



- Site location within Oakwood Hall Grounds

Issue:	Date:	Comment:	Prepared By:	Checked By:
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Summary

This heritage statement supports a householder planning application for the construction of a new brick external wall within the grounds of the existing listed building, Oakwood Hall. The proposed wall will connect the existing brick wall separating Oakwood Hall from Coachman's Cottage to the north and an existing later brick wall to the eastern boundary.

Application Details

Applicant: Peter McGirr, Oakwood Hall, Holeyn Hall Road, Wylam, NE41 8BJ

Agent: Blake Hopkinson Architecture, 11 New Quay, North Shields, NE29 6LQ

Previous Heritage Consultant: Historic Environment Research and Interpretation



• **Aerial Site Location Plan**



- **Grade II Listed Building, Oakwood Hall**

2.1 The Heritage Asset: Oakwood Hall

Oakwood Hall is a Grade-II listed building listed in 1969, described in the Historic England listing as follows:

Of at least three builds. Rear wings early C18, front block late C18 and later C19. Rendered with ashlar dressing and Welsh and Scottish slate. Two storeys and attics. Front has C19 section with late Georgian section to right. Earlier section behind and to right has double-span block with cross wing.

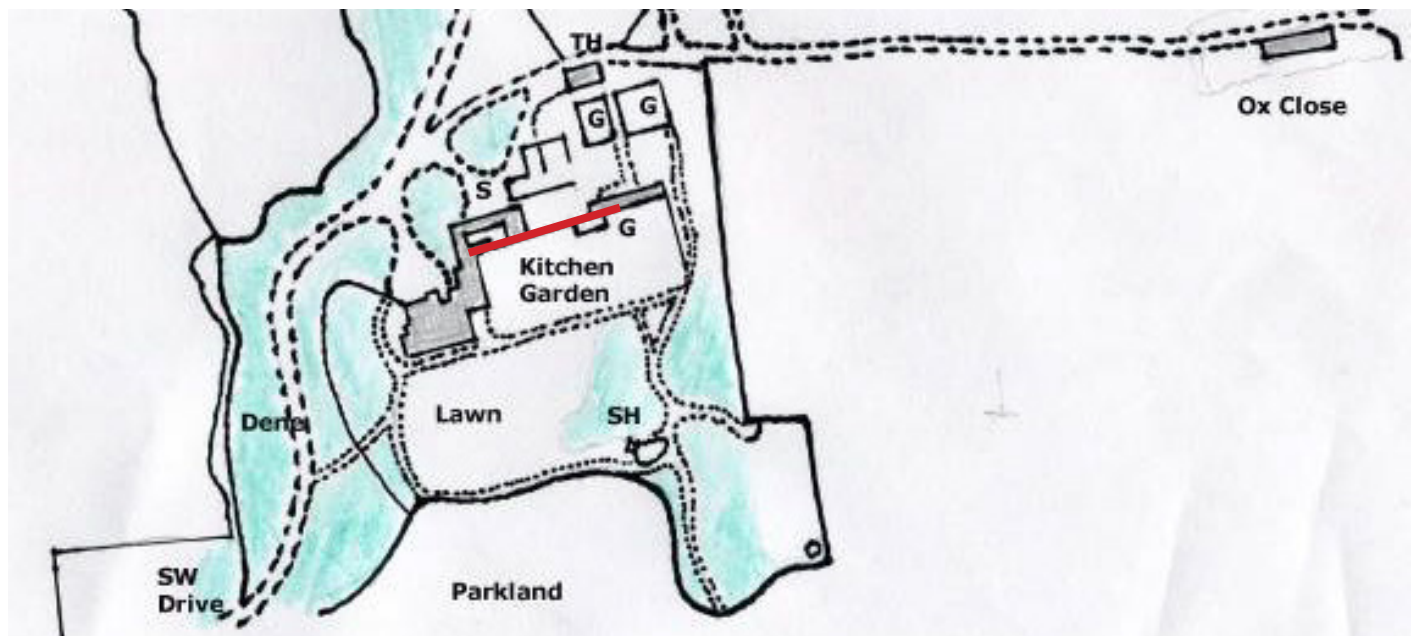
Four-bay late Georgian section has rusticated quoins and twelve-pane windows in flat raised surrounds. Similar quoins and surrounds to higher two-bay later section to left. This has door in left bay with French window, and canted bay window to right. Earlier block has doorway in shallow stone porch with segmental open pediment, and twelve-pane sashes on first floor and right return.

