



**The Old Vicarage,
Bywell**
Heritage Statement

Client: DR TONY TRAPP

AB Heritage Project No: 61683

Date: 27/09/2021

The Old Vicarage, Bywell Heritage Statement

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Dr Tony Trapp to produce a Heritage Statement covering works at the Grade II Listed Old Vicarage, Bywell, NE43 7AD. It was requested as part of a forthcoming retrospective application for Listed Building Consent covering the replacement of two windows on the east elevation of the house.

This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.

The development works were the replacement of two timber framed, double hung, single glazed sash windows on the first floor of the canted east bay, located on the east elevation of the late 19th century extension to the 17th century Old Vicarage. The replacement windows are double glazed in timber framed units similar to the originals, though not exactly like for like.

This report has found that after a site visit and documentary research, the only Designated Heritage Asset affected by the works is the Grade II Listed Old Vicarage.

It is recommended that the double-glazing should not be used as a precedent to argue for further double glazing of the main house. When the current double glazed windows are next replaced, care should be taken to ensure that they revert to the previous single glazed design, which is the same as those on the ground floor of the canted bay.

Decisions regarding further work lie with the Local Planning Authority.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Dr Tony Trapp to produce a Heritage Statement covering works at the Grade II Listed Old Vicarage, Bywell, NE43 7AD. It was requested as part of a forthcoming retrospective application for Listed Building Consent covering the replacement of two windows on the east elevation.
- 1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposal site is on the east elevation of The Old Vicarage, Bywell, NE43 7AD (NHLE 1154496) (Photo 1) and is centred on National Grid Reference (NGR) NZ 04783 61530.



Photo 1. The Old Vicarage, Bywell

1.3 Overview of Development

- 1.3.1 The enacted development works were the replacement of two timber framed, double hung, single glazed sash windows on the first floor of the canted east bay, located on the east elevation of the late 19th century extension to the 17th century Old Vicarage. The replacement windows are double glazed in timber framed units similar to the originals, though not exactly like for like.

1.4 Planning Background & Consultation

- 1.4.1 Previous works at the proposed site consists of the following:
- In November 1977, Listed Building Consent was granted for the construction of a conservatory and alterations (REF: T/77/E/LB7).

- In December 2003, Listed Building Consent was granted for the construction of a conservatory on the east elevation (REF: T/20031478 & T/20031479). This was duly constructed and provided with double glazing.

1.5 Project Qualifiers

- 1.5.1 This report has been prepared under instruction and solely for the use of Dr Tony Trapp, and any associated parties they elect to share this information with.
- 1.5.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.
- 1.5.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology, and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.
- 1.5.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.
- 1.5.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 194 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘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’.

2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

2.2.1 Based on initial site research and the small-scale nature of the work and following a site visit, a study area radius of 150m was established by AB which was considered sufficient to capture information on heritage assets that might be potentially affected by the development. The study area includes the Grade II Listed Buildings of The Old Vicarage (NHLE 1154496) itself, Bywell House (NHLE 1044791), and the two Listed Churches nearby of St. Peters (NHLE 1033828) and St. Andrews (NHLE 1044831).

2.2.2 Standards & Guidance Used

2.2.3 The assessment has been carried out in line with the following guidance:

- *Standard and guidance for historic environment desk-based assessment* (ClfA, 2020).
- *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).
- *The Setting of Heritage Assets* (Historic England, 2017).
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).
- *Traditional windows: their care, repair, and upgrade* (Historic England, 2017)

Selection and Assessment of Sources

2.2.4 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists’ (ClfA) *Standard and Guidance for Historic Environment Desk Based Assessment*, this report

considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Northumberland Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	15/09/2021	Esther Lodge (Assistant Heritage Consultant, AB Heritage) contacted Elizabeth Williams (Northumberland Heritage and HER Officer) to discuss that requirement for an HER data order. Ms Williams agreed with AB Heritage that a data order would not add anything relevant to this report.
Consult Northumberland Conservation Officer	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	15/09/2021	Esther Lodge (Assistant Heritage Consultant, AB Heritage) contacted the Conservation Team via email on 15 th September 2021 to inform them of the forthcoming Heritage Statement and outlining the form and focus of the report. Esther invited the Conservation Team to provide advice or comment that could be integrated to the report.
Site Walkover	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	16/09/2021	A site visit was undertaken by Esther Lodge (Assistant Heritage Consultant, AB Heritage) and Daniel Dodds (Associate Director, AB Heritage). This is covered in section 4.2.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	13/09/2021	NHLE identified the building as a Grade II Listed Building. A 150m radius search also identified 11 other Grade II Listed Buildings, two Grade I Listed Buildings and one Grade II* Listed Building. These can be found in the Cultural Heritage Features Gazetteer in appendix 1.
Northumberland Archives	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	22/09/2021	
MAGIC	The MAGIC website provides authoritative geographic information about the natural environment from across government, including from Historic England. The information in an interactive map format covers rural, urban, coastal and marine environments.	15/09/2021	There is one Scheduled Monument c.260m from the site, outside the study area.

