

Design, Access and Heritage Statement

Revision 01 | 09.03.23



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Prepared By:
CK

Checked By:
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Summary

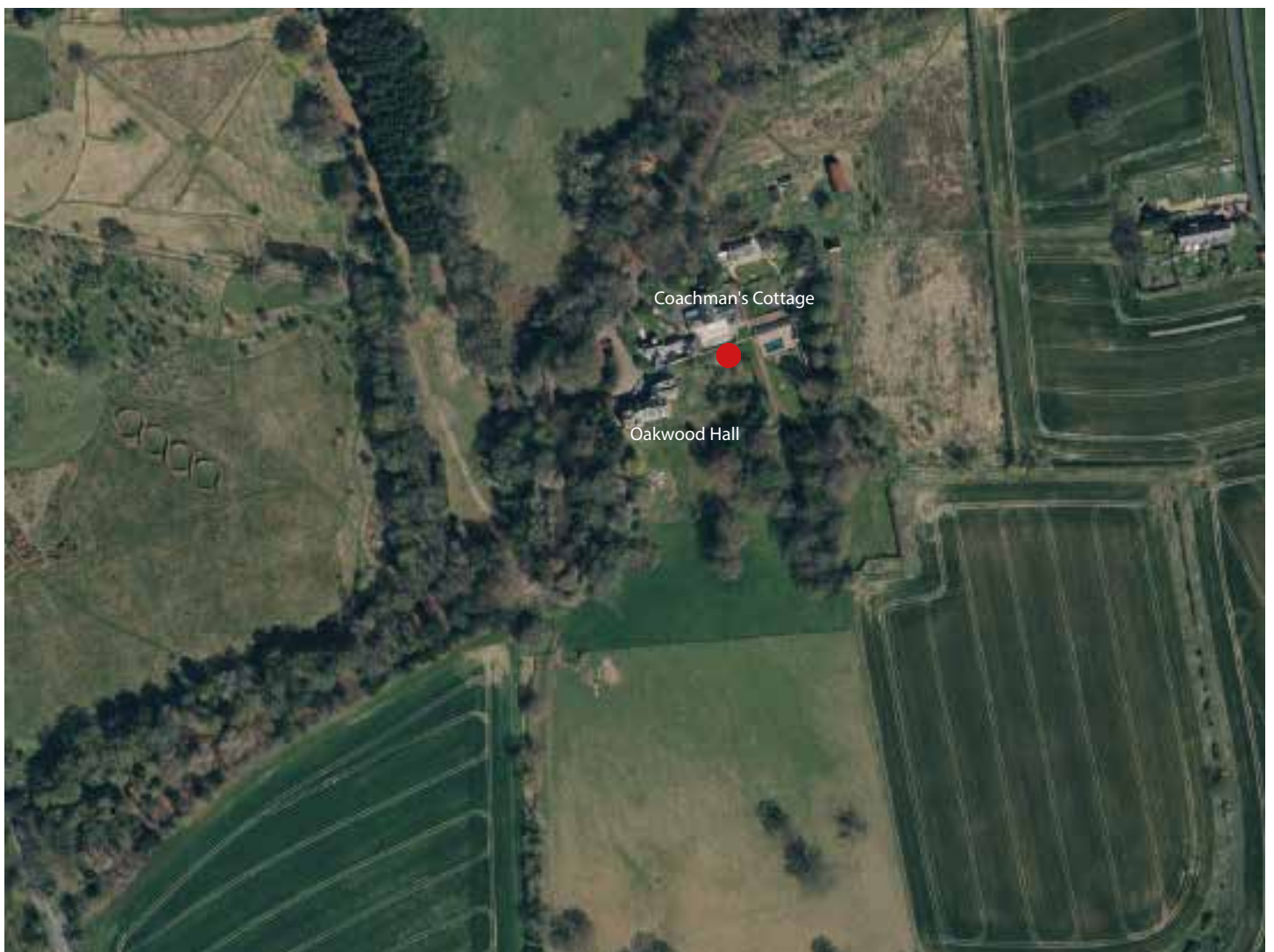
This design and access and heritage statement supports a listed building application for the repair and replacement of rotted timbers in the ceiling and roof void above bedrooms six and seven of the existing listed building, Oakwood Hall.

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

1.0 Existing building

The Existing Hall is a Grade II Listed, privately owned Hall, with driveway and surrounding land and woodland which currently is part of a planning approval 20/01317/FUL and listed building approval 20/01316/LBC.

