

Revised Heritage Statement for Oakwood Hall, Wylam, Northumberland. July 2020

Historic Environment Research and Interpretation, on behalf of Peter McGirr.



The south front, July 2020

Introduction.

This document has been prepared in response to guidance given by Karen Derham, Assistant County Archaeologist, Northumberland County Council, 27 May 2020, following receipt of the original Heritage Statement prepared by Milbank Architects April 2020.

It seeks to provide further detail on the history and development of the house and its setting to provide an assessment of the nature, date and significance of the parts of the building impacted by the proposed development and whether the proposals will impact on the understanding of the nature and historic use of the grade II listed building.

Location

Oakwood House stands near the village of Wylam, on the north side of the Tyne Valley in Northumberland.

For a general site plan showing the location, current layout and site ownership boundary see Fig 2.1 of Milbank Design, Access and Heritage Statement, April 2020.

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1.1 Oakwood History

The house does not appear to be shown on Lieutenant Andrew Armstrong and Son's *Map of the County of Northumberland* of 1769 but is shown as *Mr Blackett's* on a plan of 1796 prepared for a proposed canal between Newcastle and Haydon Bridge. Oakwood is named on John Fryer and Sons' *Map of the County of Northumberland* of 1820 and the estate is shown in more detail on Christopher and John Greenwood's *Map of the County of Northumberland* of 1828. Both early C19 maps show a road running past the house approximately SW/SE. The 1828 map illustrates a modest parkland around the house, extending a little to the west of the Oakwood Burn with a drive in from the public road from Wylam passing the house and leaving to the east in the direction of Close House. The kitchen garden appears to be shown to the east of the house though the scale is small. The first available detailed mapping is the First Edition of the Ordnance Survey mapping at 1:10,560 scale and the plan at 1/2500 scale [Northumberland (Old Series) Sheet XCIV.2] surveyed c.1860 and published c.1865.

The Blackett family inherited property at Wylam from the Fenwicks and the Blackett papers at the Northumberland Archives [ZBK Blackett (Wylam) MSS] contain a number of references to Oakwood during the ownership of members of the Blackett family, from the later C18 until the third quarter of the C19. *Thomas Blackett, Merchant, of Oakwood House* is party to a business agreement at Wylam in 1786. Thomas died in 1800 without issue and the property passed to a half-brother, Christopher. In 1823 Christopher Blackett corresponded with a Newcastle firm about *a brass force pump for Oakwood, Wylam*. Parson and White's Directory...of Durham and Northumberland of 1828 lists under Wylam – *Captain Christopher Blackett at Oakwood House*. The entry explains that Captain Blackett is the son of Christopher Blackett, colliery owner, of Wylam House.

He was active in politics, standing unsuccessfully for Newcastle-upon-Tyne in the election of 1832, giving rise to the printed broadside: *A New Song in honour of Christopher Blackett, Esq. of Oakwood Hall, a Candidate for the Representation of Newcastle-upon-Tyne*.

Newcastle University Library's Special Collections. Broadside 3/2/1/33:

<https://collectionscaptured.ncl.ac.uk/digital/collection/p21051coll54/id/264/>

In the election for the Southern Division of Northumberland of 1 Aug 1837 he stood against Mathew Bell:

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Mr Beaumont retired and his place was supplied by Chris. Blackett Esq. of Wylam Oakwood, on the liberal interest. He had formerly sat in Parliament as a Tory in politics, and unsuccessfully contested Newcastle-upon-Tyne, on the death of Sir Matthew White Ridley, Bart. in July 1836. He sat for Beeralston, 1st William IV. [Bere Alston in Devon was a "rotten borough" before the parliamentary constituency reforms following Earl Grey's Reform Act].

An undated letter, thought to be c.1831, from John Alexander Blackett at Heddon to Elizabeth Blackett relates to alterations and repairs to Oakwood.

Pigot's Directory of 1834 lists Rev. John Blackett at Heddon under Gentry and Clergy for Wylam and Heddon-on-the-Wall. In 1836/7 correspondence with James Hall of Greenside in Co. Durham refers to *iron handles needed at Oakwood* and a vinery at Oakwood, perhaps under construction. In 1837 Mr Thomas Wallis, gardener to C.H. Blackett Esq., Oakwood, wins a silver medal for his peas at a June show of the Newcastle Botanical and Horticultural Society [The Gardeners Magazine, Vol.13, 1837] and in 1841 and 1842 at the spring show of the same society he wins silver medals for his dessert pears and early potatoes. The Society awards Thomas Wallis a prize for his long service with Christopher Blackett (then 12 years) and he was commended for his skill as a practical and scientific gardener [The Gardeners' Chronicle Aug 27 1842, p.574]. The 1841 Census lists the principal occupants of Wylam (Oak Wood) as John Blackett Cleric, aged 35 and Elizabeth and Dorothy Blackett both in their 50s and of independent means. Christopher Blackett was away from home on the night of the Census.

Christopher Blackett corresponded with Prudhoe Main Colliery for building work at Oakwood from 1841 until 1843. In 1843 he insured the buildings and equipment at Wylam colliery with the York and London Fire Insurance Office. The Tithe plan for Wylam of 1844 would perhaps be useful in confirming the development of the Oakwood buildings but it is not possible to view it at present. In 1844 Christopher Blackett made his Will and it was proved in November 1847.

In 1846 a Mrs Hamilton is resident at Wylam Oakwood [18 July 1846 & 5 Sept. *Newcastle Journal* /4 Sept. *Newcastle Courant*] and in 1847 a lease of Wylam Oakwood was being discussed with Charles Atticus Monck of Belsay.

The same year sees specifications and estimates prepared *for altering stables and east coach house at Oakwood, Wylam and for building a cow byre, hay and straw house, and corn loft over the whole at Oakwood, Wylam* . An estimate from John Lishman of Prudhoe for *building Cow Byre, Corn Loft and Garden Wall at Oakwood* , dated Nov 1847, survives.

Other letters of the period refer to repairs to Oakwood. From 1847 John Blackett (By 1854 John Burgoyne Blackett, M.P.) is away from Wylam and corresponds with John Moore at Wylam Colliery office, who is presumably the agent or manager of the Wylam colliery and looking after the estate business, about obtaining *an estimate for alterations at Oakwood* in 1847 and subsequently about repairs at Oakwood and sending books and other items from Oakwood. 1848 sees reference to repairs and redecoration at Oakwood and new fencing. A specification for the redecoration and an agreement survives between John Burgoyne Blackett and Thomas Grieves for the redecoration of Oakwood. Correspondence between John Blackett and Charles Atticus Monck of Belsay continues in 1849 and in 1851 there is reference to a proposed new lodge. In 1850 John Moore writes to John Burgoyne Blackett about repairs at Oakwood; in 1851 about *the cottages to the north of Oakwood and repairs to Oakwood outbuildings* ; and in 1852 mentioning *trees on the Oakwood coach road and work at Wylam Hall and Oakwood*. The Poll Book for the election of 1852 lists, under Wylam Township, *John F.B. Blackett of Wylam Oakwood*, who qualified as he held freehold property in Wylam. In 1854 the Monck lease apparently came to an end and re-letting was discussed. Correspondence between Charles Clementson at Oakwood and John Blackett describes a new lease.

