

DESIGN ACCESS AND HERITAGE STATEMENT

Rebuilding / Extension Works to Whitslaid, Stocksfield



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1.0 INTRODUCTION

This Design, Access and Heritage Statement has been prepared in support of a planning application for partial rebuilding works and extension works to Whitslaid House, situated within the Painshawfield Batt House & Birches Nook Estate on Cade Hill Road, Stocksfield, Northumberland. The dwelling is not Listed and does not sit in close proximity to any Listed Building.

Whitslaid House is a detached, two-storey Victorian dwelling of traditional construction. The principal elevations are finished in painted pebble dash render above a sandstone plinth, reflecting the character and material palette typical of the period.

The original house is surmounted by a pitched roof clad in natural clay tiles. Subsequent additions comprise a modern flat-roofed front extension finished with a felt roof covering, together with a later added rear kitchen and sunroom extension. The rear extension incorporates a pitched tiled roof over the kitchen area, transitioning to a substantial glazed roof above the adjoining sunroom.

The proposed development seeks to enhance both the functionality and appearance of the later additions to Whitslaid House. The works have been carefully designed to rationalise these more recent extensions, improving their architectural cohesion with the original Victorian dwelling. In addition, as part of the proposals, a traditional open porch will be introduced creating a more clearly defined and welcoming principal entrance, strengthening the building's frontage and providing an entrance feature that is more sympathetic to the character and architectural language of the original house.

This statement is intended to assist the Painshawfield Estate Committee in its assessment of the application by demonstrating that the proposed works have been conceived as a sensitive and proportionate enhancement to Whitslaid House, preserving the character and appearance of both the property and the wider Estate.

The application should be read in conjunction with the following drawings:

1632-LP-01-LocationPlan

1632-SP-01-ExistingProposedSitePlans

1632-PP-01-ExistingProposedFloorPlansRoofPlans

1632-EE-01-ExistingElevations

1632-PE-01-ProposedElevations

The purpose of this report is to present the design rationale for the proposed works and to demonstrate that they have been carefully developed with due regard to the established architectural character, landscape setting and design ethos of the Painshawfield Estate. The proposals seek to improve the functionality and appearance of the existing dwelling through a series of sympathetic alterations that respect both the original building and its wider estate context.

From the outset, the design approach has been guided by the principles of retaining and reinforcing the qualities that make the Estate distinctive. Particular consideration has been given to the scale, massing, materials and detailing of the proposed extensions, ensuring that they remain subservient to the existing house and integrate harmoniously with the surrounding built form and mature landscape.

It is considered that the proposals represent a respectful evolution of the existing dwelling, balancing the practical needs of the occupants with the longstanding architectural qualities that define the Painshawfield Estate.



Image 1 – Highlighted in red above, Whitslaid, the rear patio, with workshop below highlighted in blue and the greenhouse and orchard owned by the client, highlighted in yellow. Client also owns 1 Crabtree Road, highlighted in pink above.

2.0 PLANNING HISTORY

Below is a list of previous planning applications for Whitslaid.

Reference	Proposal	Decision	Date
T/90/E/77	Construction of Kitchen/Conservatory extension on to dwelling and Construction of 1 detached double garage.	Permitted	Feb 1990

3.0 HISTORICAL BACKGROUND

3.1 Designation Records

Painshawfield Batt House & Birches Nook Estate

Whitslaid is within the Painshawfield Batt House & Birches Nook Estate which was established in 1895 to ensure the preservation of the spacious, tranquil character envisioned by the original Covenantors of the Estate.

Listed Buildings

Whitslaid is not a Listed building. The closest Listed building is the Ridley Mill House which is approximately 0.5 miles away from Whitslaid. The Ridley Mill House cannot be seen from Whitslaid and will be unaffected by the proposals.

