

SANDHOE HIGH HOUSE

HERITAGE STATEMENT

INTRODUCTION

1. The NPPF advises that applicants should describe the significance of the heritage assets and any contribution made to the setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact.
2. This statement identifies the significance of the listed building, its setting and relationship to other listed buildings.

THE CONTEXT OF THE LISTED BUILDING

3. Sandhoe High House is listed grade II, see Appendix NMA1.
4. When listed in 1969 the property included the former brew house or kitchens to the rear which are now occupied separately and listed Grade II.
5. The original group also included the coach house and stables to the north. This is now converted to residential and is known as The Coach House.
6. The terraced walls in the garden of Sandhoe High House are also listed grade II.

PLANNING AND LISTED BUILDING HISTORY

7. The kitchens / brewhouse were formerly used as staff accommodation and permission was granted to convert this building to a separate dwellinghouse in 1976 [T/76/E/704]. This is known as High House West.
8. In 1977 permission was granted to convert the former grooms' quarters and stables into an independent dwelling [T/77/E/38]. This is now The Coach House. IN 1992 planning permission was granted for an extension to this dwelling [T/92/E/307]. This is the projecting rear wing to the north. In 2018 a Certificate of Lawful Use was granted for a proposed extension to the rear [18/0339/CLEXIS]. In that officer report it was acknowledged that an extension could be built as permitted development which confirms the Council's position that this building is not listed nor within the curtilage of a listed building.

SIGNIFICANCE OF THE BUILDING

9. The significance of Sandhoe High House is its early date and relatively intact interiors, as reflected in the listing description. The detached former kitchen/brew house (or perhaps bakery) is a rare example in the north. The group value of the main house, kitchens, stables and coach house is also of significance.
10. The curtilage of the listed building appears to no longer include High House West (which is physically attached) or The Coach House, perhaps due to ownership. It is therefore difficult to

see how planning permission is required to erect fences along the common boundary with The Coach House. This application is therefore made without prejudice to my view that the areas north of High House West whilst still in common ownership with Sandhoe High House are physically separate and not curtilage to the listed building. However I accept that these areas of amenity space may be within the setting of the listed building.

11. Further it should be noted that fences have recently been erected to the east of the Coach House without the benefit of planning permission.

THE PROPOSED CHANGES

12. This application simply seeks permission to erect a timber post and rail fence along the boundary between The Coach House and amenity land to the east and a gate across the existing gateway between The Coach House and the outbuilding to the east. This is to define the boundary and prevent trespass across private land.

IMPACT ON THE HERITAGE ASSET

13. The significance of the listed building is its early date and interiors. The erection of a fence to mark the boundaries of the amenity land will have no impact on the house. It is noted that a timber paling fence encloses amenity land to the west of Sandhoe High House (see photo).
14. The historic form of the larger group of buildings around Sandhoe High House, including the kitchens and stables, is apparent on site and will not change. There will be no impact in the listed High House West.
15. It is noted that the oil tank and screen fences to the south of the outbuilding were granted consent recently [19/03686/LBC]. This development was held to be in the curtilage of the listed building, but found by Building Conservation to cause no harm to the heritage asset.

MISS NICOLA ALLAN

MRTPI

Dated this fourth day of August 2021

APPENDIX NMA1 – LISTING DESCRIPTIONS

5/314 Sandhoe High House 15.4.69 (previously listed as High House)

GV II

House. C17, remodelled and extended to east c.1740, bow and rear outshut later C18. Coursed roughly-squared stone with cut quoins and dressings; graduated Lakeland slate roofs. 2 storeys, 6 bays; 4th bay slightly projecting with full-height semicircular 3-window bow. 1st floor sill string to bow and bays to right. To left of bow, 2 steps up to altered 6-panel door in bolection-moulded surround, with flanking- and over-lights framed by re-set C18 dressings; broken scrolled pediment with central finial re-set above overlight. To right of bow a 6-panel door in C19 moulded surround. 12-pane sash windows with heavy glazing bars, except for 15-pane sashes on ground floor of bow (sills lowered in C19). All windows in architraves; 1st floor centre window in bow has pedimented hood on consoles. Traces of earlier windows in left bays. Roof hipped to right; coped left gable with moulded kneelers and rendered stack; stepped ridge stack with conjoined shafts and modillion cornice.

Left return shows 12-pane sash window in raised stone surround, and shortened 9-pane attic sash in stone surround; blocked central slits to lower floors. Outshut to left has 4-pane casements in architraves. Similar window on far left, in blocked chamfered door surround in narrow link to High House West (q.v.). Rear elevation shows projecting stair wing with 12-pane sash window in raised stone surround on left return.

Interior: Contemporary plaster cornices and fireplaces, with early C19 grates and ironwork, throughout. Fielded-panelled doors with old hinges. Panelled shutters. Open-well cut-string stair with stick balusters, moulded newels and ramped moulded handrail; contemporary servants' stair in adjacent outshut. Roof trusses with 2 collars, 2 levels of purlins and ridge. Steeply-pitched roofline of C17 house, probably thatched, visible on west side of central stack. Walls of C17 part 0.80 - 1.00 metre thick.

Listing NGR: NY9693466346

5/315 High House West

GV II

House, formerly kitchen or brewhouse, originally detached, to Sandhoe High House (q.v.). C17, altered in C18. Coursed roughly-squared stone with cut quoins and dressings; graduated Lakeland slate roof. South elevation 2 storeys, 1 bay. Renewed doorway in raised stone surround on left; 12-pane sash window with C20 casement over, both in architraves. Roof hipped to left, ridge stack. Gabled right return (visible from rear of Sandhoe High House) shows ground and 1st floor windows, with C20 casements under round-arched heads with radial glazing bars, in raised stone surrounds with imposts and keystones.

Interior: C17 fireplace with segmental chamfered arch. C20 pent outshut at west end and attached block to north-east, altered in C20, are not of special interest.

Detached kitchens are often recorded in C16 and C17 documentary sources (e.g. in Newcastle) but very few examples survive.

Listing NGR: NY9691966355

5/316 Terrace walls to south of Sandhoe High House

GV II

Terrace walls, probably early C18. Coursed rubble with roughly-shaped dressings. Upper wall 3 metres high with flat slab coping, has old stone steps at right end and 4 raking buttresses to left of centre; left return has coping sloped down to join lower wall 1 metre high with roughly-arched coping; right return continues to roadside.

APPENDIX NMA 2 – PHOTOGRAPHS OF THE SITE



SANDHOE HIGH HOUSE – front (south) elevation



SANDHOE HIGH HOUSE – rear elevation in far background



SANDHOE HIGH HOUSE – existing timber fence to front (primary) elevation

HIGH HOUSE WEST – south & east elevation





GATEWAY AT A to B – High House West and rear of Sandhoe High House in background

FENCE FROM B to C – The Coach House in the background



PROPOSED DESIGN & MATERIALS



POST & RAIL FENCE



TIMBER FIVE BAR GATE