Assessment of Receptors Significance

- 2.2.5 Assessment of the heritage significance of a receptor is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological, or historical factors. Considering these criteria, each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

Table 2: Assessing the Significance of a Receptor

SCALE OF ASSET SIGNIFICANCE	
VERY HIGH	Sites of exceptional interest that reflect the highest qualities of evidential, historic, artistic or communal value. These can include Scheduled Monuments, Grade I and Grade II* Listed Buildings, Conservation Areas containing very important buildings, or undesignated structures / landscapes with exceptional coherence, time depth, or other critical factors.
HIGH	Grade II Listed Buildings and other designated or undesignated heritage assets of special interest, or assets of a reasonably defined historic extent and significance. Examples may include areas containing buildings that contribute significantly to its historic character.
MEDIUM	Buildings / Structures / Landscapes with coherent historic merit or value, reflected in sites such as 'locally designated' buildings or 'non-designated heritage assets', albeit ones with clear survival of key elements, historic interests and/or context associations.
LOW	Heritage assets with very little or no surviving heritage interest. Examples include structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.2.6 The significance of known assets is typically determined by reference to existing designations. **Where a receptor's interest or value covers a range of the above possibilities or, for previously unidentified features, where no designation has yet been assigned, the significance of a receptor is based on professional judgement.** For example, while all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul's Cathedral. For this reason, adjustments are made on a case by case basis.

Impact Assessment Criteria

- 2.2.7 The degree of impact upon the heritage resource is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact are set out in Table 3 (below).
- 2.2.8 It is not always possible to confirm the degree of impact. However, where possible a professional judgement as to the scale of such impacts is applied to enable the subsequent 'Magnitude of Effects' to be established (Table 4). It should be noted that an impact level of

'uncertain' is included for those situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 3: Criteria for Determining Degree of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key heritage baseline elements that leads to total or almost complete alteration of a features physical structure, or almost comprehensive variation to other aspects such as noise, access, or visual amenity of the asset.
MEDIUM	Changes to many key materials / historic elements, such that the baseline resource is clearly modified. This includes considerable change to the heritage asset / historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the asset is uncertain or magnitude of change can't be ascertained.

2.2.9 The overall Magnitude of Effects from the proposed development upon the resource is determined by correlating the significance of a heritage asset against the degree of impact it may be subject to. Table 4 highlights the criteria for assessing the overall Magnitude of Effects. Where effects are moderate or above these are classified as Substantial Harm, terms of NPPF.

Table 4: Magnitude of Effects

SIGNIFICANCE	MAGNITUDE OF IMPACT			
	HIGH	MEDIUM	LOW	NEGLIGBLE
VERY HIGH	Severe	Major	Mod	Minor
HIGH	Major	Mod	Minor	Minor / Not Sig.
MEDIUM	Mod	Minor	Minor / Not Sig.	Not Sig.
LOW	Minor	Minor / Not Sig.	Not Sig.	Nt.

Mod = Moderate; Not Sig. = Not Significant; Nt. = Neutral

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2021

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 201 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 202 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 203 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

Northumberland Local Plan January 2019

The Northumberland Local Plan is still in its draft stage but is still expected to include Policy ENV 7.

Historic environment and heritage assets

- 1) Development proposals will be assessed, and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings.
 - 2) Decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance, involving:
 - a. Use of the Historic Environment Record, the Historic Landscape Characterisation Study, any relevant character appraisals or design guides, and/or other relevant records to help inform decision making;
 - b. A requirement for applicants to provide a heritage statement; describing the significance of the asset and any contribution made to this significance by its setting and assessing the impact of the proposal on this significance.
 - 3) Development proposals that would result in substantial harm to or total loss of the significance of designated heritage assets will not be supported unless substantial public benefits would outweigh that harm or loss. A less than substantial public benefit could only justify such harm or loss if all of the following are met:
 - a. The nature of the heritage asset would prevent all reasonable uses of the site; and
 - b. No viable use of the asset itself could be found in the medium term through appropriate marketing that would enable its conservation; and
 - c. Conservation by grant-funding or some form of charitable or public ownership would demonstrably not be possible; and
 - d. The harm or loss is outweighed by the benefit of bringing the site back into use.
 - 4) Where development proposals would cause less than substantial harm to the significance of designated heritage asset, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.
 - 5) Development proposals that affect non-designated heritage assets shall require a balanced judgement, taking into account the scale of any harm or loss and the significance of the heritage asset. Where, in the case of a non-designated The Local Plan should be read as a whole. Proposals will be judged against all relevant policies. Northumberland Local Plan - Publication Draft (January 2019) 205 10. Environment heritage asset of archaeological interest, the significance is equivalent to that of a scheduled monument, the policy approach for designated heritage assets will be applied.
 - 6) If, following the above assessment, a decision is made that will result in the loss of all or any part of a heritage asset, or a reduction in its significance, developers will be required to record and advance understanding of the asset through appropriate compensatory measures. The results of such measures should be made publicly accessible through appropriate archiving and publication. The ability to create full records in this way should not, in itself, be a factor in deciding whether such loss should be supported.
-

Tynedale District Local Plan 2000: Schedule of Adopted Policies amended by the Secretary of State's Direction, August 2007 (effective after 27th September 2007), and the adoption of the Tynedale Local Development Framework Core Strategy, (16th October 2007).

