

APPLETREES, SANDHOE
PROPOSED INTERNAL
ALTERATIONS
HERITAGE STATEMENT

February 2022 v1



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Appletrees, Sandhoe

Heritage Statement

Introduction

This document is a short report to accompany a listed building consent application to carry out internal alterations to Appletrees, Sandhoe (NGR NY 96995 66314). The report has been compiled to provide supporting information in accordance with paragraphs 189 of the NPPF and BE1 of local plan policy. The level of information provided in this report is deemed to be proportionate to the significance of the assets affected and the nature of the proposal (NPPF paragraph 189). A site visit was made on the 10th January 2022.

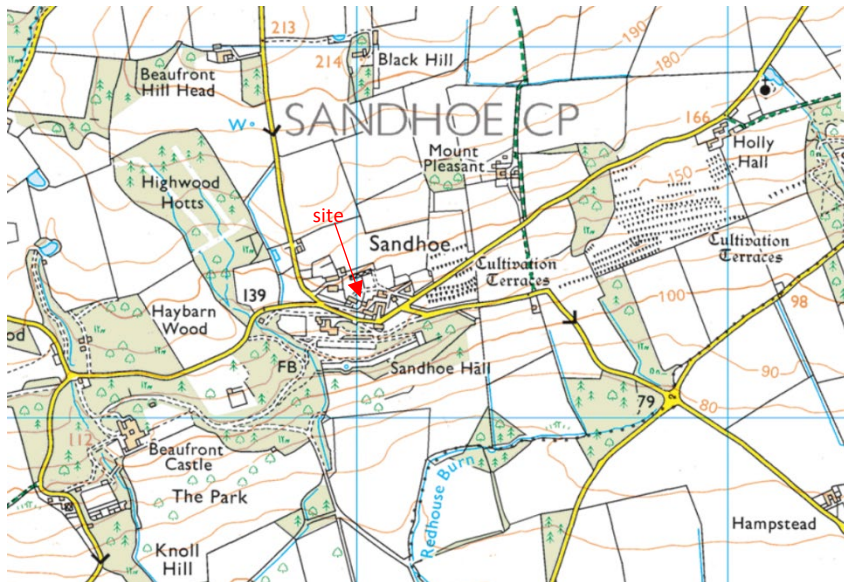


Figure 1 Site location

Site Description and Context

Appletrees is a Grade II listed building situated within the village of Sandhoe, one and a half miles northwest of Corbridge, Northumberland. The house was originally two separate cottages constructed to the north of Sandhoe Hall to house workers on the estate (Plate 1). The houses were joined to become a single dwelling sometime in the early 20th century. Since then the building has undergone significant changes which have altered its internal layout and external appearance.

The house is located in the southern part of a plot which measures 100m by 65m and covers an area of 0.55ha (Figure 2). The garden on the southern side of the house is subdivided into two areas by a stone wall. The western part of the garden is terraced and was originally the location of a large greenhouse (Plate 2). The eastern section is lawned and follows the natural south facing slope (Plate 3).

The southern garden is bounded by stone walls to the west and south and by hedge along its eastern boundary. A wrought iron gate is located in the wall opposite the house and opens on to a pathway which runs downhill to the village lane. The garden is completely separated from land on the northern side of Appletrees by the house itself and a high sandstone wall on its western side. It is a tranquil and pleasant space affording excellent views of the southern elevation of the listed building.

The land to the north of Appletrees is effectively divided into two areas. The first comprises a small garden, driveway and parking area adjacent to the house (Plate 4). The garden is lawned and has an ornamental pond. The parking area is gravel and accessed by a narrow drive running eastward past neighbouring

properties to the main road (Plate 5). At its western end, the drive sits in a shallow terrace cut into the natural slope with a low stone revetment wall (Plate 6).