Correspondence between George Armstrong of Heddon-on-the-Wall and John Burgoyne Blackett discusses the transfer of land for the use of Oakwood House, which may relate to an expansion of the parkland or perhaps the laying out of the new entrance drive up to the Newcastle/Hexham road. Later in the year George Armstrong and John Fenwick Burgoyne Blackett discussed maintenance work on the Wylam estate. In 1855 John Moore wrote to John Burgoyne Blackett *regarding a new tenant for Oakwood* and later in the year about *a new gate at Oakwood and the Oakwood greenhouse*. By October they are discussing *the need to empty Oakwood* and the greenhouse is mentioned again . 1856 sees reference to *Oakwood improvements, and planting*.

Edward Algernon Blackett of Wylam Oakwood is a party on the copy conveyance of Wylam school in 1856.

The house was presumably let again as in 1857 Matthew R. Bigg was resident with, as his gardener, John Charlton [5 Sept 1857 *Newcastle*

Guardian and Tyne Mercury] but the lease seems to have come to an end in 1858 [20 May 1858 *N&S. Shields Gazette and N'land and Durham Advertiser*] and by July 1859 the wife of Edward Blackett R.N. is safely delivered of a baby son [Sat 2 July 1859 *Morning Post*]. In 1863 Captain Blackett R.N. is in residence at Oakwood House, Wylam, when sadly his young wife dies in an accident while on a visit to Matfen (another Blackett family house) leaving seven children [T. Fordyce, *Local Records...*, 1867]. Walford's *County Families...* for 1919 lists Col. Edward Umfreville Blackett of Wylam, who was the eldest son of Edward Algernon Blackett Esq, Capt. R.N. of Wylam and Oakwood, who died in 1873.

From 1879 the house was the home of Norman Charles Cookson, a Tyneside Industrialist (Cookson & Co., Manufacturers of lead products). He was wealthy and invested considerable sums in improving the house and estate to suit his requirements. The renewal of the lease in the late 1880's saw further major improvements to house and estate and among the improvements a steam turbine was installed to drive a generator to provide an electrical supply for Oakwood (Cookson's neighbour at Wylam was Charles Parsons, of Turbinia fame, and he was also a Director at the engineering firm among his many business interests). The same period saw considerable investment in the estate glasshouses, providing for Cookson's passion for growing orchids, and other interests included the introduction and breeding of a herd of Kerry cattle, requiring the development of a small Home Farm steading to the NE of the house. The revised O.S. plan of 1895, published 1897, shows the additions to the estate buildings.

The 1901 Census records Norman Charles Cookson as a Lead manufacturer and coal owner, living at Oakwood with Phoebe Cookson and three sons, two of whom had already followed their father into the lead business. Cookson had national standing as a horticulturist and in the spring of 1904 *The Gardeners Magazine* devoted an article to the gardens. Mr Cookson is described as " an encyclopædia of mining information; he can describe minutely the principle and the working of his own electric lighting plant; and he knows all about turbines." He was also described as "fully alive to his duties as a master and a citizen, and he discharges those duties in a way that makes him beloved by his garden staff and by the good folk of Wylam."

N.C. Cookson died in 1909. N.C. Cookson's obituary notes that *his principal recreation was orchid-growing, and his house at Wylam was well known to orchid-growers in all parts of the country* . This interest is reflected in the increased provision of glasshouses at Oakwood between the 2nd and 3rd Editions of the Ordnance Survey plans. The Head Gardener in the Edwardian period was Henry James Chapman,

living with his family at Oakwood Lodge at the time of the 1911 Census. Between them they *raised many orchid varieties* including the named variety *Dendrobium nobile var. cooksonianum* [Ray Desmond, Dictionary of British and Irish Botanists, pp.167/168]. Kelly's *Directory...* of 1910 describes: *Oakwood House, the residence of Mrs Norman Cookson, is a fine building of stone, facing south, surrounded by a lawn.* The Cookson's lease would have been up in 1910 but was presumably renewed as Mrs Cookson is still resident in 1919 and, with Mr H. Turnbull as Head Gardener still successfully showing orchids, including *Odontioda oakwoodiensis*. [Gardeners Magazine, Vol.54 1911 and Orchid Review Vol.27, p.89].

The Third Edition O.S. Plan [Northumberland (New Series) Sheet XCIII.6], revised 1913, shows further additions to the glasshouse provision, reflecting the late Mr Cookson's interests, a passion which passed to his son, Clive Cookson [The Orchid Review, Vol.65 1957 p.20].

In 1921 Clive Cookson, then Vice President of the Natural History Society of Northumberland, Durham and Newcastle-upon-Tyne, was resident at Oakwood [list of members in the *Transactions*, 1921].

In 1928-31 Brevet-Col. William Anderson DSO, MC is resident [3 Dec 1928/19 May 1931 *Shields Daily Gazette*].

In 1934 a Major Buckley and his wife were resident [St George's Gazette Vol.52, p.37, 1934]. There seems to be a pattern of short term lets by senior Territorial Army [Commanding?] officers in this period.

In March 1939 drawings were prepared by the Newcastle architectural practice of Mauchlen and Weightman. These are unfortunately not accessible at present but will perhaps confirm a number of the changes apparently made at that time (or perhaps after the War? A mains water supply is laid on to the house in 1945) to reduce the scale of the late Victorian house and bring the interiors up to date.

A resident called Montefiore is advertising for a Between maid in 1939 [2 Jan *Newcastle Evening Chronicle*].

During the War a Miss Thompson was advertising for domestic staff [3 Feb 1942 *Newcastle Journal*; 18/19 Feb 1942 & 26 Jan 1943 *Newcastle Evening Chronicle*].

In 1947-49 Maj. J.D.Cowen, M.A., F.S.A. was resident at Oakwood, Wylam [P.S.A.N. 1947 p.11/ *Proceedings of the Prehistoric Society for 1949*].

In the post War period the purchase of Oakwood House, Wylam was briefly considered to provide additional capacity for male hospital patients.[K.Day *Prudhoe and Northgate Hospitals - a history 1914-1999*].

In 1956/7 Maj. the Hon. Denis Gomer Berry is resident at Oakwood [Marlborough College Register 1957, p.707].