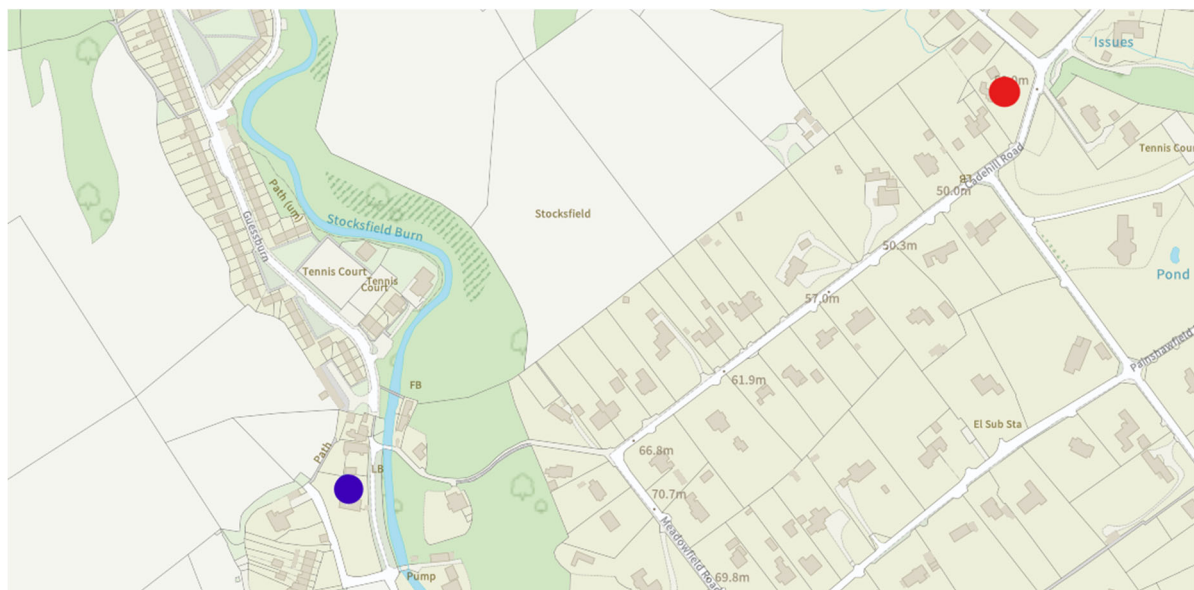


Image 2 – Highlighted in red above, Whitslaid. Highlighted in blue above, The Ridley Mill House. HistoricEngland-<https://historicengland.org.uk/listing/the-list/list-entry/1303643>- [Accessed 26 June 2026].

Listing description:

"House. Late C18 or early C19 with east bay a slightly later addition. Coursed rubble with toolled- and-margined quoins and dressings; slate roof. 2 storeys, 3+1 bays. Bay 2 renewed glazed door, 16-pane sashes with toolled- and-margined lintels and slightly-projecting sills. Coped gables; corniced end stacks and ridge stack.

C20 extension to rear not of interest.

Listing NGR: NZ0565260606"

HistoricEngland-<https://historicengland.org.uk/listing/the-list/list-entry/1303643>- [Accessed 26 June 2026].

3.2 Significance

The National Planning Policy Framework (NPPF) defines significance as *"the value of a heritage asset to this and future generations because of its heritage interest."* This interest may be archaeological, architectural, artistic or historic, and may derive not only from the asset's physical presence but also from its setting.

Archaeological Interest

The historic maps below indicates that there was no earlier development on the application site prior to the construction of Whitslaid House. The site historically formed part of Painshawfield Wood and the surrounding agricultural landscape before being developed as part of the wider Painshawfield Estate.

There is a note on the historic maps that note the discovery of Roman and Ancient British remains to the distant north-west in 1866. However, these finds are located outside the application site and there is no evidence at all to suggest that archaeological remains are present within the curtilage of Whitslaid House.

Furthermore, the proposed works are largely confined to areas that have already been disturbed by the construction of existing modern extensions. As such, the proposals are considered unlikely to encounter or affect any archaeological remains of significance.

Architectural and Artistic Interest

Whitslaid House is a Victorian detached dwelling that contributes to the architectural character of the Painshawfield Estate. The property displays many of the characteristics associated with the Estate, including its generous plot, mature landscaped setting and traditional palette of materials. Although the dwelling has been altered through a series of later additions, the original building continues to provide the principal architectural focus.