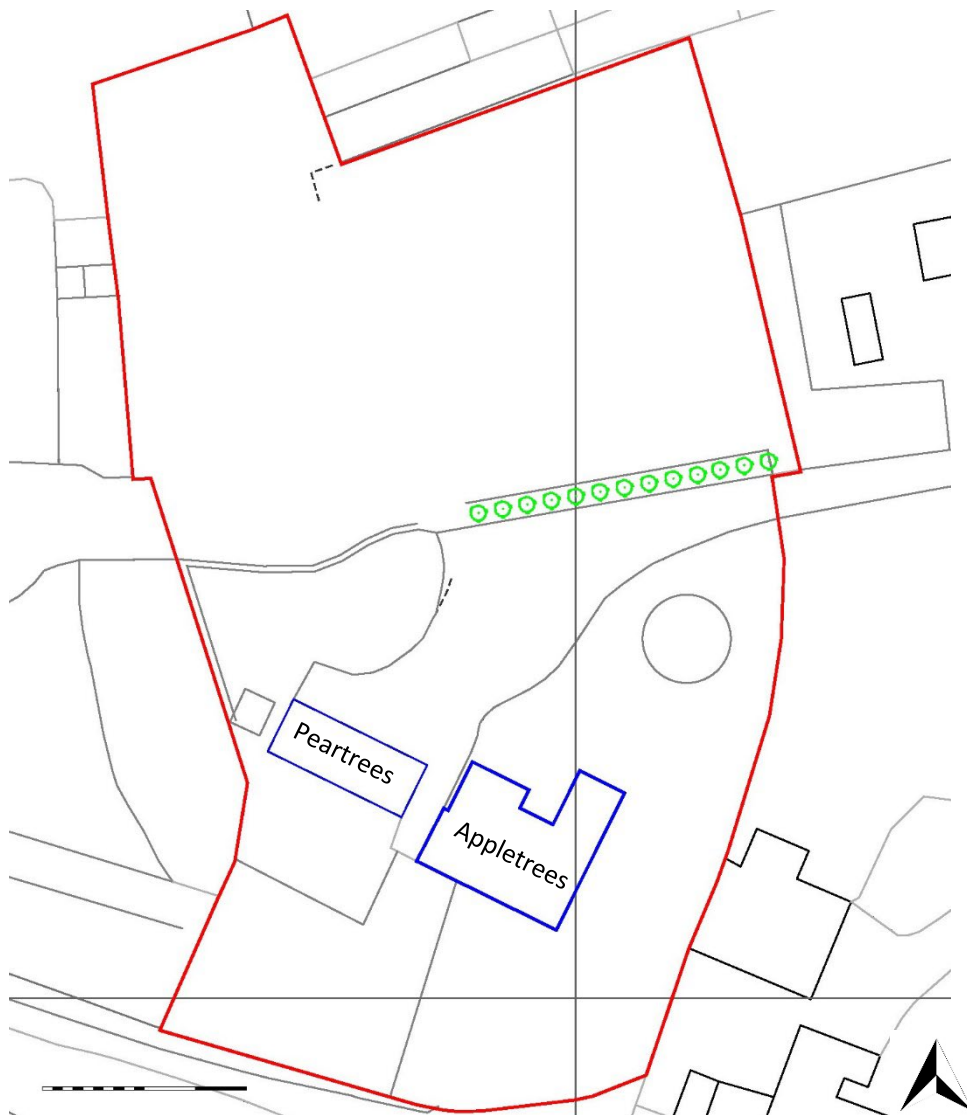


Figure 2 Appletrees and garden

To the north of the driveway the garden is lawned and occupies a gentle south facing slope (Plate 7). It is enclosed to the west and north by a high hedge and the remains of a large brick greenhouse. These limit views into and out of the site to adjacent properties and the countryside beyond. The southern edge of the garden is defined by a row of apple trees.

A second building (Peartrees) is located immediately to the west of the main house and is also served by the driveway (Plate 8). The structure was formerly a brick garage but was converted into a dwelling in 2006 (Ref 20060627). The application involved rebuilding the garage on its existing footprint, raising its roofline by one metre and replacing the existing flat roof with a pitched slate one.

Relevant Planning History

It was clear from the site visit that Appletrees has undergone significant alterations within the last 50 years. For the purpose of this assessment planning files have been accessed for alterations since 2000 only. The relevant consents are summarised in Table 1.

Number	Reference	Type	Date	Title	Description
1	20030624	LBC	25/06/2003	Alterations to Appletrees Sandhoe	Two storey extension to north and single storey kitchen extension. Internal alterations to include removal of internal walls to create open plan living space and kitchen, removal of staircase and reconfiguration of bedroom walls on first floor. New extension to provide an additional bedroom, bathroom and entranceway. Landscaping and terraced path to the north.
	20030623	FUL			as above
2	20060629	LBC	28/06/2006	Alteration to existing outbuilding to form additional living accommodation associated with main dwelling	Conversion of brick garage into a three bedroom dwelling with rebuilding of northern elevation, replacing flat roof with pitched roof and a raised height.
	20060627	FUL			as above
3	14/04102/LBC	LBC	03/02/2015	Single storey garden extension	Construction of a single storey garden room on eastern elevation of Appletrees
	14/04101/FUL				as above

Table 1 Planning history for Appletrees since 2000

Appletrees -External

The listed building is now a single dwelling. It was constructed in the early 19th century as a pair of cottages built over two stories in rubble sandstone with ashlar quoins and furnished with a pitched slate roof.