Policy BE21

Proposals for the alteration or extension of Listed Buildings will be granted consent where:

- a) the essential character of the building is retained, and its features of special interest remain intact and unimpaired; and
- b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the Listed Building; and
- c) the architectural details (e.g. doors, gutters, windows) match or are in keeping with the Listed Building; and
- d) the proposal meets the requirement of General Development Policy GD2.

All applications for such development must be accompanied by detailed drawings of both the existing structure and the proposed development.

Policy BE22

Proposals for development which would adversely affect the essential character or setting of a Listed Building will not be permitted.

Proposals for development within the setting of a Listed Building will only be appropriate where the following criteria are met:

- a) the detailed design is in keeping with the Listed Building in terms of scale, height, massing, and alignment; and
- b) the works proposed make use of traditional or sympathetic building materials and techniques which are in keeping with those found on the Listed Building.

4. HERITAGE REVIEW OF THE SITE

4.1 Historic Development of the Site & Surrounding Area

Bywell.

- 4.1.1 Bywell is a historic parish, with Saxon origins, and was owned by the Saxon Earl of Northumbria before the Norman Conquest. Two Grade I Listed Churches, St. Andrews (NHLE 1044831), c. 60m south of the proposed site, and St. Peters (NHLE 1033828). c. 150m south-east of the site, pre- date the Norman Conquest.
- 4.1.2 In the 16th century, the village had become well known for its saddlers' ironmongery; their skill and reputation at the time was acknowledged in a commissioner's report to Queen Elizabeth I (Lewis 1848; Wilson, 1908).
- 4.1.3 The Old Vicarage (NHLE 1154496) was built in 1698; at this time, the area was owned by the Fenwick Family, who built Bywell Hall (NHLE 1370556) in the 18th century, c.105m to the west of The Old Vicarage (NHLE 1154496). The Fenwick family continued to live here until the 19th century, when they sold the land to the Beamont family (Wilson, 1908; Allendale Estates 2021).
- 4.1.4 In the mid-late 19th century, the village was cleared for the creation of new parkland for the Beamont's Bywell Estate; the only evidence remaining of the old village today consists of the village cross (NHLE 1044832), Bywell Hall (NHLE 1370556), Bywell Castle, The Old Vicarage (NHLE 1154496) and the two Anglo-Saxon churches of St. Peter (NHLE 1033828) and St. Andrew (NHLE 1044831) (Allendale Estates 2021).
- 4.1.5 The first edition OS map dating to 1865 (Plate 1) shows Bywell, and the proposed site within it. This map shows that at that time, the old village had been cleared, leaving only the estate lands, and the much-reduced hamlet of Bywell.



Plate 1. 1865 Six - inch OS Map

- 4.1.6 Since the 19th century, the hamlet has seen little change and development. The area is mentioned in the Pevsner Buildings of England: Northumberland and is described as ‘...*the most beautifully placed and the most picturesque and architecturally rewarding of all Tyneside villages.*’ (Pevsner, 1974).

The Old Vicarage (NHLE 1154496)

- 4.1.7 The site of the proposed development was originally associated with the now Grade I Listed Church of St. Peter (NHLE 1033828), which is located c. 150m south-east of the site. It was endowed by the Reverends Hutton and Hall in 1651, and originally called ‘Three Quarter Land’ and was for the use of the poorer parishioners. The existing The Old Vicarage (NHLE 1154496) was built in 1698 as a vicarage for the Church of St. Peter (NHLE 1033828). Known as Bywell Vicarage at that time, its first occupant was Matthew Owen, the vicar of St. Peter’s (NHLE 1033828).
- 4.1.8 At the time The Old Vicarage (NHLE 1154496) consisted of a rectangular building with an original staircase at the rear, made with large stone rubble and rough square quoins and cut dressings. It was two storeys high and could be split into five bays. The windows were timber sash, and five were present on the first floor, evenly spaced apart. The ground door had the door in the centre, with two timber sash windows on either side and evenly spaced apart. The front faced southwards towards the Church of St. Andrews (NHLE 1044831). This part of The Old Vicarage (NHLE 1154496) is still present.
- 4.1.9 The Old Vicarage (NHLE 1154496) remained largely the same with few alterations until the clearing of Bywell Village in the early 19th century. At the time, the Vicar occupying The Old Vicarage refused to move, which resulted in the Beamont family building a high wall to the west of The Old Vicarage to block the view of it from Bywell Hall (NHLE 1370556). This wall now marks the western boundary of The Old Vicarage (NHLE 1154496) grounds and is close up against the west elevation of the house.
- 4.1.10 The earliest map evidence we have for The Old Vicarage is an 1819 map depicting the building as a small, lone rectangle (Plate 2).

