

Hartford Hall, Northumberland



Client: Private Developer
Year: 2007

Hartford Hall is a grade II* listed building located in countryside to the north of Newcastle. The vacant building and the associated estate, which contained many surviving structures including a fine stable block and a walled garden, was purchased by a local developer in 2000. A rescue package was assembled and financed through the realisation of an estate village scheme, designed according to the English Heritage guidelines for enabling development. The work was phased and carried out within the context of a conservation plan written by Simpson & Brown; the initial work comprised the repair and conversion of the main house, Hartford Hall, its stable block and subsidiary service and farm buildings. It also included blocks of new flats as well as some detached and terrace houses.

The practice took the role of sole architects and master planners for the second phase, known as Ha'penny Fields. This comprised six flats, ten terraced houses and nine detached houses. The practice was closely involved with the local planning department and English Heritage, initiating various modifications to 'fine tune' the houses to provide a sympathetic setting for the original hall and also to meet the demands of a changing housing market. The houses are attractive individually and contribute to a visually cohesive, integrated group. The new elements have been created as set of 'clusters', with each one responding to its particular environment, topography, and the nearby listed buildings in terms of form, orientation and building materials. Each group has its own identity and central focus.

The development of new houses in both phases 1 and 2 has been acknowledged as being a very successful response to an existing listed building and its estate architecture. A third phase of 30 houses has been designed