Externally its significance is largely derived from the architectural interest exhibited in its southern elevation which is experienced from the enclosed garden to the south (Plate 9). The garden also provides the tranquil surroundings in which to experience the aesthetic and architectural qualities of the structure.

The main feature in the elevation is a stone door surround which had been taken from Beaufront Hall. It comprises a pair of fluted columns topped with a broken scrolled pediment (Plate 10). The French windows are late 20th century in date. The windows are sliding Yorkshire sashes. The majority appear to have been reglazed but retain their original glazing bars and frames. The one exception is on the ground floor which has been replaced with a double-glazed unit.

The western elevation of Appletrees is screened by Peartree Cottage and is not visible. The eastern elevation is visible from the garden and is much altered. The windows in the main house are new and were replaced during work to extend the property in 2003 (Ref 20030624). The northern elevation of the western wing also dates from this time. A garden room now abuts the eastern elevation at ground level (Plate 11). This was constructed following listed building consent in 2014 (Ref 14/04102/LBC).

The northern elevations of the building have been much altered. In 2003 the western wing was extended northwards over two stories to provide an entrance hall, cloakroom and toilet and an additional first floor bedroom (Ref 20030624) (Plate 12). A second ground floor extension was added to the kitchen to provide a laundry and pantry (Plate 13). This extended the footprint of the house and altered its appearance from the north. All of the original windows in the northern elevation appear to have been replaced with timber casements and contrast with the Yorkshire sliding sash windows still present on the southern side of the house. A number of roof lights were inserted into the pitched roof of the kitchen and stores (Plate 14).

Consequently, the northern side of the property makes little contribution to the architectural significance of the building in terms of its integrity, design or aesthetic value and is of limited heritage interest.

Appletrees - Internal

Internally the property has been heavily modified prior to the current application. A review of the planning files shows that even before the house was extended in 2003 the stairway in the eastern cottage had been removed and a new opening had been inserted between the two principal rooms on the ground floor when the cottages were turned into a single dwelling.

The alterations permitted in 2003 appear to have had a significant impact on the remaining integrity of the house. Listed building consent was granted to remove a lobby and a staircase to open up the western dining room and reconfigure the bedroom above. As part of this work a section of external wall was demolished over two storeys to facilitate the new extension which provided a ground floor entrance hall and additional first floor bedroom.

The existing wall between the kitchen and dining room was removed to provide an open plan kitchen and snug. The lobby and two storage cupboards in the existing kitchen were demolished to create a new open plan dining area. Openings were also inserted into the western wall of the house to provide access into a new extension which contained a laundry and pantry. A new opening was also made in the window in the eastern wall of the house to create French doors leading to the garden. Roof lights were inserted into the pitched kitchen roof.

On the first floor, following the removal of the staircase, the original dividing wall between the two bedrooms at the western end of the house was removed and the rooms were reconfigured. The master bedroom was remodelled as part of the refurbishment to provide a dressing room and ensuite bathroom. Access to the bedrooms was now from the west of the house as opposed to the east.

Site Visit

The ground floor of the property was inspected as part of this assessment. At the time the house was undergoing general refurbishment mainly of the kitchen and dining area. The site visit confirmed that the previous consented work had been carried out (Figure 3).

The kitchen area is currently an open space and is entirely modern in character and holds no significance to the listed building (Plates 15 and 16). The western living room similarly contains no features of historic interest. The fireplace was modified in the late 20th century and built to accommodate a cast iron fireplace (Plates 17 and 18). The fireplace is still in production today (Rayburn *Rembrandt* model). The French doors are timber and 20th century in date. The window is a modern double glazed replacement Yorkshire sliding sash (Plate 19). The extent of the original staircase is visible in the ceiling (Plate 20) and the location of a former entrance lobby associated with the French doors is indicated by several painted ceiling joists (Plate 17).

With the exception of two original windows, the eastern living room is devoid of historic interest (Plate 21). The fireplace has been built out using modern bricks to accommodate a log burning stove (now gone) (Plate 22).