The old estate complex at Oakwood, which had once supported the house, is today fragmented into different ownerships with buildings much converted and extended. In the 1970's the old turbine house was converted into a bungalow. This period also sees the Lodge at the north entrance and the Coachman's cottage sold and the stable range sold and converted to a private house. A planning application in 2014 for permission to build on the site of the estate farmstead, apparently demolished in the late 1970's, also mentions a hay shed, the gable of a former squash court and a sports pavilion and other buildings which were to be demolished as part of the proposed project [*Hexham Courant* 29 July 2015].

The main house underwent several changes of ownership and saw alterations in the late 1980's, 1990s and mid 2000s and finally abandonment with much of the salvageable interiors, including fireplaces and flooring stripped out. In 2013 attempts at resurrection were being made but came to a halt and it is only now that a new owner is taking on the challenge of bringing the house back from the brink to make it a family home once more.

1.2 Oakwood - features of historic environment interest

The small estate at Oakwood had developed largely to its full extent by the time of the First Ordnance Survey map, Northumberland Sheet XCVI, surveyed 1858/9. A designed landscape had been laid out to provide an appropriate setting for the house and a range of outbuildings had been provided to service the house and estate. Former farmland had been taken into parkland use, to the north and south of the house and garden, and entrance drives formed leading from the adjoining public roads. An injection of funding in the late 1880's saw further development of the facilities of house and estate with the development of a small Home Farm and extensive glasshouse provision, reflecting two great interests of Mr Cookson.

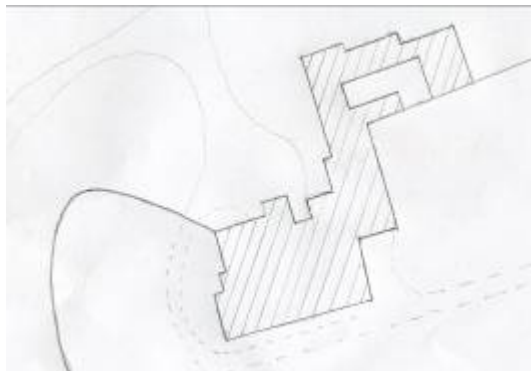
1.2.1 Oakwood House/Hall (LB Grade II)

The phased development of the house is described by the 1969 Listed Building description. The initial modest early C18 house was extended by the Blacketts in the later C18/early C19 and again, notably during the Cookson's residence in the late 1880s and early 1890's.

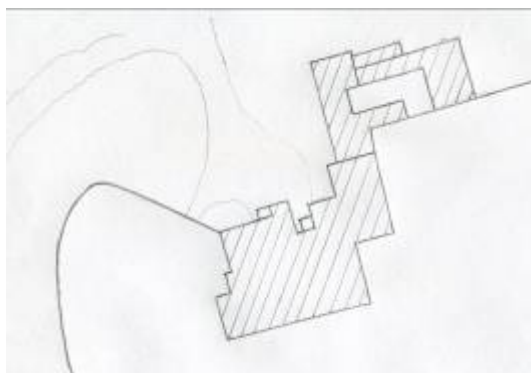
The footprint of the house as shown on the First Edition map is in the form of a T with a thick stem extending southwards and service buildings in a yard extending northwards and then eastwards towards the stables. Subsequent Editions reflect the Cookson additions at the west end and show a deeper building with a NW range, subsequently removed in the mid C20.



Simplified phase plan (C20 additions/alterations in orange)



**Footprint of house and outbuildings
O.S. plan revised 1895**



Revision of 1913



House from S edge of pleasure ground, looking North

1.2.2 Former pleasure ground and garden

The immediate setting of the house is shown on the First Edition O.S. map and subsequent editions, which illustrate the evolution of the garden. The 1904 *Gardeners Magazine* article provides a comprehensive account of the garden in the Edwardian period, probably its heyday:

Oakwood stands at a considerable elevation, amid pleasant surroundings. The gardens and pleasure grounds are charmingly informal, and they join up with bits of woodland on the one hand and rich meadows on the other.

In early spring Oakwood is a delightful spot, as all through the woodland and shrubberies and along the drive sides daffodils have been planted by the hundred thousand and they have multiplied amazingly.

These, with primroses, polyanthuses, bluebells, and other early spring flowers make the place both beautiful and fragrant. Alpine and water gardening have not been omitted from the general scheme at Oakwood, and the two are prettily combined...

[Extracts from the article, titled Oakwood, Wylam-on-Tyne, in *The Gardeners Magazine*, Vol.47, 1904, p.341].

Sadly a substantial part of the former pleasure ground to the east and SE of the house is now in separate ownership.

The garden has the remains of hard tennis courts and the base of a pavilion in the former productive garden area to the E of the house and a small swimming pool, now infilled, to the SE of the house. Other features, assumed to be later C20, across the dene to the west of the house are a mass concrete dam on the burn and *The Fruit Garden* a

metal fence-topped walled enclosure and an orchard planting to the north.



Garden wall looking ENE, showing change in wall height away from outbuildings to N.



Blocked doorway from stable yard behind

1.2.3 Former stables and coach house and outbuildings

The First Edition O.S. map shows a yard immediately to the NE of the house with ranges of buildings on the W/N/E sides. Successive O.S. editions reflect the additions made to the outbuildings, notably the considerable additions made by Cookson in the 1880s and 1890's, including the provision of a Turbine House for the electrical generating plant and a small Home Farm complex further to the NE. The old Ox

Close buildings to the east were also rebuilt as a row of cottages for estate workers.

This area is now without the ownership of Oakwood Hall and the buildings have been mainly converted over the later C20 to form residences, or demolished (the farm buildings/ squash court).



Plan of core of estate based on O.S. plan, Northumberland [Old Series] Sheet XCVI.2, revised 1895

Key:

G – Glasshouses (orchid houses in frame yard to N of walled garden)

S – Stables

SH – Summerhouse by pond in pleasure ground

TH – Turbine house (providing early private electricity supply)

1.2.4 Former Parkland and earlier features

The former parkland, shown on the First Edition O.S. map by the standard parkland convention, extended to the south almost to the outskirts of Wylam village and was bounded here by the minor road leading towards Close House. Tree lines of former field boundaries are mapped, indicating the conversion of the previous agricultural fields (shown on the late C18 plan for the proposed canal from Newcastle to Haydon Bridge -see History) into the parkland. Several planting clumps are shown within the southern parkland. The map also shows several former coal shaft locations in Dayhole Dene (a place name indicative of early mining activity). Sheltering belts of trees are established around the fields to the north of the house and along the valley formed by the burn to the west and SW of the house. The First Edition O.S. map shows the northern area fields as *Houghton Common* suggesting earlier enclosure of a common grazing area. A Boundary

Stone is mapped alongside one of the field boundaries to the NE of the house confirming the line of a Township or Parish boundary. The majority of this area is now without the ownership of Oakwood Hall. The intensification of later twentieth century farming has removed much of the evidence of former parkland, though the perimeter tree belts survive and the area to the south and west of the house is still grazing land with some surviving parkland trees.