The wider significance of the Painshawfield Estate lies in its collection of individually designed houses set within a heavily wooded landscape. Rather than exhibiting a uniform architectural style, the Estate derives its special character from the high quality of individual buildings, their generous spacing, and the relationship between the built form and the surrounding mature woodland.

Historic Interest

Whitslaid House forms part of the historic development of the Painshawfield Estate, reflecting the evolution of the Estate as a planned residential environment during the late nineteenth and early twentieth centuries. The incremental changes made to the dwelling over time illustrate the continued adaptation of the property to meet modern living requirements while retaining its original function as a family home.

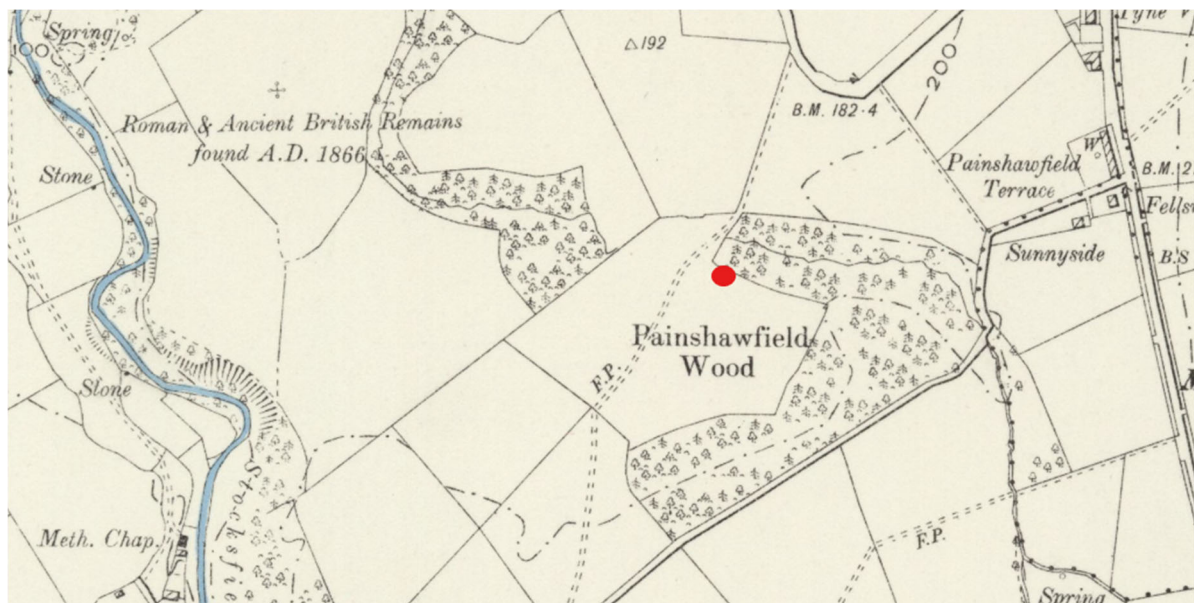


Figure 3 – 1860 -Land prior to the erection of Whitslaid and surrounding dwellings

National Library Of Scotland [online]. <https://maps.nls.uk/geo/find/marker/#zoom=18&lat=54.9098&lon=-2.3293&f=0&z=1&marker=54.9098,-2.3291&from=1449&to=2001&i=101027604> [Accessed 29 June 2026].