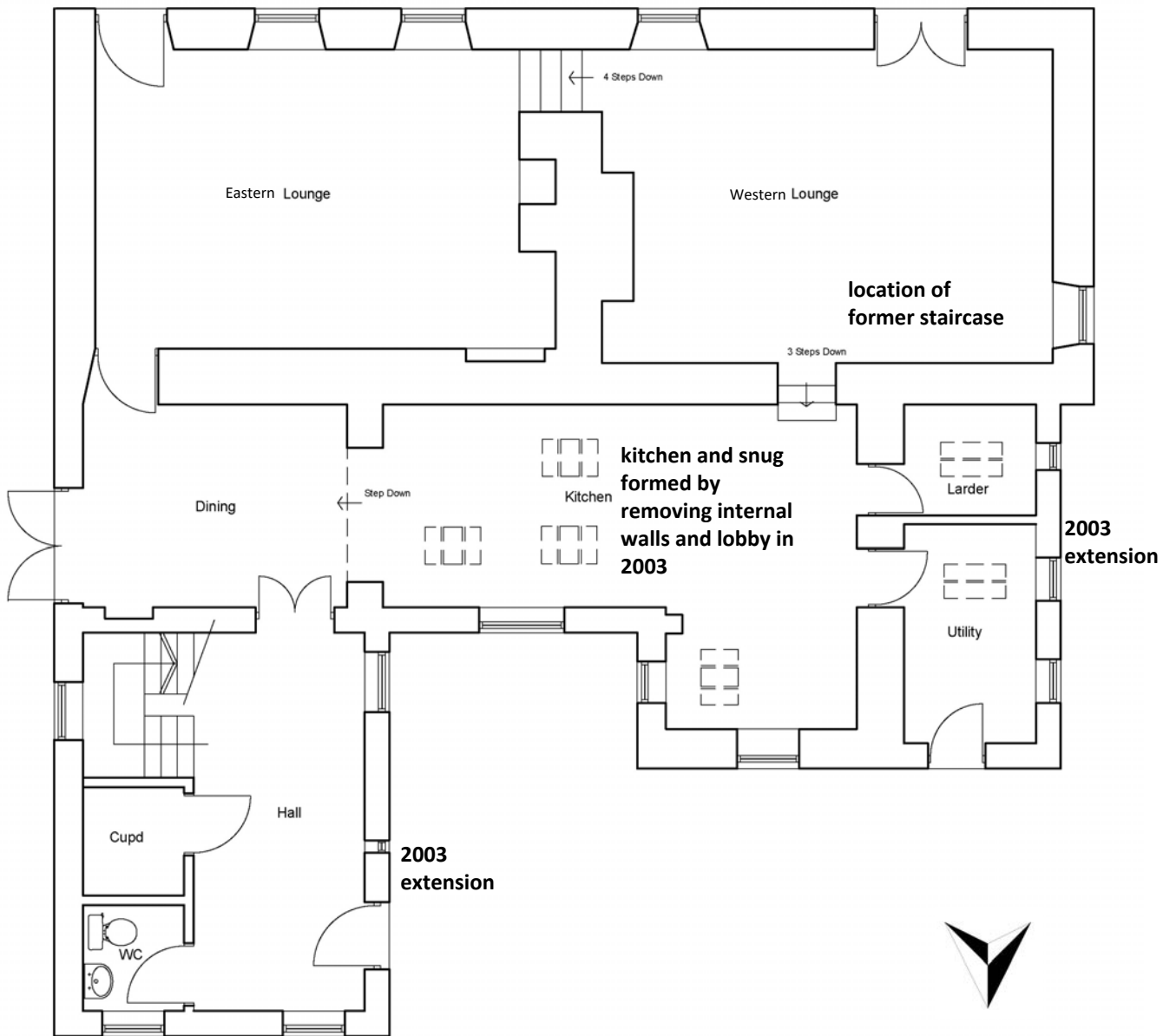


Figure 3 Existing ground floor plan

Discussion

The previously permitted changes to Appletrees have altered the layout of the house and affected its readability as a historic dwelling. With the exception of the surviving windows, the interior of the building makes no contribution to the building's significance as a designated heritage asset. The architectural interest of the building lies primarily in its southern elevation and the historic door surround that is set within it. It is experienced largely from the enclosed garden and is sensitive to change and alteration.

The northern side of Appletrees is much altered and predominantly modern in date. The building fabric has been modified and openings in the original fabric have been inserted to provide open plan living areas and accommodate new windows and doors. The current plan form adds little to the significance of the house and as a result it is not considered to be sensitive to further change or alteration.