View S from the pleasure ground over the Tyne valley



Victorian Cast Iron posts and wrought iron gate leading into parkland from the drive



Parkland trees in grazing land to S of house, looking SE

1.2.5 North drive and lodge

By the late 1850's an additional drive had been formed to join the Newcastle/Corbridge road to the north, replacing an earlier road leading out NE from the house to join another minor road from Wylam to Close House. A lodge at the North drive entrance seems to have been added as part of the Cookson improvements in the 1880's, appearing for the first time on the Second Edition O.S. Plan, revised 1895. This area is now without the ownership of Oakwood Hall.

1.2.6 South West drive

A road or drive is shown on the earlier small-scale C19 mapping coming in on much the same line shown on the First Edition O.S. 6" map. This (or a similar route) was probably the principal access in the earlier period given the Blakett family connection with Wylam, and no doubt came into its own again with the relatively early arrival of the railway to the Tyne valley. By the 1850's an additional drive had been formed to the Newcastle/Corbridge road to the north, replacing an earlier road leading out NE to join another minor road from Wylam to Close House (see above).

A modest entrance set back for the gateway on the roadside led to a crossing of the Oakwood Burn, from where the drive entered the pleasure ground and approached the house, terminating with a carriage sweep before the principal entrance on the north side of the house.

This drive remains the access to Oakwood Hall and is within the ownership boundary.



Start of the drive with mature plantings surviving



Brick culvert beneath drive

1.3 The Proposed Works

Following previous partly completed restoration works to the house, Planning and listed building consent is now being sought for the remodeling and refurbishment works to the hall including, re-rendering, removal of the more recent lean to extension to the east elevation, construction of a new orangery and new drive entrance gate arrangement.

1.3.1 Internal works *[for full description and assessment of the significance of historic fabric impacted by the proposed development see Gazetteer entries, 2.1.0 forward]*:

Include making minor alterations to the previously approved plans, including **lath & lime plaster repair work** and full redecoration,

installing new bathrooms, kitchen and retaining any original features. Fireplaces and doors will be replaced where previously removed with matching reclaimed items together with minimal re-planning of areas making it a more useable home.

The **basement** will be improved with tanking and insulation to make it a usable space.

Selective **repairs to the slate roof and leadwork** will be undertaken in matching materials and the cast iron gutters and rainwater down pipes renewed with matching cast iron rainwater goods.

The timber **windows** will be retained and repaired/reglazed where necessary with single glazing. Should there be a need to replace any windows these will be matching timber sliding sash single glazed windows.

1.3.2 External Works [for full description and assessment of the significance of historic fabric impacted by the proposed development see Gazetteer entries, 3.1.0 onwards]:

Re- rendering:

The previously approved rendering works will be completed.

All render is to be removed with exception of the 'Harled' render area to what is considered to be the original farmhouse.

Areas to be re-rendered are to be cleaned down, repairs made to the masonry and then a two coat cement, hydrated lime and sand ashlar render applied to match the existing. The scratch coat consisting of a sharp sand mix and the final coat using a clean rendering sand. The exact mix ratio to be dependent upon the background material.

Stone walling is to have all areas of disturbance and previous 'piecing in' made good with matching stone (colour and texture and general configuration). Joints are to be raked out to a depth of at least 25mm and then repointed in 1:1:6 sand, cement, lime mortar (using clear sharp / rendering sand).

Demolition of lean to extension [for full description and assessment of the significance of historic fabric impacted by the proposed development see Gazetteer entries 2.2.0 – 2.2.4 and 3.2.0 – 3.2.4]:

The existing lean-to extension to the east elevation is a later addition and is proposed to be removed. The wall which it covered will be rendered to match the existing and a new external timber door installed in the existing door opening.

New Orangery [for full description and assessment of the significance of historic fabric impacted by the proposed

development see Gazetteer entries 2.2.0 – 2.2.4; 3.1.0 – 3.1.4 and 3.2.0 – 3.2.4]:

It is proposed to erect an orangery on the footprint of the previously approved conservatory to the south east side of the property.

Proposed New Entrance Gates/ Boundary wall arrangement:

As previously approved, it is proposed as part of the works that the main entrance is to be improved with realignment of the stone boundary walls/railings and gates in order to aid vehicular access from the unrestricted [60MPH] and heavily used public road which links Wylam (and through traffic from the south) with the A69. The curved walls and setback of the entrance gates will improve visibility sightlines and traffic safety. The walls are to be terminated with reclaimed stone gate posts from which will be hung a pair of painted cast iron gates. The boundary wall at the entrance will be 1200mm high with 600mm painted metal railings fixed to the top. The stone boundary wall will be continued northwards at a height of 1800mm to meet the existing stone wall at the boundary.

The present arrangement is simple and quite elegant, even with damaged stonework and lacking its original gates. The proposal is based on a design by Landscape Studio, which gained approval in 2006, to set back the whole composition. There is a concern about the security of the estate boundary at this point, hence the proposed new stretch of boundary wall.

The proposal is subject to revision in the light of a measured survey and a traffic survey - to be provided.

Impact on the Heritage Asset/ Designed landscape:

The impact on the existing heritage asset will be high as the current arrangement will be lost entirely and replaced with a new layout (similar to the 2006 proposal) , set within a wider splay to improve sightlines. The impact on the designed landscape will be moderate, as although the present modest scale of the drive entrance will be altered by the proposal, the scheme seeks to avoid disturbance of surviving historic plantings.



Present entrance arrangements

Proposed new road passing the west end of the house

Drawing AG(03)21 shows the line of a *Potential new road*, leaving the existing drive after the crossing of the Oakwood Burn and curving further to the east to arrive at the main entrance via the west end of the house.

The client would like to consider a new approach road here.

Impact on the setting of the Listed Building/ designed landscape:
The garden setting of the house was designed with the south and west sides kept free of "outside" intrusions. The north and south drives meet to the NW of the house and then approach the intended entrance front, which was on that side of the house rather than the garden front. The steep slope up from the south drive on its approach was always (and remains) planted and would have screened the house from view on the approach until revealed as the combined drives approach the entrance court from the NW. A pleasure ground circuit walk led around the western perimeter of the lawn from the west end of the formal garden terrace which ran parallel with the south front of the house.

This proposal has the potential to make a significant impact on the original concept and surviving elements of the designed landscape and

the setting of the listed building and requires further careful consideration.