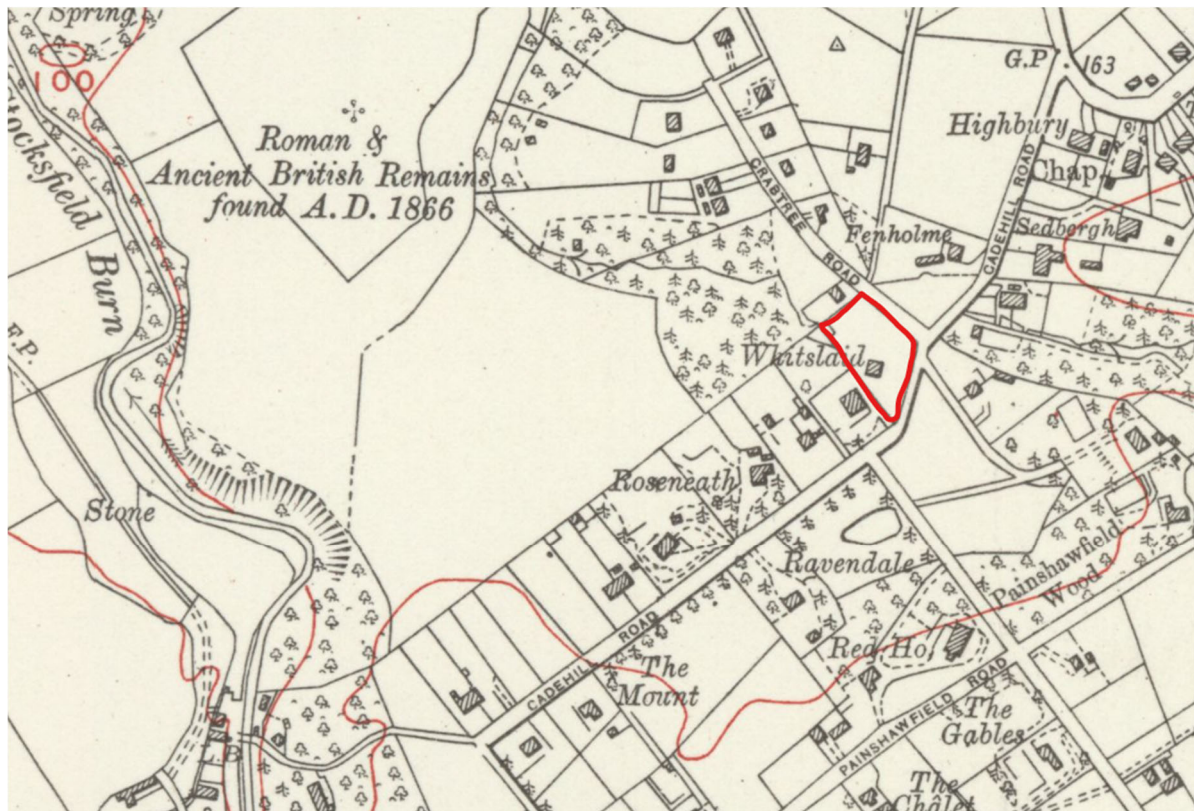


Figure 4– 1920 -Whitslaid

National Library Of Scotland [online]. <https://maps.nls.uk/geo/find/marker/#zoom=18&lat=54.9098&lon=-2.3293&f=0&z=1&marker=54.9098,-2.3291&from=1449&to=2001&i=101027604> [Accessed 29 June 2026].