Proposal

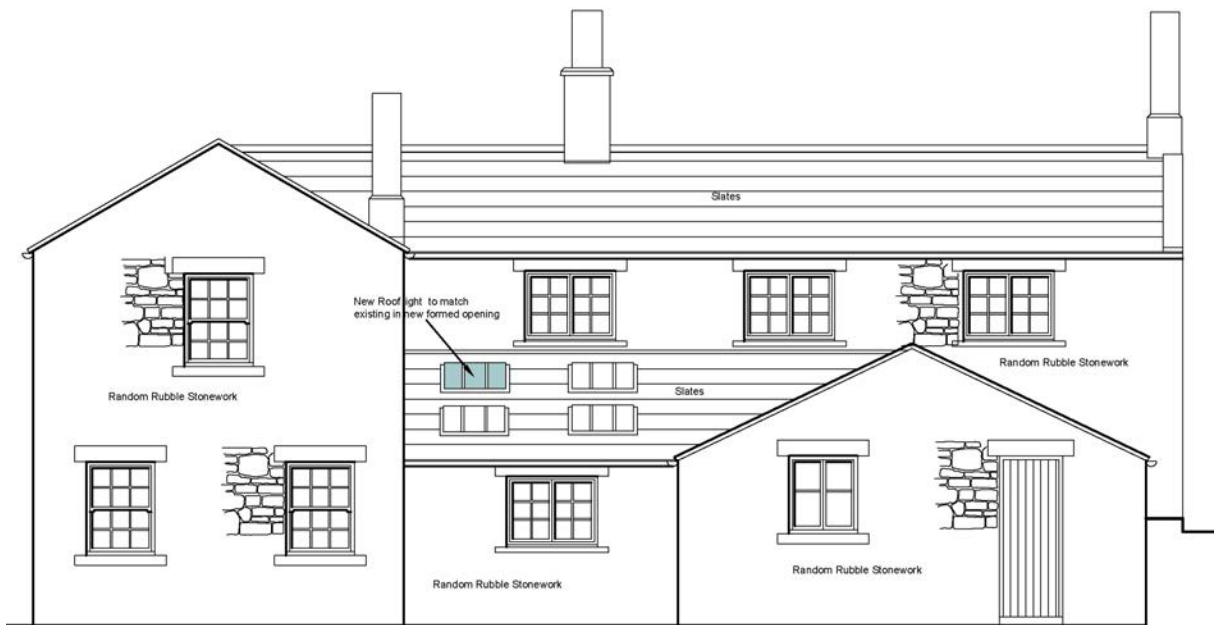
Three alterations are proposed in this application and are shown in Figures 3 (elevations) and 4 (ground plans).

1. A proposed roof light in the kitchen will be in addition to those permitted in 2003. Although it will be visible from the northern side of the house it will be seen in the context of the existing roof lights already in the pitched slate roof. The overall impact on significance of the listed building is considered to be neutral.
2. The application proposes to widen the existing opening between the kitchen and western dining room. The current opening (Plate 23) originally led to a half landing and staircase which was removed in 2003. In its current form the opening has no door or any associated architectural detail and forms a simple access between the rooms. Considered in relation to the scale and nature of the permitted changes in 2003, the current proposal to widen the opening will not be detrimental to any remaining architectural interest of the building. There will be no new openings and the plan form and circulation around the dwelling will not be altered. The impact on the significance of the building is considered to be neutral.
3. The third element of the application seeks to create a new opening between the fireplaces in each dining room. The fireplaces in both rooms are not original and have been built out with concrete lintels (Plates 24). The fireplace in the eastern dining room was altered to accommodate a wood burning stove. That in the western room was modified to install an inset cast iron fireplace in the later 20th century. Whilst unusual in nature the alterations will not remove the chimney or position either fireplace in a new location. This aspect of the original plan form will not be altered and still readable within the building. The character of each room currently makes no contribution to the significance of the building and it is clear that the western dining room has undergone significant alterations in the past. The proposed changes will therefore not impact on the significance of the listed building.

The overall impact is therefore considered to be neutral. None of the changes will be visible from the garden to the south of the property. The additional skylight will be a minor change in the building when viewed from the north.