Drives – dashed, and pleasure ground paths – dotted. Note pleasure ground boundary line to W. of house. Based on O.S. plan, Northumberland [Old Series] Sheet XCVI.2, revised 1895



Surviving screen plantings (L) close to the W end of the garden terrace

1.4 Oakwood garden and pleasure ground

The first available map showing a garden and pleasure ground setting for the house is the relatively small scale Greenwood map of 1828. The first more detailed mapping available is provided by the Ordnance Survey First Edition surveyed in 1858.

This shows the immediate garden setting of the house as a fairly formal area with a straight terrace walk along the south front of the house, extending for some distance to the east. The area to the north of this is shown as a rectangular productive garden area with a straight boundary defining the north side (the existing high garden wall) and another boundary defining the east side. A building on the south side of the north wall at about the mid point is a glasshouse and there is a range of garden buildings on the north side of the wall which would have been the potting sheds. Perimeter walks are shown leading off the terrace at each end of the area, and an off centre walk is shown aligned on the right hand side of the glasshouse and running southwards to meet the terrace.

To the south of the terrace is a lawned area with scattered plantings of trees and shrubs. A perimeter walk leaves the west end of the terrace and follows around the lower edge of this area with plantings alongside it on the high side. A defined boundary separates this area from the parkland to the south. The walk continues eastwards into a more densely planted area and meets a return path coming down from the eastern end of the formal terrace and at this junction two paths lead further east and south, probably to viewpoints or allowing access into the wider parkland setting.

To the west of the house the entrance drive runs through mixed woodland which extends to the burn, the drive sides were no doubt planted with shrubs for seasonal colour and interest. Woodland belts extended northwards and also backed the drive as it approaches from the SW where views across the parkland to the south would be seen on the approach.

The Second Edition Ordnance Survey Plan, revised 1895, confirms the general layout shown on the earlier edition. It gives the immediate productive garden and pleasure ground setting of the house (Parcel 49) as comprising just over 4 acres. One new feature shown is an irregular pond at the lower meeting of the paths in the pleasure ground and a small structure, presumably a summerhouse.

To the NE of the productive garden a large area of glasshouses, all aligned approximately N/S, reflect Mr Cookson's interest in rearing exotic orchids. The path leading into the pleasure ground from the entrance drive has been realigned to the southwards and the pleasure ground boundaries have become more curving.

The twentieth century has seen some further additions, with the low walled Fruit Garden enclosure and well added to the open area across the dene to the west of the house, with an orchard planting to the north, and a mass concrete dam built in the dene itself. Sadly the later C20 fragmentation of ownership at Oakwood has seen the division of the garden and pleasure ground, the eastern part now being in separate ownership from the house, with a concrete block wall sub-division. Late C20 additions, now partly removed, are hard tennis courts and the base of a small pavilion in the former productive garden area to the east of the house and a small swimming pool (now infilled) with surrounding paving to the SE of the house.

1.5 Statement of Significance

Evidential Value

The potential of the house and its landscape to yield primary evidence about past human activity is high. The original Listing description identified a complex development of the house and the present recording/assessment exercise, with the benefit of access to the interiors, with walls largely stripped of plasterwork and the external renders largely removed, has enabled an improved understanding of the phasing revealed by the existing fabric, not least the “trimming” of the NW range and modernization of the house in the mid C20. The changes to the house over some 250 years reflect the changing fortunes of owners and occupiers and the changes in wider society over a long period. Although the interiors have been sadly abused in the recent past and losses have been considerable, enough joinery and plasterwork detail remains to permit informed restoration.

The immediate designed landscape setting of the house remains largely intact, though overgrown and sundered to the east by fragmented ownership. Much of the former parkland is now cultivated farmland to north and east of the house through the southern view retains a parkland feel and the plantings along the drive and along the dene to the west of the house remain.

Historical value

The house and its landscape has the potential to demonstrate a number of ways in which the present can be connected to past people, events and aspects of life. Ownership by the Wylam Blacketts over much of the life of the house provides a connection to the development of the village (they were the primary landowners and developed the coal mining operations which led to the growth of the

village in the C18 and C19). There is an extensive archive (at Northumberland Archives) as yet largely unexplored. Thomas Blackett was a Newcastle merchant in the later C18 and Christopher Blackett became an M.P. in the C19. Mr Cookson, the long term tenant in the closing decades of the C19, was an influential captain of industry on Tyneside, renowned for his gardening and cattle breeding interests, and connected through business and no doubt socially with Charles Parsons, when resident on the adjoining estate. The C20 saw some interesting tenants too. The development of the house and estate reflects the wealth, social standing, and interests of a succession of occupants over a long period.

Communal value

The house and its setting has potential for exploring what it means as a place for the local Wylam and district community who relate to it, and whose collective experience or memory it holds. The current owner has already spoken to previous owners and gathered historical photographs. The house and parkland will be well known to Wylam residents in the view to the north from the village and people who have lived or worked on the estate in the more recent past will no doubt still be living close by. There is potential for further investigating the history of the house and estate and the lives of past residents, particularly those closely connected with the history of Wylam village, through the surviving archives.

Aesthetic value

The house and its designed landscape retain considerable aesthetic value, even in decline. The building itself reflects changing styles of architecture over a long period; the garden though currently overgrown has potential for sympathetic recovery; and the landscape retains a parkland feel, with surviving historic plantings along the entrance drive, in the dene, and in the western part of the pleasure ground, framing the view out over the Tyne valley and the view back to the house from the south. The house interiors retain historic joinery and some decorative plasterwork which aid understanding of the past uses and evolution of the interiors and display the character of the various spaces. There is potential for the family and their visitors to appreciate and understand the long history of the house and its setting both in the physical remains and from the documentary evidence.

2.0 Oakwood House interiors

Drawing No.'s refer to current application Milbank plans
Spaces named on these are given "*****"
Earlier names for spaces are *in italics*

2.1.0 "Basement"

Drawings:
Existing basement plan AG(02)02

2.1.1 Description:

Former cellars below the western part of the late C18/early C19 S. range and the eastern part of the 1880's extension with external access via a short open topped passage with steps leading to a short passage below the base of the bay window and into the 1880's cellar via D53. The passage had been blocked (presumably when barrel access was no longer required) but the blocking has been breached (perhaps to allow removal of some of the excavated material from the cellar). Internal steps lead down via an original door (D14 with its original lock box and key) below the main staircase (lit originally by opening in N wall now blocked) and a short passage (door at mid point on earlier plans) through to the NE corner of the cellar. Wine bins against E. wall. Previous plans [BSB 2004] show additional internal divisions making four compartments within the cellar area. The main area is flooded and has already been substantially excavated to c.0.5m below the original (tidemark on walls). A considerable quantity of excavated material remains heaped up around the edges of the excavated area, making it difficult to establish if any of the original floor remains. Broken off ceramic drainage pipe was noted against the S. wall of the area below the 1880's build, suggesting that the area has been lowered below original floor level and any original drainage arrangements have been disrupted. Most worrying is the removal, in previous works, of the dividing wall between the late C18/early C19 build and the 1880's build (just a doorway on the 2004 plans) which has been left unsupported, resulting in settlement, evident in the E. wall of the Drawing Room above.