As discussed in the Heritage Statement submitted as part of the planning application the original modest farmhouse, was extended and altered during the late part of the 19th century providing accommodation in line with the owner's aspirations as a gentleman.

After being neglected for a number of years the Hall has recently been given planning and listed building approval to restore the Hall as a family home. During the time the hall stood empty it became a target for misuse and vandalism and unfortunately elements of the hall have deteriorated. This includes the roof truss and ceiling joists above bedrooms 6 and 7 which have been surveyed by timber preservation specialists Peter Cox on the 3rd March 2023. They were found to include dry rot and the Structural Engineer, Bell Munro, have recommended that these be replaced as a high priority to prevent damage to the remaining fabric of the building.

2.0 Design

2.1 Use and Amount

The proposed use of Oakwood Hall, residential, is unaffected by this application.

There is no associated increase in floorspace as a result of the development.

2.2 Layout

The proposed works are to repair and replace rotted timbers in the ceiling and roof void of two of the bedrooms within the Hall and will not affect the layout of the building.

2.3 Appearance

The proposed works are to repair and replace timbers that have rotted following the years of neglect the building has unfortunately suffered prior to the Client receiving planning and listed building consent to restore the Hall to a family home.

The proposals are as per the structural engineer's information drawing 180-22-006-P01-TimberRepairs Bedroom 6. This drawing and method statement shows the extent of the proposed works including:

- Repairs to the bottom chord of the timber truss above bedroom six
- Replacement of ceiling joists above bedroom 6
- Replacement of ceiling joists above bedroom 7

2.4 Scale

The proposed works are to repair and replace rotted timbers in the ceiling and roof void of two of the bedrooms within the Hall and will not affect the scale of the building.

2.5 Access

The proposed works are to the ceiling of bedroom 6 and 7. Alongside the structural requirements of these proposed works, the repair and replacement of these timbers will also provide secure access to the proposed bat loft which was agreed as part of the Planning approval 20/01317/FUL and listed building approval 20/01316/LBC.

3.0 Heritage Statement



3.1 The Heritage Asset: Oakwood Hall

This Heritage statement should be read as an appendix alongside the Heritage statement and additional information submitted as part of the listed building approval 20/01316/LBC.

5.1 The Nature of the Asset

Listed Building Details:

Statutory Address: OAKWOOD HALL, WYLAM, NE41 8BH

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

District: Northumberland (Unitary Authority)

Parish: Wylam

National Grid Reference: NZ1125865893

Details

This list entry was subject to a Minor Amendment on 02/08/2017

NZ 16 NW 17/153

WYLAM OAKWOOD Oakwood Hall
(Formerly listed as Oakwood House)

15/4/69

II House. 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.

Listing NGR: NZ1125865893

5.3 The Significance of the Asset

The Historical significance of the Hall is explored in detail within the Heritage statement UPDATED_HERITAGE_STATEMENT-1687009 submitted as part of planning approval 20/01317/FUL and listed building approval 20/01316/LBC. This document is also included as part of this listed building application.

After unfortunately being neglected for a number of years the Hall has recently been given planning and listed building approval to restore the Hall as a family home. During the time the hall stood empty it became a target for misuse and vandalism and elements of the hall have deteriorated. The Client is wishing to restore the Hall as a family home, and through the works approved in the planning and listed building applications previously noted, bring the Hall back to its former glory.

3.3 Previous applications

Oakwood Hall is currently subject to:

Planning approval reference 20/01317/FUL for Internal alterations including window repairs, external render, proposed orangery extension, existing lean-to extension removed and alterations to entrance gates

Listed Building approval reference 20/01317/FUL for Internal alterations including window repairs, external render, proposed orangery extension, existing lean-to extension removed and alterations to entrance gates

The following applications are also relevant:

- 22/03369/DISCON - Discharge of condition 3 (Natural England licence) and 5 (Archaeology) on approved application 20/01317/FUL.

Conclusion

The proposed works are for the removal of the rot within the ceiling and roof void above bedrooms 6 and 7, and through the replacement of the timbers, prevent further damage to the building fabric. The replacement of the structurally unsound timbers also provide a stable floor area for the Bat Loft required as part of the ecology requirements within 0/01317/FUL and listed building approval 20/01316/LBC.

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, :

- UPDATED_HERITAGE_STATEMENT-1687009.pdf