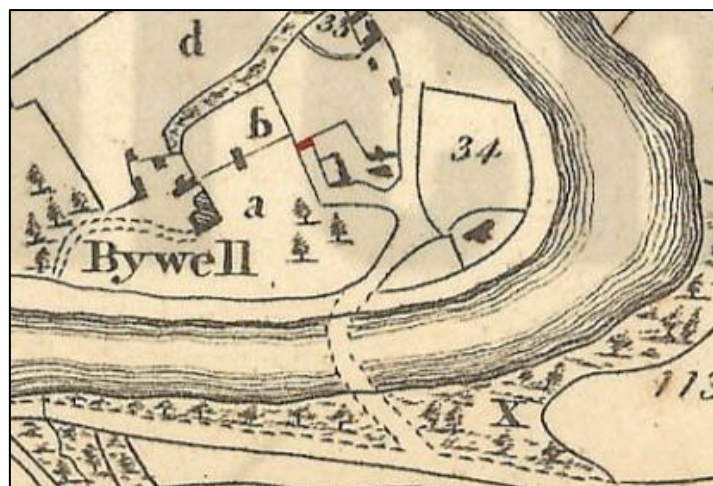


Plate 2. 1819 Map (Northumberland Archives)

- 4.1.11 Archive research shows that by 1848, the house had an 'L' shape form, with the shorter wing extending north (Northumberland Archives, REF: EP/45/21/5). Windows were present on the south and north elevation; interestingly enough, the only windows on the east elevation are on the right-hand side of the elevation. No windows are labelled on the left-hand side of the east elevation. Maps from 1850 show two small extensions occurring on the north elevation, along with another small extension having been done at the end of the shorter north wing (Northumberland Archives REF: EP 45/21/6).
- 4.1.12 By 1855, the house had been extended even more on its northern elevation, by two wings (Northumberland Archives REF: EP 45/21/8); one rear wing was extended vertically to the north, along with a north-east extension that ran laterally to the original building of The Old Vicarage (NHLE 1154496) These extensions are still present today (Photo 2).



Photo 2. Aerial imagery of The Old Vicarage

- 4.1.13 These extensions can be seen in the first edition OS Map (Plate 1), as it shows a square building with an extending wing on the west side, further proof of its enlargement compared to the earlier 1819 map.
- 4.1.14 In 1871, The Old Vicarage underwent extensive refurbishments and repairs (REF: EP 45/53); an ecclesiastical dilapidation order tells that many of the windowpanes were renewed, with others being '*attended to*'. A few were eased as well, along with some doors. No bay windows are mentioned within the document, allowing us to pinpoint the insertion of the canted bay to some point between 1871 – 1896, for reasons which will be explained in the next paragraph.
- 4.1.15 Historic mapping further supports this as an OS map from 1896 (Plate 3) shows the enlarged rear of the house along with the canted bay windows present on the house. This would make the bay windows a late 19th century addition, not an early 20th century addition as stated in the List Entry. The north extension of the building was built with squared blocks of coursed rubble, whereas the canted bay is of ashlar construction.