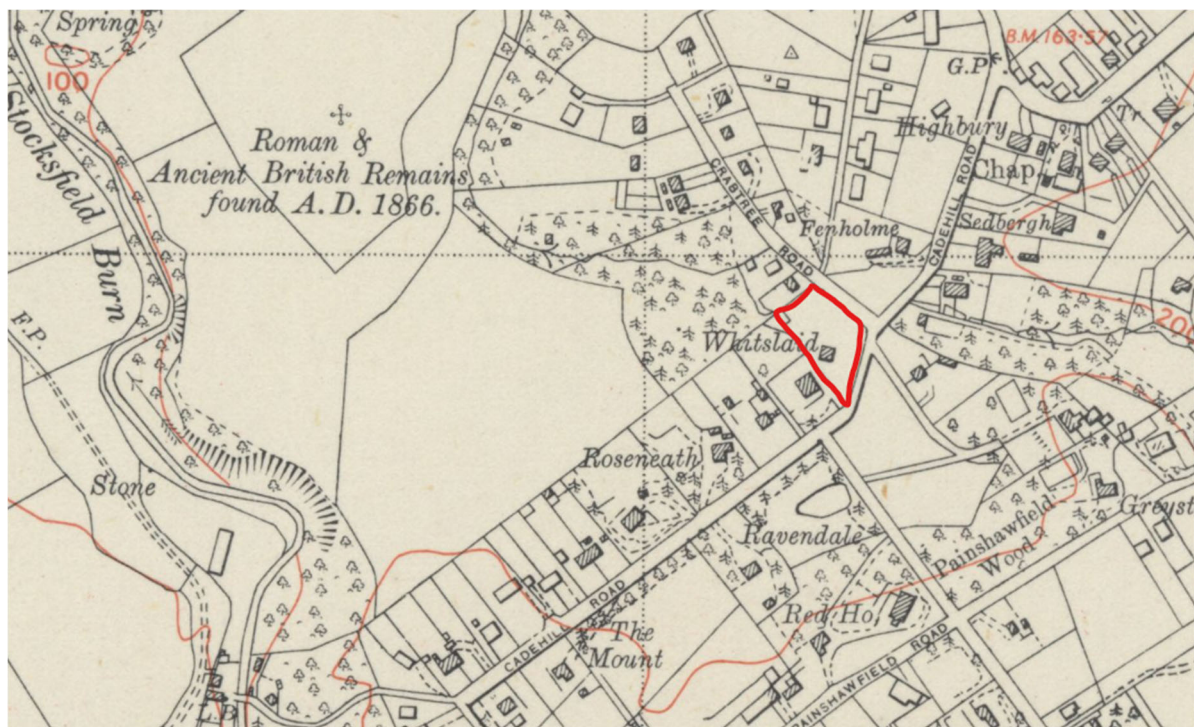


Figure 5: 1947 – Whitslaid

National Library Of Scotland [online]. <https://maps.nls.uk/geo/find/marker/#zoom=18&lat=54.9098&lon=-2.3293&f=0&z=1&marker=54.9098,-2.3291&from=1449&to=2001&i=101027604> [Accessed 29 June 2026].

4.0 THE PROPOSAL

Introduction of open porch

At present, Whitslaid House benefits from only a small entrance lobby, providing limited space for the practical storage of outdoor clothing, footwear and umbrellas before entering the main dwelling. The proposed open porch will create a sheltered transitional space, allowing wet and muddy items to be accommodated externally while improving the functionality of the principal entrance.

In addition to its practical benefits, the proposed porch will significantly enhance the architectural composition of the front elevation. Despite the scale and stature of the Victorian dwelling, the existing entrance is understated and lacks the prominence typically associated with a house of this character, making the principal point of arrival difficult to identify.

The introduction of a traditionally detailed open porch will provide a more legible and welcoming entrance, clearly defining the principal access to the property for residents and visitors alike. Constructed using natural stone with painted timber posts and decorative timber brackets beneath a pitched clay tiled roof, the porch has been carefully designed to complement the original Victorian architecture. It will soften the existing recessed entrance, introduce depth and visual interest to the front elevation, and create a more balanced and coherent architectural composition that is in keeping with the character of Whitslaid House and the wider Painshawfield Estate.



Figures 6 and 7: Existing main entrance to Whitslaid



Figure 8: Existing interior of entrance lobby

Rebuilding the existing office

The existing office extension is a modern addition that differs significantly in its architectural expression from the original Victorian dwelling. Whilst functional, its proportions, detailing and material palette—including the felt roof, dated fascia boards and out-of-place window design—do not reflect the character or quality of the principal house. As a result, this element appears visually detached from the original building and detracts from the overall coherence of the front elevation.

The proposal seeks to replace the existing extension with a similarly scaled structure, modestly enlarged to accommodate a ground-floor shower room, thereby improving the long-term adaptability and accessibility of the dwelling. The revised extension has been carefully designed to better complement the architectural character of Whitslaid House through the use of traditional proportions, painted timber windows which mirror the design of the existing bay windows on the west elevation and a lead roof, all of which are more sympathetic to the original dwelling and add to the character of the Painshawfield Estate, not detract, as present .



