung on sash cords, pulleys and weights. Large scale details including sections have been submitted. A Methodology has been provided in the Statement (section 3) and this approach is supported. Option B - the use of spring balances - should only be used if the box sashes are found to be beyond repair.

To reinstate the shutters to W.6, the non-original plywood shutters and linings to window would be removed and the original shutters reinstated within new joinery (using the original shutter casings and detailing as a template). This would achieve as close a match as practically possible. I fully support the efforts to reinstate the original shutters.

The original front door to the principal south-west elevation with an incongruous modern composite door set comprising a single door, fixed side panel and glazed fixed light over. The listing description refers to a six-panel door with rectangular light above to the left. This was noted in 1988 when the listing description was written. The style of the original door would have

likely been six panel, with one solid glazed light above, as evident in few remaining sets of double doors on the terraced Georgian streets to the east.

I agree that the original arrangement would have been a pair of paneled doors in simple timber frame with a fixed glazed light over. This has informed the proposed replacement, and the large-scale details with section submitted, proposing a glazed fanlight with three panes, above a pair of new double doors, with four rebated panels, is considered to be more appropriate than the modern door in situ.

Conclusion / Recommendation

The works proposed would enhance the aesthetic significance of the heritage asset, Approval subject to a condition to agree the paint colour (RAL number) and finish for the external joinery.

Rosalind Kain

Built Heritage & Design Officer

* Historic England Conservation Principles

<https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>