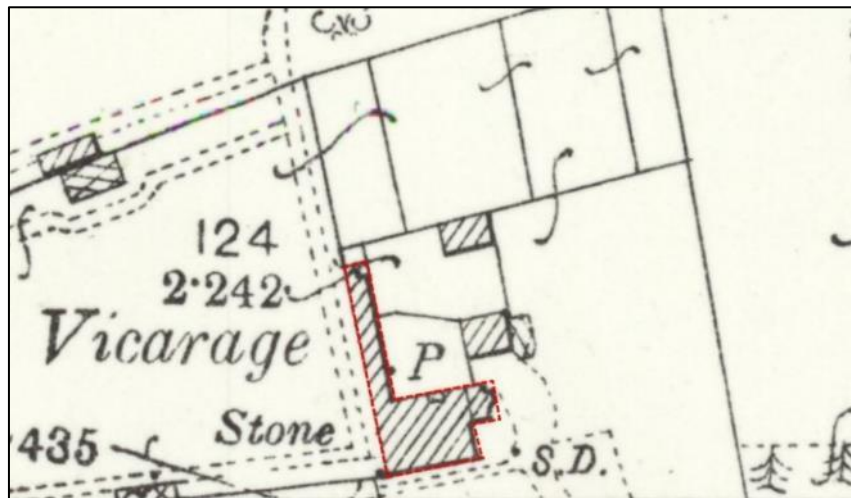


Plate 3. 1896 25-inch OS Map with The Old Vicarage shown

4.1.16 A 1921 OS map (Plate 4) shows the building outline in clearer detail, showing the bay windows present.

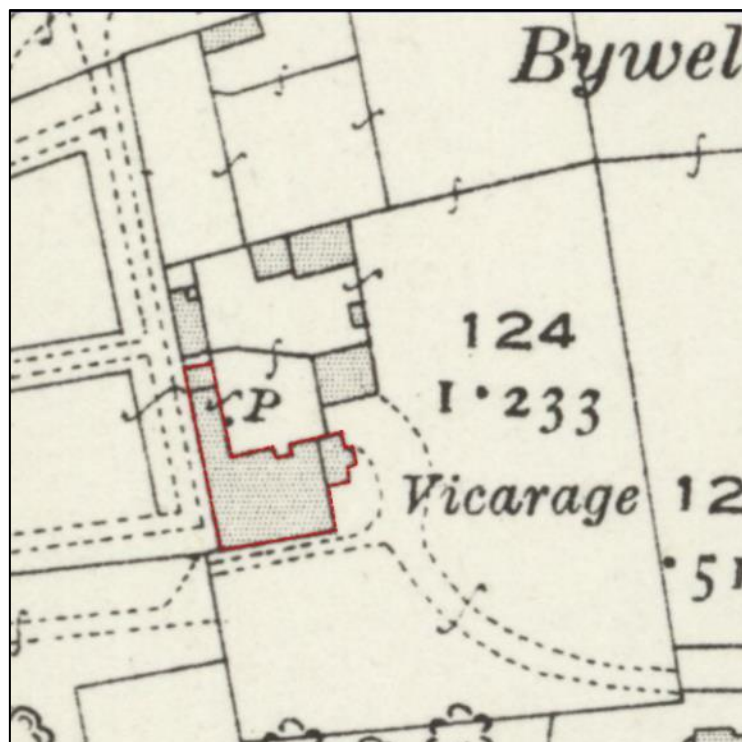


Plate 4. 1921 25-inch OS Map

4.1.17 In 1977, a conservatory extension was added to the rear elevation; planning documents show the house before and after this conservatory was added (Plates 5 & 6). This extension is entirely double glazed.

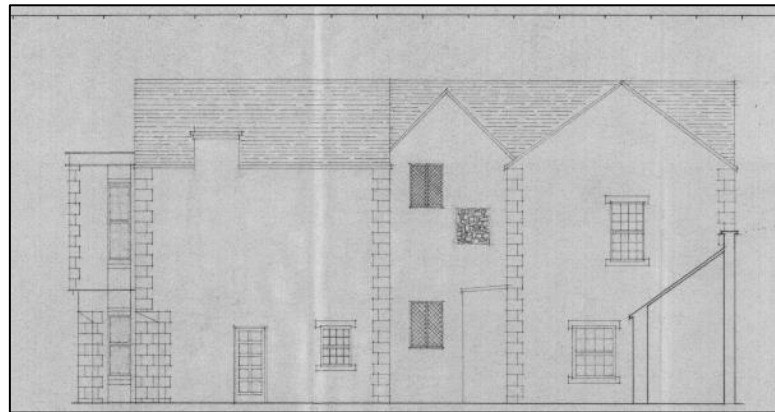


Plate 5. Rear elevation before the rear extension



Plate 6. Proposed rear elevation in 1977

4.1.18 The front elevation, however, remained unaffected and can be shown in a photo from 2002 (Photo 3).



Photo 3. The Old Vicarage in 2002

- 4.1.19 A second conservatory was added to the east gable in 2003. This was located in the angle on the house created by the late Victorian extension. This conservatory is of the modern type, comprising mostly double glazed elements (Photo 1 & 10).
- 4.1.20 In 2016, the condition of the timber frames of the first floor, east facing windows, in the canted bay was described by the client as rotten and patched (*Pers. Comm.* Dr Tony Trapp, 2021, Photo 4). The client received a quote for the replacement of the windows, from Ventrolla Sash Window Specialists, which included a like for like replacement of the window boxes and architraves. Ventrolla insisted that all consents would be in place for the replacement works. As it now transpires, the windows were replaced with similar though not exact joinery, with double glazing and without Listed Building Consent.



Photo 4. The old first floor sash windows

4.2 Site Visit

A site visit was undertaken by Esther Lodge (Assistant Heritage Consultant, AB Heritage) and Daniel Dodds (Associate Director, AB Heritage) on 16th September 2021. The purpose of this visit was to gain a first-hand understanding of the site and context pertaining to the windows of The Old Vicarage (NHLE 1154496) and their impact on the surrounding built heritage.

- 4.2.1 The proposed development is the two front sash timber windows located on the first floor canted bay of the of the late-19th century north-east extension (Photo 5).



Photo 5. East elevation and the proposed development.

- 4.2.2 The windows face east over the walled garden, and beyond to mature planting. Photo 6 shows the view east through the bay window on the ground floor.



Photo 6. Ground floor window view

- 4.2.3 The replaced windows on the first-floor elevation are timber framed, double hung sash and double glazed. The top rail of the windows have polished two brass fasteners on the inside. The sash horns are curved and the window casing itself is stepped (Photo 7).