North elevation as existing



North elevation as proposed

Figure 2 Appletrees northern elevation as existing and as proposed

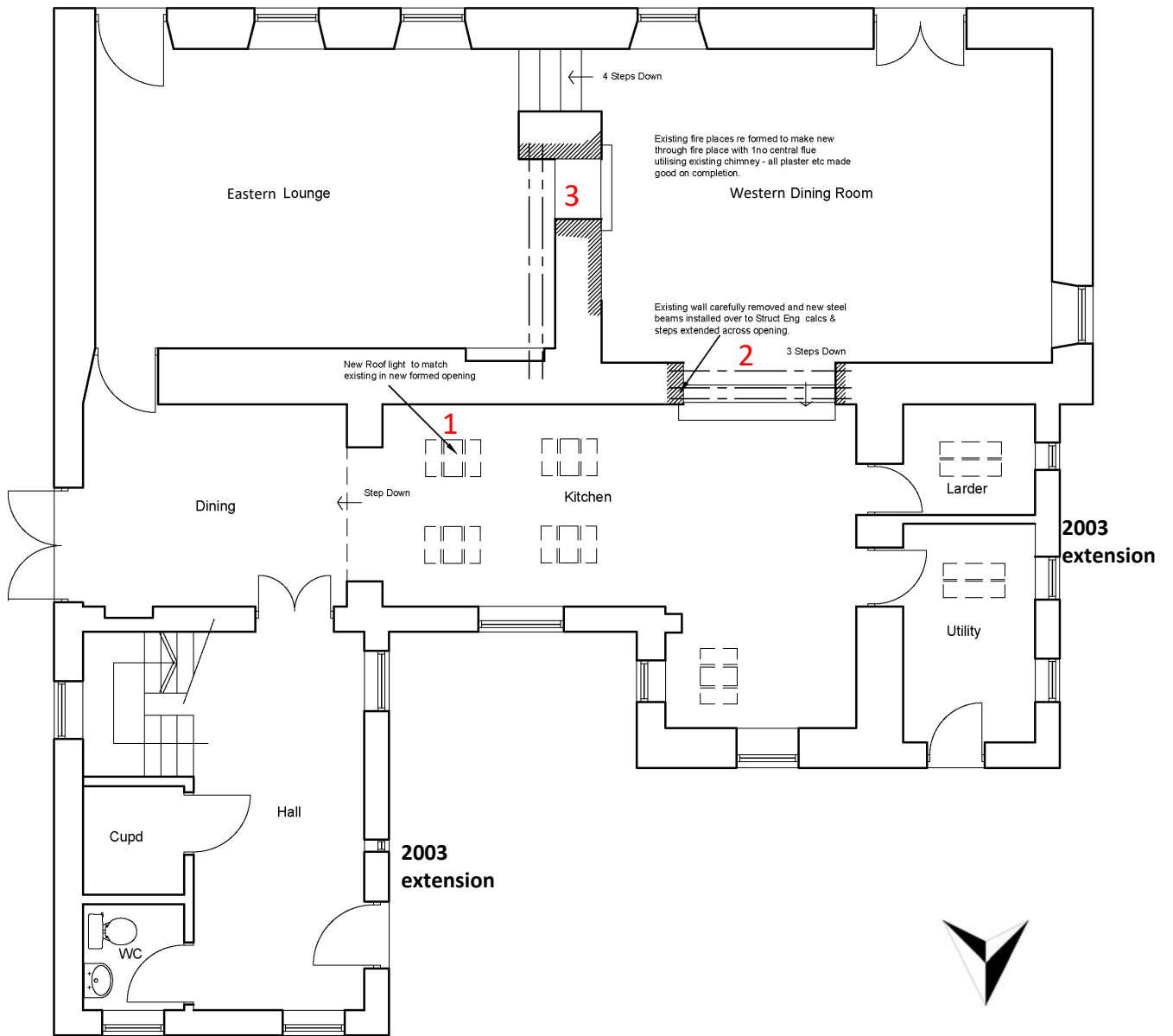



Figure 5 Proposed ground floor plan

Conclusions

The alterations permitted at Appletrees demonstrate that its significance lies largely in its southern elevation. The interior of the building makes little contribution to its architectural interest and has been heavily modified. The current proposals are minor in comparison with previous applications and their impact on the significance of the listed building is considered to be neutral. As a result the proposals will not result in any harm to the significance of the Grade II listed building as set out in paragraphs 193 to 197 of the NPPF and policy BE1.

References

CifA Chartered Institute for Archaeologists' Code of Conduct

CifA  Standard and Guidance for Archaeological Field Evaluations (CifA 2014)

Communities & Local Government (2019) National Planning Policy Framework. Government National Planning Policy

Digital Archives from Excavation and Fieldwork Guide to Good Practice Second Edition: available online at <http://ads.ahds.ac.uk/project/goodguides/excavation>

Ordnance Survey Map Overview

A detailed map of the village is set out in the 1st edition Ordnance Survey dating to 1865 (Figure 3). It shows that Appletrees was two separate properties at this time.