Rear of house has doorway with patterned overlight in flat raised surround with triple keystone. Gabled roof with many stone corniced chimney stacks.

2.2 The Setting of the Asset

Oakwood Hall is located in extensive grounds covering approximately 8.7 hectares as indicated on the location plan drawing RES997-BHA-ST-XX-DR-A-0500. The land is owned by the applicant and includes a long private driveway to the South West accessed from Holeyn Hall Road, with surrounding woodland and open parkland to the south. There is an existing tall brick wall boundary extending from the north elevation of Oakwood Hall (from the current garage) and forming a boundary to the separate house to the north, Coachman's Cottage/Oakwood House (see image below). As shown in the heritage statement for 20/01317/FUL, this steps down gradually away from the building; there is also an existing blocked doorway on this elevation. The ownership boundary turns diagonally, approximately 30 metres from the corner of Oakwood Hall, where a low-level fence forms a diagonal boundary to meet the existing eastern brick boundary (this is of a later construction than the original wall referenced in the heritage statement).

The historic map shows that the existing northern boundary wall forms an original boundary with the coachman's house to the north, with glasshouses to the northern face. Part of the land to the south of this is now in the ownership of the house to the north, and therefore requires a new more robust boundary.



- Historic OS map c.1895 showing existing boundary wall

2.3 Previous applications

Oakwood Hall is currently subject to a planning approval reference **20/01317/FUL** for the construction of a new orangery extension to the south-east corner, in addition to various internal and external works to restore the appearance of the building which has been derelict for a number of years, and make it suitable for residential use as a family home. This application refers to the submitted heritage statement for this application which describes the heritage asset in more detail. The following previous applications are also relevant:

- *T/20060108 (2006) - Construction of replacement entrance gates - New entrance gates to the entrance of the South West driveway.*
- *22/03369/DISCON - Discharge of condition 3 (Natural England licence) and 5 (Archaeology) on approved application 20/01317/FUL.*

2.4 Impact of the proposals on the asset and setting

The proposed new brick boundary wall is to be located on the boundary of the grounds of Oakwood Hall, providing a more robust boundary to the existing house to the north. The existing tall brick wall (approximately 5 metres in height) forms an original part of the building's setting, and therefore this material is not alien or detrimental to the setting of the heritage asset. Furthermore, a more recent brick wall which is less traditional in appearance forms the boundary to the east, and it is proposed to connect into this. There is a difference in height between the two boundaries, however in forming a connection, the stepped elevation reflects the existing arrangement identified in the original heritage statement. The boundary is visible from the view of the southern elevation of Oakwood Hall, which is identified as the most significant in heritage terms, however a new brick boundary will visually blend with the original brick wall.



- **Connection of existing boundary wall to the west of Oakwood Hall**

Conclusion

The proposed new boundary wall improves the residential amenity and privacy of both Oakwood Hall as a new family home, as well as the existing dwelling to the north, Coachmans Cottage, by providing a more robust boundary between them. Although the new wall is visible from Oakwood Hall, the visual impact will be neutral as the wall will form a continuation of the existing brick boundaries to the north and east. There are no alterations to Oakwood Hall itself proposed in this application. Additional detail on the history of Oakwood Hall and its surroundings can be found in the following heritage statement which is submitted as an addendum to this application, particularly section 1.2 relating to the historic environment:

- **[UPDATED_HERITAGE_STATEMENT-1687009.pdf](#)**