Photo 7. The replaced first floor sash windows

- 4.2.4 The previous windows were slightly simpler; sash horns were tapered, and there was one brass fastener on the inside of each window. The original window casing was also not stepped (Photo 4). These details require careful observation to become apparent, and pass unnoticed to a casual glance.
- 4.2.5 The most obvious difference between the traditional, single glazed windows on the ground floor, and the replaced windows on the first floor, is the degree of reflectiveness. The newer windows are more reflective than the traditional windows (Photo 8).



Photo 8. Traditional and replacement windows

- 4.2.6 When considering the wider views that may include the east elevation of the Old Vicarage, first floor windows of the Old Vicarage can be glimpsed from church yard of the Grade I Listed

Church of St. Andrew's, but only from a single point at the NW corner of the church (Photo 9). Mature planting obscures most of the rest of the Old Vicarage. From this vantage point, the windows do not appear unusual, and the details are not apparent.



Photo 9. View of the Old Vicarage from St. Andrews Church

4.2.7 There is a partial view of Bywell House (NHLE 1044791) from the Old Vicarage. Photo 10 below shows that views to Bywell House from the Old Vicarage include only a glimpsed view to a single, small upper storey, rear window. As Bywell House is not considered to have a setting that extends into the grounds of the Old Vicarage, and considering the distance from the Old Vicarage, it will not be assessed further.



Photo 10. View facing north-east from the Old Vicarage

5. STATEMENT OF SIGNIFICANCE

5.1 Focus of Study

- 5.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic**, **Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.
- 5.1.2 The site is in proximity to several heritage assets (see Fig. 1 & 2 and Appendix 1). However, based on the site visit and historic research it became clear that due to the highly screened and enclosed nature of the site, and mature planting several of the identified heritage assets were deemed to not have the potential to be affected by the development proposals.
- 5.1.3 Therefore, this report will focus on providing an understanding of the potential impacts to the following Heritage Assets and/or their settings:
- The Old Vicarage (NHLE 1154496)
 - Church of St. Andrew (NHLE 1044831).

5.2 The Old Vicarage (NHLE 1154496)

Description & General Condition

- 5.2.1 The Old Vicarage (NHLE 1154496) is a late 17th century Grade II Listed Building, now a large residential house, with a tarmacked drive and a substantial walled garden. Dense mature planting around the site and the garden walls lends the site a feeling of seclusion (Photo 1).

Assessment of Heritage Interest

Architectural Interest

- 5.2.2 The Old Vicarage (NHLE 1154496) is largely of two distinct construction phases with various smaller and modern additions. The two main phases are the 17th century original Vicarage is the southern pile of the building and which faces south. This building was extended in the late- 9th century, with a second a second pile on the original north elevation. The 19th extension is larger in scale and mass than the original 17th century Vicarage.

17th Century Vicarage

- 5.2.3 The 17th century Vicarage is a two-storey building composed of five evenly spaced bays under a pitched slate roof with rendered stack chimneys at each end, that extend from the ridge. The principal elevation of the 17th century Vicarage faces south onto a designed landscaped walled garden. The principal elevation is constructed of large, coursed rubble and features rough square quoins and cut dressings. There is a door located centrally on the ground floor with a pulvinated frieze and broken pediment enclosing a cartouche with the arms of See of Durham above. On either side of the doorway are two 12-pane timber sash

windows with rebated moulded stone surrounds, floating cornices, and slightly projecting sills (Photo 11).



Photo 11. The south elevation of the 17th century Old Vicarage

5.2.4 The original stair wing is situated to the rear of the Old Vicarage and retains three, two-light mullioned windows, one blocked and the other retaining lead latticed casement windows.

19th Century Extentions

5.2.5 To the rear of the 17th century Vicarage are two wings which were added in the 19th century. These include:

- A two-storey northward wing extension at the west end of The Old Vicarage (Plate 6 and Photo 12)



Photo 12. Rear elevation of Old Vicarage

- A two-storey extension on the east end of The Old Vicarage (Plate 6 and Photo 12)

- 5.2.6 These extensions appear to be contemporary and are constructed of large, squared blocks, unlike the coursed rubble of the earlier building. The extensions are topped with steeply pitched slate roofs and feature large chimneys that extend from the eaves, rather than the ridge.
- 5.2.7 The west extension features a sixteen-pane timber sash window with plain lintels and sills at first floor. Ground floor windows are obscured by the conservatory.
- 5.2.8 The large east extension features the canted bay windows on its east elevation, which is gabled. The scale of this extension and its architectural features such as the windows, as well as the protruding east gable design are somewhat incongruous alongside the original 17th century Vicarage.
- 5.2.9 A 1970s conservatory extension connects the two 19th century wings at the rear of The Old Vicarage. This conservatory is constructed of similar squared masonry in keeping with the 19th century extensions but features a significant double glazed element.
- 5.2.10 Overall, the original Old Vicarage is an attractive and imposing residence, marked by its attractive symmetrical design. The rear 19th century extensions have unbalanced the original architectural design, and this is most apparent at the east end of the building, emphasised by the large, canted bay windows. Taken as a whole, the 19th century extensions appear oversized and incongruously positioned, and detract from the eminence of the original 17th century part of the house.
- 5.2.11 However, the development of the building is readily legible. The most recent conservatory built against the east elevation is somewhat out of place and detracts slightly from the heritage significance of the building.
- 5.2.12 The Architectural Interest is the primary contributor of heritage significance to this heritage asset.