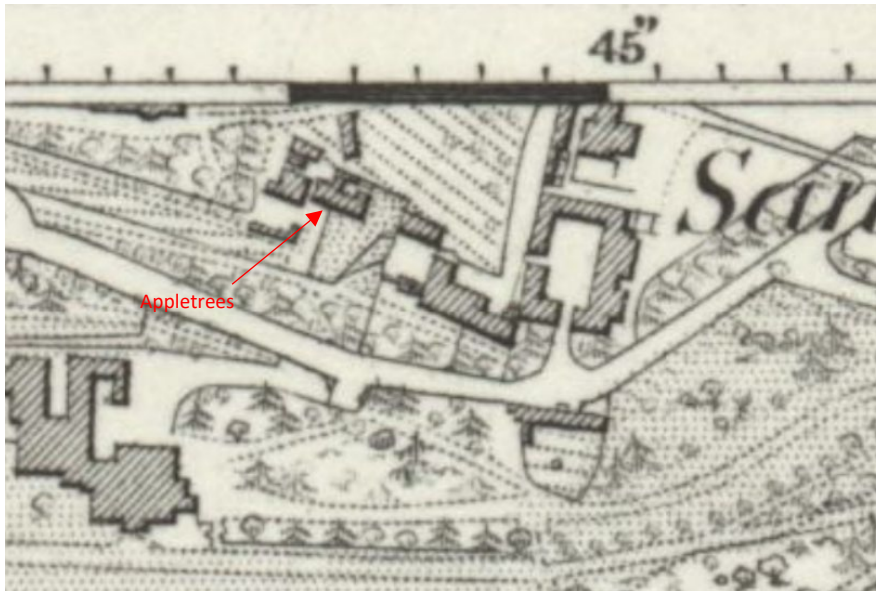


Figure 6 1st Edition OS 1865

The 2nd edition OS shows the site in more detail in 1896. It clearly depicts two glasshouses to the south of the Appletrees and three to the north with a network of paths to the south of the site.

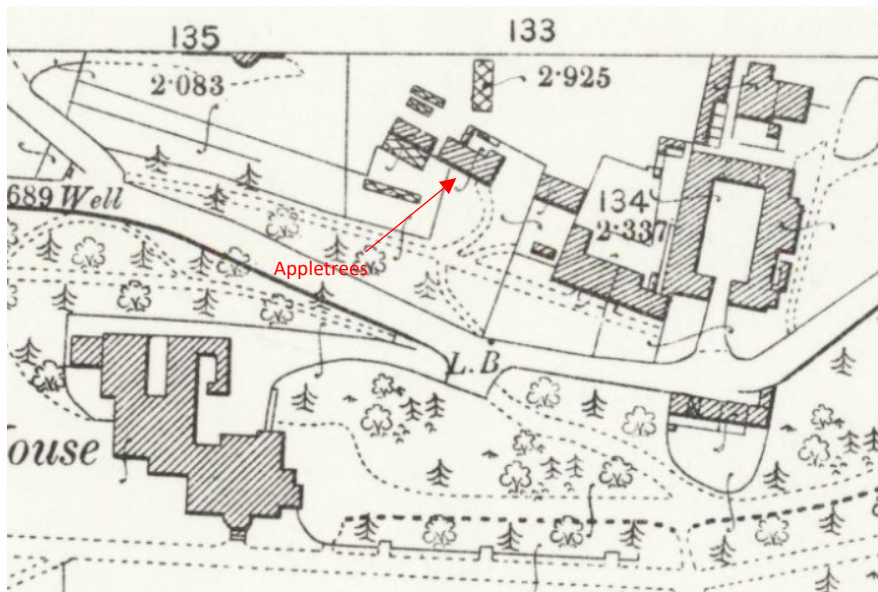


Figure 7 2nd Edition OS 1895

Very little had changed by 1920 (Figure 5). The large glasshouse to the north of Appletrees had been removed but the general layout of the gardens remained the same. The map also indicates that Appletrees was still two separate dwellings at this time.