Photos



D14 at head of steps down to cellar



From entrance passage looking ENE



Looking E to wine bins. N.B. brick floor



Looking SE to arched bins against S wall

It is proposed that the wine bins will be carefully recorded and dismantled and put by for reinstatement "as is" once the basement floor works have been completed.



Roughly trimmed floor joists running to S wall of 1840's build. Iron pipe (?support for dropped joists) set into S wall

The structural engineer's advice will be required here. The condition of the joists will also need to be assessed. Joists will be treated and underdrawn with fire resistant boarding.



N side of doorway between 1840's cellar and 1880's cellar beyond. All of dividing wall to L removed leaving joists hanging

[refer to Structural Engineer's proposal [MD1448 Basement Structural] for detail of new supporting pillars and beam to span the opening]



D53 leading S from 1880's cellar. Note height of threshold and excavation tidemark on walls, broken drain to R and "sump" beyond door. Steps up to garden terrace in passage beyond

An internal step or steps may be required here to accommodate any change in level. To be determined once final basement floor level established.

2.1.2 Significance:

Eastern Cellar - Part of Phase 2 building, late C18/early C19; Western cellar - late 1880's additions for Cookson. Remaining features in eastern part reflect the original use of the space and the domestic economy of the household.

2.1.3 Proposals:

From Plan AG(03)12, with additional comments in italics:

- 1 Existing staircase to receive new handrail. *Simple steel rail*
- 2 New plastered block wall forming wine cellar with new door to match existing.
New strip foundation supporting blockwork wall. Door (proposed D54) to match existing plank door D53.
- 3 Existing brick and stone shelves retained.
The wine bins will be carefully recorded and dismantled and put by for reinstatement "as is" once the basement floor works have been completed. The floor of this eastern area will require excavation and the same treatment to walls(TBC) and floors (new (insulated concrete floor with DPM) as for the main area but no underfloor heating for this area. More inspection/recording work is needed here to establish original floor levels once previously excavated materials are removed and access improved.
- 4 Existing floor level reduced by approx. 300mm and foundations underpinned as necessary, as instructed by structural engineer.
Floor level (need to establish if this was common throughout the area) will need to be excavated up to 600mm below the original level to allow for sub-base/ new insulated concrete floor incorporating DPM and underfloor heating. Existing house footings will need to be underpinned. Further inspection required once previous excavation material cleared and underpinning proposals required from SE. SE inspection and any proposals for floor joists above required. Timber treatment required and then joists underdrawn with Fire Proof Boards.
- 5 New insulated concrete floor with under floor heating.
New floor throughout with heating in main cellar area and passage from foot of internal steps. It may be installed throughout and controlled by zoning to keep the wine cellar area at a different temperature.
- 6 New beam over existing, partially demolished wall - to engineer's details.

A strip foundation and two new stone built support pillars are proposed to either side of the existing opening with a steel beam across to support the wall above and the existing floor joists[refer to Structural Engineer's proposal [see MD1448 Basement Structural submitted with this updated HS] for new supporting pillars and beam to span the opening]
- 7 Existing external door retained. Escape route made good as Necessary.
D53 original plank door. The (now breached) blocking of the low passage beyond will be removed but it is hoped that the steps up to the garden terrace and walls can

remain undisturbed. A new access hatch will be required in place of the existing steel plates covering the steps. Any change in level required to meet the new basement floor will be achieved within the basement to avoid altering the external passageway and the original door opening D53.

Charcon drain installed to front of door.

The drainage arrangements from the external access passage (and the cellar as a whole) will need to be reviewed once access is improved. There may be historic drainage arrangements which can be re-used. A new drain from a gully or sump to a soakaway may be required for the passageway.

8 All basement walls damp treated, lined and plastered - to specialist details.

Proposals for "tanking" or alternative treatment of walls awaited from Marsden Damp-proof Services.

9 Mechanical ventilation installed to cinema room and wine cellar - to specialist design.

Proposals for M&E fit awaited from Sine Consulting.

Existing openings will be utilized for new trunking where possible. There is a blocked opening through the north wall of the internal access passage which might be reopened. The garden access passage may also provide a route.

2.1.4 Impact of proposals:

The whole of the original cellar space is no longer required for its traditional function. Its historic divisions have been removed by previous works, as has much of the original floor, and the proposals will secure earlier interventions to the fabric and make the space usable once more, with a smaller wine cellar, re-utilising the original wine bins, and a cinema room in the main space.

Previous works in this area have already excavated much of the main cellar area, which has now flooded, making access difficult. Once the area is pumped out and the piled excavation material is cleared away it will be possible to assess what evidence remains of original floor levels (the eastern end appears to be at a higher level but it is not clear if this is historic or simply the result of the excavations) and determine where a new floor level(s) will need to be to achieve the required headroom for the new use [2.3m floor to ceiling, with 2.1m below any beams]. From this will follow the final depth of excavation and any alterations required to the existing access passages to meet the new floor levels.

There is much detail awaited from specialists but the immediate priority will be to undertake the structural work already specified to make good the unsupported breach in the dividing wall between the eastern and western cellars.

The interventions to historic fabric will be:

The careful removal, for ultimate replacement, of the existing stone and brick wine bins from the eastern end of the cellar to allow excavation of the floor in this area; completion of the previous excavation to required depth of the main cellar area and excavation of the internal passageway floor. Depending on the depth and character of the original foundations some intervention may be required to underpin the walls.

Some limited removal of ragged elements of the previous breach made in the wall between east and west cellars may be required to accommodate the new structural support.

Some limited works to form new openings for ventilation and services, including the possible unblocking of the blocked opening in the north wall of the internal passageway.

Some limited intervention to the walls and floor of the existing external passageway to achieve drainage.

Further proposals from the Structural Engineer may require additional interventions.

2.2.0 Ground Floor

Drawings:

Existing GF plan AG(02)03

2.2.1 Description:

The ground floor includes all three phases of building.

“Lobby”

An Entrance Hall served by the current Entrance Door [D1] on the N side of the building and lit by W1 and W3 over the main stair.

Given the “trimming” of a substantial portion of the north side of the house, indicated by the changing footprint shown on C20 O.S. Plans, between the Third Edition of 1919-20 and the edition of 1962, the present doorway and adjacent windows must date from these C20 changes. Drawings by Mauchlen and Weightman of 1939 detail proposed alterations but are unavailable at present. They will help to resolve any uncertainties about the extent of alterations in this period. Removal of render on the north elevation tends to confirm that these elements have been intruded into earlier fabric.