Historical Interest

The Old Vicarage dates to 1698 and was originally constructed as the dwelling house of the Vicar of the Grade I Listed St. Peter's Church. The Old Vicarage survived the clearing of Bywell village in the early 19th century by the Beamont family. This resulted in the erection of a Spite Wall on the west boundary of the Old Vicarage intended to block the Old Vicarage from views from Bywell Hall. This historical interest contributes a substantial degree of significance to the Old Vicarage.

Setting

- 5.2.13 The setting of the Old Vicarage is essentially its large, walled garden. Historically, the Old Vicarage was closely associated with St Peter's Church, but this link is now severed, with the Vicarage for St Peter's now in Stocksfield, c. 650m away on the far side of the River Tyne. The setting does contribute to the significance of the heritage asset, as it underlines the status and wealth afforded to the clergy in the past.

Overview of Significance

5.2.14 The Old Vicarage is Grade II Listed Building with special architectural and historical interest. The setting of the heritage asset is much reduced in scope from its time as the Vicarage of St Peters Church, but the present setting still facilitates an understanding and appreciation of the Old Vicarage. In line with Table 2, the Old Vicarage is considered to be a Heritage Asset of High Significance being a ‘*Grade II Listed Building of special interest*’.

5.3 St. Andrew’ Church

Description & General Condition

5.3.1 St. Andrew’s Church is a Grade I Listed Building which is located c. 60m south-west of the the Old Vicarage. It shares the small access road with the Old Vicarage, but the two buildings share no other associations. The church includes the Saxon west tower, described by Pevsner as the best in the county (Pevsner, 1974), and includes Roman spolia. Most of the rest of the church is 13th century and was substantially restored in the 19th century.



Photo 10. Church of St. Andrew

Assessment of Heritage Interest

Architectural Interest

5.3.2 Set within a walled church yard, St. Andrews Church an unbuttressed and coarsely quoined west tower of Anglo-Saxon date. The tower features small round-headed windows and includes Roman spolia. The bell-openings at the top are larger and of two lights with a pierced circle in a spandrel with a projecting band beneath. It has been suggested that the lower part of the tower is early Anglo-Saxon, and the top possibly late Anglo-Saxon (Pevsner, 1974). The rest of the church is 13th century in origin with substantial rebuilding and restoration that dates to the 19th century and is the work of John Dobson and later William Slater. The church includes numerous inscribed and carved stone coffin lids, some of which have been incorporated into the exterior fabric of the north transept.

- 5.3.3 The church has Victorian stained glass, designed by William Wailes as well as a mosaic reredos and a brass communion rail. The pulpit is carved with Fosterly marble shafts, and the lectern is a carved stone eagle. The chancel also contains part of a Saxon cross set on a Roman carved block.
- 5.3.4 The church holds exceptional architectural and artistic interest, and this is by far primary contributor to the overall significance of the heritage asset.

Historical significance

- 5.3.5 St Andrews Church persisted as a parish church until 1973, placing it at the centre of village life for at least a millennium. The church includes numerous coffin lids and memorials to lives of past congregations. John Dobson is credited with the restoration and rebuilding of the church in the 19th century. Dobson was probably the most noted architect of his time in the north of England, and he was responsible for many churches in the region, but probably his most notable achievements were the design of Newcastle Central Railway Station and the extensive redevelopment of Newcastle upon Tyne with Richard Grainger.
- 5.3.6 Overall, the historic interest of the Church is an important contributor to the Church's Heritage Significance.

Setting

- 5.3.7 The setting of St Andrews Church is one of peaceful tranquillity, characterised by the green open fields, fringed with mature belts of woodland that form this southern part of the village. The church shares this space with St Peters Church, along with two or three other country residences including the Old Vicarage.
- 5.3.8 Historically the village was much busier, and the Church would have had a greater influence, and accordingly a wider setting. Since the clearance of much of the village in the 19th century, and more importantly the cessation of services at the church in 1973, the setting of the church has been much eroded, by loss of associations, and now barely extends beyond the church yard.
- 5.3.9 Overall, the setting of the Church is still an important contributor to the Church's Heritage Significance.

Overview of Significance

- 5.3.10 Considering the above, the St. Andrews Church is considered, in line with table 2, to be a heritage asset of Very High Significance as a '*Site of exceptional interest that reflect the highest qualities of evidential, historic, aesthetic or communal value. These can include Grade I Listed Buildings with exceptional coherence, time depth, or other critical factors*'.

6. IMPACT ASSESSMENT

6.1 Details of Proposed Development

6.1.1 The development works were the replacement of two timber framed, double hung, single glazed sash windows on the first floor of the canted east bay, located on the east elevation of the late 19th century extension to the 17th century Old Vicarage. The replacement windows are double glazed in timber framed units similar to the originals, though not exactly like for like.