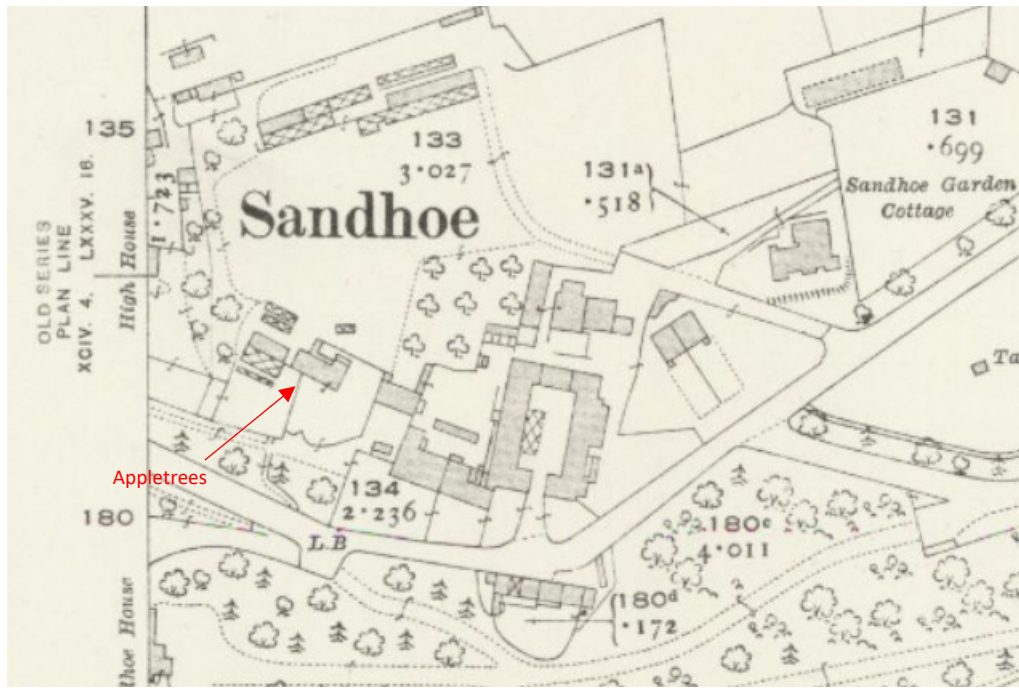


Figure 8 3rd Edition OS 1920

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1043018**

Date first listed: **24-May-1988**

Statutory Address 1: **APPLETREES**

Location

Statutory Address: **APPLETREES**

The building or site itself may lie within the boundary of more than one authority.

District: **Northumberland (Unitary Authority)**

Parish: **Sandhoe**

National Grid Reference: **NY 96995 66314**

Details

SANDHOE SANDHOE VILLAGE NY 96 NE (North side)

5/317 Appletrees

GV II

House, formerly a pair. Early C19. Rubble with cut dressings; Welsh slate roof. South elevation 2 storeys, 3+3 bays. At left end C20 French windows under segmental-headed arch, within re-set late C17 door surround from the old Beaufront Hall: fluted Ionic columns with cornice and broken scrolled pediment. At right end C20 glazed door in alternating-block surround. Yorkshire sash windows, 12-pane in left part and 16-pane, with slightly-projecting sills, on right. Coped gables, end and central ridge stacks.

Listing NGR: NY9699566314

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **240076**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Plates



Plate 1 - Appletrees (Grade II) - looking northwest from the garden



Plate 2 - area of terracing and location of former glasshouse - looking north



Plate 3 - southern elevation of main house - looking northwest from the garden



Plate 4 - Appletrees and adjacent dwelling (Peartrees) looking southeast from the site of the proposed garage



Plate 5 - driveway leading to application site - looking west



Plate 6 - area of terracing and revetment wall at western end of driveway



Plate 7 - view towards Appletrees from garden - looking southeast



Plate 8 - former garage (now dwelling) Peartrees - looking southwest



Plate 9 - southern elevation of Appletrees viewed from the south garden



Plate 10 - door surround with fluted columns and broken scroll pediment



Plate 11 - eastern elevation of Appletrees and garden room built in 2014 - looking northwest



Plate 12 - two story extension on northern side of listed building permitted in 2003.



Plate 13 - single story extension to extend kitchen on northern side of Appletrees permitted in 2003 - looking east

Plate 14 - Appletrees viewed from the north



Plate 15 - snug and kitchen - looking west

Plate 16 - kitchen and snug looking east toward garden room door



Plate 17 - western living room - looking east toward fireplace and current opening from kitchen



Plate 18 - Rembrandt inset fireplace in western living room



Plate 19 - modern double glazed sliding sash in western living room



Plate 18 - location of original staircase removed in 2003



Plate 21 - eastern living room - looking west toward fireplace and current opening between the two living rooms



Plate 22 - modern brickwork to accommodate log burning stove



Plate 23 - current opening between kitchen and western living room which is proposed to be widened



Plate 24 - concrete lintel over inset fireplace in western living room