Previous C20/C21 plans show internal divisions – 1987 plan has draught screen partitions and an inner door inside the front door and

“Front Lobby” shown with door W to “Cloaks” and an arched opening to the “Main Hall” area.



“Cloaks” partition inside D1 with scar of internal Draught Screen. Tiled porch area with mat well inside D1. Frame of D8 to L (no door). Timbers for intended modern lowered ceiling (top).



Principal staircase. Perhaps re-made in 1930's alterations, utilising earlier components?

Principal staircase to E of entrance door [D1], at mid point of N wall on 1987 plan, with low landing and main flight leading E up to FF. Below this staircase a flight of steps leads down to the cellar via D14. The 1987 plan shows a circulation lobby at the eastern end of the hall served by 4 doorways (D12 and D15 remain). This would have served to demarcate between the service range and the main rooms of the house and had the practical function of isolating noise and kitchen smells the main house. Access to the cellar door [D14] was only from the house side. This arrangement tallies with the space to the east being the former butler's pantry/still room [Officer's report 2006]. In the absence of earlier plans it is difficult to be certain.

Lit by windows in N elevation [W2/3].

Doors leading off to:

W – D8 to "Cloaks" and then D9 to "WC"

"Cloaks" with Fireplace 2 on internal wall, lit by W1 on N wall.

This space was evidently a grander room in the 1880's scheme, lit by the large 1880's window [W21] on the W elevation originally, with fireplace (removed). The partition to form the WC at the western end has cut through the surviving decorative cornice at the S end. W1

appears to be an addition dating from the 1930's rationalization of the NW range.



FP2 1930's tiled insert to original construction hearth? The pipework to R is from an attempted modern underfloor heating installation. Some skirting surviving



Cornice above FP2. Removed for ?1930's "Cloaks" partition (left) and continues beyond WC partition (right).

“WC” lit by W21 in W elevation

Probably an addition of the 1930’s as the house was modernized.



Surviving cornice cut by partition forming WC. Internal WC partition removed. Joinery around W21 substantially intact (but ? shutters gone)

Off “Lobby” to S:

D10 (1880’s original in situ) to “Drawing Room”

D11 and D12 to “Lounge”

D15 in W wall to Room and then “Kitchen”

“Drawing Room”

Large room added at W end of Blakett house by Cookson in late 1880’s improvements. Heroic scale S facing bay window [W17/18/19] with window seats and 4 fold shutters. ?1930’s CI radiators beneath window seats. French window [D7] giving onto garden terrace, with shutters intact. W20 in W wall (modern casement). FP1 (removed) at centre of internal N wall. Skirting largely removed (but tidemark indicates depth). Cornice intact (though partially boxed in by modern trunking addition on E wall). Ceiling badly damaged by cannabis farming operation! Parquet flooring substantially intact, just right for

the period of the room. Bad settlement cracking in base of E wall due to removal of load bearing wall in cellar below.



D10 inside Drawing Room. Some limited damage to parquet flooring (R)



Shutters deployed within bay window. Note boxing in of cornice (top left)



Detail of shutters deployed for D7. "push button" catch for locking bar and neat cut out for opening (no projecting knob)



Settlement cracking in E wall due to breach made in cellar below Proposal GF2



FP1 removed. Scar gives an idea of dimensions

“Lounge”

The principal south facing rooms of the 1840s extension. Two rooms until early C21 alterations [previous plans]. 1987 plan names *Sitting Room* (W part) and *Dining Room* (E part).

1858 Sale of contents names three principal rooms – Drawing Room/Library/Dining Room – before 1880's improvements.

Sitting Room (W part)

Possibly the *Drawing Room* mentioned on the 1858 sale advertisement? Linking doorway in E wall (allowing the ladies to conveniently withdraw following the meal) removed in early C21 open plan alterations. Cornice OK (boxed in at W end). Ceiling badly damaged. Skirting gone.

Access by D11 (from Hall). Lit by W15/16 on S wall. FP3 on N wall



FP3 (gone)
Door matching that for D13?



D11 inside sitting room



**Alcove in N wall
matching surround to D11**



Boxed cornice E wall

Dining Room (E part)

Possibly the *Dining Room* mentioned on the 1858 sale advertisement?
Linking doorway in W wall removed in early C21 open plan alterations.

Access by D12 (from service range). Lit by W13/14 on S wall. FP4 on E wall. D13 (part glazed for display?) giving access to cupboard recess and D6 a modern doorway broken through (a matching display cupboard recess flanking the fireplace originally?) to access a small late C20 conservatory built onto the SE corner of the S range.



D6 Panels removed and glazed for modern access to late 1980's conservatory. Proposal GF4



Doorway for D13 into cupboard (prob. a pair with D6 originally)



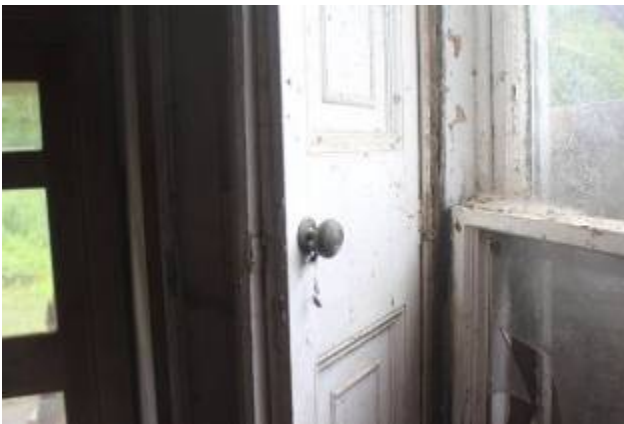
**FP4 (removed).
Is the door in front D13?**



W13 shutters



W13 sash lock



W13 shutter knob



Cornice detail (badly damaged ceiling)



**Modern opening looking west
(to be reduced again Proposal GF 3)**

Room

Kitchen on 1987 plan. This smaller room, behind the main south front rooms and well lit from the east, is identified in the 2006 Officer's report as the former Butler's Pantry/Still Room, well placed between the household rooms and the service wing rooms. Part of the additions to the old house for Christopher Blackett.

Access from "Lobby"/*Entrance Hall* by D15. Lit by W11/12 in E Elevation. N wall opened up to "Kitchen" in early C21 open plan alterations. W11 and W12 (now boarded enlarged opening. Proposed [P5] for further enlargement for access to proposed conservatory) 1960's metal framed windows.

The 1987 plan shows a passage and a pantry between this space and the billiards room to the N. W4 provided light to the pantry. A truncated version of the pantry is to be restored [Proposal 19].