Figure 9: Existing modern office extension to front / side of property

Rebuilding / extending rear extension

The existing kitchen and dining accommodation is relatively constrained for a dwelling of this scale and no longer reflects the way in which the property is used. Although directly adjacent to the existing sunroom, the arrangement of the internal spaces creates a clear separation between the kitchen and the principal seating area, limiting interaction between family members and guests when the kitchen is in use.

Furthermore, the existing sunroom, with its predominantly glazed roof, experiences significant seasonal temperature fluctuations. Whilst it provides generous levels of natural daylight, it offers a less comfortable living environment throughout the year than would be expected of a principal family space.

The proposals seek to replace the existing rear extension with a contemporary open-plan kitchen, dining and living area that provides a more functional and cohesive layout. Bringing these three principal living functions together will create a flexible space better suited to modern family life. A modest extension of the footprint to the north will also enhance views across the external patio and landscaped gardens, strengthening the relationship between the house and its setting.

Architecturally, the extension has been carefully designed to complement the original Victorian dwelling. The fenestration adopts the established vertical proportions found throughout the existing house, maintaining a consistent rhythm across the rear elevation. Vertical rendered pillars echo the painted pebble-dash finish of the original building, while the sandstone plinth and sills continue seamlessly from the existing house into the new extension. The introduction of sandstone mullions provides additional depth and refinement, creating a clear architectural link between the original dwelling and the new addition.

The existing glazed roof will be replaced with a traditionally detailed lead-covered roof incorporating a centrally positioned roof lantern. This approach will retain high levels of natural daylight whilst creating a more thermally efficient and comfortable living environment throughout the year. The roof lantern will continue to provide a bright, open atmosphere while reducing excessive solar gain in summer and heat loss during the winter months.



Figure 10 / 11: Interior of existing kitchen and glazed sun room



Figure 12: Existing rear sun room

5.0 DESIGN AND ACCESS

Use

The use of the property remains as existing.

Amount

The existing ground floor footprint of the dwelling is 163m². The proposed footprint of the dwelling, including new porch, rebuilding the side extension and the rear extension is 197m² an increase of just 34m² (20%).

Layout

The layout of the property remains as existing.

Scale

The size of the proposed porch, dressing room extension and rear extension are in proportion to the rest of the property

Appearance

The external changes to the dwelling will improve the overall aesthetics and its setting in the landscape. Even though the dressing room and rear will be slightly larger than the existing elements, they will be in-keeping to the original design of the dwelling and allow the removal of the out-of-place design features.

The proposed materiality is as follows:

- Stonework and white painted pebble dash to the external walls
- Roof tiles to match main house roof on the proposed porch.
- Lead roof to the dressing room and rear extensions.
- Painted timber windows and doors, in-keeping with the character of the house.
- Cast iron rainwater goods

Access

Access to the dwelling from the public road will remain as existing.

Drainage

The drainage to the property remains as existing.

Summary

The proposals have been developed with a clear objective: to enhance Whitslaid House in a manner that respects and reinforces the architectural character and design principles that define the Painshawfield Estate.

Rather than seeking to alter the character of the original Victorian dwelling, the scheme replaces a number of later additions that are of limited architectural merit with carefully considered extensions that are more sympathetic in their scale, proportions and detailing. The introduction of a traditional entrance porch restores a sense of prominence and arrival befitting a house of this stature, while the redesigned rear extension creates a more elegant and coherent relationship between the original dwelling and its later additions.

The selection of natural and traditional materials, including painted render, sandstone detailing, painted timber joinery, lead-covered roofing, reflects the established material palette found throughout the Estate. Similarly, the proposed fenestration, roof forms and architectural detailing have been carefully designed to complement the proportions and craftsmanship of the original house.

Internally, the proposals provide a more practical and adaptable home that better meets the needs of modern family life, while externally they represent a clear enhancement to the appearance of the property. It is therefore considered that the proposals embody the qualities that have long distinguished the Estate—high-quality architecture, thoughtful design and respect for landscape—and will preserve and enhance the character of both Whitslaid House and its wider setting for years to come.