6.2 Predicted Impact of Proposed Development

6.2.1 The works for the replacement of the two, first floor sash windows have directly impacted the historic fabric of The Old Vicarage.

6.2.2 The new windows can be seen from a specific place in the churchyard of St Andrews Church, but the windows are merely glimpsed and cannot be seen in context. The scale of the works and the fact that they mostly remain in keeping with the architectural theme of the Old Vicarage, means that they cannot be considered to interfere with the setting of St Andrews Church, and certainly do not disrupt the way in which the church is experienced, appreciated, and understood. Therefore, there is no impact to the significance of St Andrews Church.

Direct Impacts to The Old Vicarage

6.2.3 The window replacement works, were undertaken in 2016 and were carried out by Ventrolla Sash Window Specialists, who assured the client that all consents would be in place. In conversation with the client, AB Heritage were informed that the previous windows were rotten, and the woodwork was patched and painted (*Pers. Comm.* Dr Tony Trapp, 2021). The client believed that the windows would be replaced like for like, however, the replacements are subtly different from the original windows. The major difference is that the new windows are double glazed resulting in more reflection, than the single glazed units on the ground floor.

6.2.4 However, the replacement windows are largely in keeping with the original design of the previous sash box windows and overall comprise only a small component of the glazing on the house, which includes much double glazing on the two conservatory extensions. The new windows do not affect the most significant part of the building.

6.2.5 The replaced windows are considered to have had a Negligible Degree of Impact which in line with the assessment criteria presented in Table 3 represents '*Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of method of construction thought to have no long-term effect on the historic value of a resource.*'

6.2.6 In line with table 4, this constitutes a Not Significant Magnitude of Impact. In NPPF terms this should be considered Less Than Substantial Harm to the significance of the Grade II Listed Old Vicarage.

7. RECOMMENDATIONS & CONCLUSIONS

7.1 Outline Recommendations

- 7.1.1 The design of the replacement windows is only subtly different from the original, and the effects largely stem from the units being inauthentic and more reflective than single glazed types. However, the existing double glazed windows should not be used as a precedent to argue for further double glazing of the main house.
- 7.1.2 Double glazed windows have a finite useful lifetime estimated by providers to be 20 – 30 years. When the current double glazed windows are next replaced, care should be taken to ensure that they revert to the previous single glazed design, which is the same as those on the ground floor of the canted bay.

7.2 Conclusion

- 7.2.1 AB Heritage Limited has been commissioned by Dr Tony Trapp to produce a Heritage Statement covering works at the Grade II Listed Old Vicarage, Bywell, NE43 7AD. It was requested as part of a forthcoming retrospective application for Listed Building Consent covering the replacement of two windows on the east elevation of the house.
- 7.2.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.
- 7.2.3 The development works were the replacement of two timber framed, double hung, single glazed sash windows on the first floor of the canted east bay, located on the east elevation of the late 19th century extension to the 17th century Old Vicarage. The replacement windows are double glazed in timber framed units similar to the originals, though not exactly like for like.
- 7.2.4 This report has found that after a site visit and documentary research, the only Designated Heritage Asset affected by the works is the Grade II Listed Old Vicarage.
- 7.2.5 It is recommended that the double-glazing should not be used as a precedent to argue for further double glazing of the main house. When the current double glazed windows are next replaced, care should be taken to ensure that they revert to the previous single glazed design, which is the same as those on the ground floor of the canted bay.
- 7.2.6 Decisions regarding further work lie with the Local Planning Authority.

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Correspondence

- *Pers. Comm.* Dr Tony Trapp, 2021. On 16th September during the site visit, the Client, Doctor Tony Trapp informed AB Heritage in conversation that the reason he was replacing windows was because they were '*rotten and patched*'.

Appendices

Appendix 1 Cultural Heritage Features Gazetteer

This gazetteer incorporates relevant archaeological, heritage and historic environment assets identified during a search of sources listed in Table 1 within 150m of the site.

Abbreviations

GI LB – Grade I Listed Building

GII LB – Grade II Listed Building

SM – Scheduled Monument

Period	Description	Status	NGR	Ref. No.
Anglo - Saxon	Church of St. Peter. Pre-conquest, potentially 8 th century church	GRI LB	NZ 04926 61428	NHLE 1044828
Anglo - Saxon	Church of St. Andrews. Pre-conquest, 11 th century nave	GRI LB	NZ 04839 61492	NHLE 1044831
Medieval	Village Cross	GRII LB	NZ 04896 61513	NHLE 1044832
Post-Medieval	The Old Vicarage, dated to 1698	GRII LB	NZ 04783 61530	NHLE 1154496
Post-Medieval	Bywell Hall, dated to 1766	GRII* LB	NZ 04694 61470	NHLE 1370556
Modern	Bywell House. Early 19 th century.	GRII LB	NZ 04866 61611	NHLE 1044791



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