W4 serving former pantry



**Former passage.
Location for Proposal 17**



Location for P19, looking west. Note RSJ above and floor duct from previous works

"Kitchen"

Billiards on 1987 plan with *Store* in SW corner (identified as the former Plate Store, where the valuable silverware was kept, in 2006 Officer's report). The Billiards Room sits within part of the cross wing of the old house and its creation must have involved considerable alterations. Access to the 1939 M&W drawings will help to resolve this area but if the assumed building footprint removed to the west is correct this must be an alternation of that period [TBC once access to Archives returns].

Became kitchen in early C21 alterations with *Store* removed. S wall opened up. W4 served *Pantry* in earlier arrangement [1987 plan].

Lit by W5 in W Elevation and W6/7 on N wall. [Former FP on N wall between windows]



Large double sash window in W wall providing good light for billiards table in the large open space. Shutters LHS missing. 1930's alterations?



Footprint of former Plate Store shown on 1987 plan, removed when modern kitchen made. Beyond the partition was a pantry and passage



**Blocked fireplace on N wall of former billiards room
Between W6 (L) and W7 (R) flue above to left**



Modern opening in S wall. RSJs spanning (and also from RHS of opening to above viewpoint) when recent (2000's) kitchen made. Beyond the remaining wall (right) was a pantry, lit by W4

"Room"

This room, separated from the main rooms of the front of the house by a passage and pantry up to the 1980's, marks the commencement of the service range. It would have one of the main rooms of the old house but with the south range additions became part of the "downstairs" domestic arrangements of the household, perhaps in effect a small version of the servant's hall (the 1841 Census lists five domestic staff). Back stairs up to FF allowed the staff to circulate without using the main staircase and early in the day without disturbing the bedroom corridor – *Parlour* on 1987 plan with *Scullery* off in lean-to extension to E (a later C20 arrangement when the kitchen was moved into the south range).

Lit by W10 in E Elevation. Fireplace FP5 in E wall. Access from "Hallway" via D17. D5 in S wall is an older doorway from the later C18 Thomas Blackett house, partitioned from the parlour in the later arrangements but giving access to the N/S and E/W service range

passages. It has shutters covering the glazed upper portion of the door.

Later C20 doorway through E wall to lean-to *Scullery* extension (proposed to be blocked [P9] and later C20 lean-to [with W9] removed).



D5 interior with LH shutter deployed



**D16 S side looking along N/S passage.
Note ventilation openings (and modern
cat flap!) Remnants of back stairs to right**



From former parlour looking NW towards remnants of lower flight of back stair and scar of landing, removed with partitions from stair and passage beyond in previous works. Note D17 (with letter box slot!) to right. Proposal 10 to reinstate stair and landing.



W10 with shutters open



FP5 modern brick insert into earlier fireplace

“Boiler Room”

This is also shown as *Boiler Room* on the 1987 plan and may have been a pragmatic C20 adaptation of the earlier kitchen, utilizing the existing chimney stack from a former kitchen range? In the 1980's it contained the oil tank as well as the boiler and several small spaces - a narrow room on the E wall shown as *Dogs* and two spaces, accessed from the *Garage* to the N, a *Coke* store (W) and *WC*. To the W of this room a *Back Lobby* served the *Back Entrance door* on the 1987 plan.

Lit by W8 in E wall. Access by D18 from “Hallway”. *Coke* store has gone but *WC*, accessed from garage by D20 remains.



**W8 with shutters deployed.
Brick wall of WC intruded to left**



Blocked hatches in E wall may relate to late C20 use as dog room. DB's on this wall (house had its own electrical supply in 1880's).



Large brick ?kitchen stack later used for coke/oil central heating boilers and hanging hooks in what remains of ceiling

“Hallway”

Back Lobby served the *Back Entrance door* [D2] on the 1987 plan.

Now access from garage by D19 and from house by D16.

“Garage”

Probably a C20 adaptation of the earlier service yard/outbuildings shown on O.S.) as the motor car replaced horse drawn transport and it was more convenient to have covered parking near the house. The E wall is brick and may be contemporary with the high garden wall which it meets. Modifications to roof pitch and addition of mezzanine storage area in early C21.



1990's door D4 in E wall of garage

2.2.2 Significance:

The ground floor represents all the phases of building over some 250 years of use – Early C18 house, much altered; S range of the late C18 or early C19; major additions and internal alterations in the late 1880's and a reduction in scale and modernisation c.1939. It

underwent further modification in the 1960s (new heating system) and some window replacement and again in the late C20/early C21 to reflect modern living requirements (kitchen moved to former Billiards Room and internal partitions removed for more open plan arrangements). Fireplaces, skirtings and floorboards (removed when the 1960's heating system was taken out and an underfloor heating system attempted), have been removed leaving the principal rooms stripped almost bare (though much of the window joinery and shutters remain and enough decorative plasterwork remains for honest restoration). The final indignity was extensive damage caused (particularly to ceilings) during use as a cannabis farm.

The ground floor arrangement contributes to the significance of the house as it reflects the domestic arrangements of generations of occupiers since the early C18, though the later C19 and C20 alterations and additions have removed much of the evidence for earlier arrangements and probably a lot of the fabric of the earliest house. The Grade II listing reflects the phased development of the house, with much of the interest which led to listing in 1969 now remaining in the exteriors rather than the interior. The significance of the house has been reduced with the modern interventions removing many of the elements which explained earlier domestic and circulation arrangements.

2.2.3 Proposals

Plan AG(03)13

1 New sanitary ware to existing WC.

2 Existing wall strengthened as required - to engineer's details.

Further information required from SE

3 Existing wall opening blocked up and wall made good.

4 Existing door opening retained.

And door D6 retained (with solid panels replaced - to read with D13 each side of FP in this formal setting)

5 Existing window opening enlarged to form new double door to new orangery.

Timber glazed double doors

6 New kitchen connected to existing drainage run.

7 New 1/2hr fire resistant door to utility room to match existing.

New door to utility D60 to match D61 solid panel type door (1/2 hour Fire Resistant)

8 Existing lean-to extension removed and wall made good.

9 New external door in existing opening.

Solid half glazed external panel door

10 Stairs up to existing first floor landing reinstated - to match existing.

11 New orangery - see drawing AG(03)22.

12 Existing door with stone surrounds retained.

13 New sanitary ware to existing WC.

14 Existing render to front (South) elevation to be removed. Elevation to receive new rusticated render.

Ashlar effect of scribed joints in the render top coat to imitate stone Bed/Perpendicular joints

15 Existing render to East, North and South elevations to be removed. Elevations to receive smooth white render throughout.

16 Door opening dropped to garage level. New door in opening to match existing.

17 New fire door D60 in existing opening - to match existing.

New door to kitchen to match D60 (1/2 hour Fire Resistant)

18 Existing render removed to expose stone in new orangery.

19 New door in existing opening to match existing.

New door to pantry (D62) to match D61

All windows repaired as necessary.

All external and internal doors repaired / made good as necessary.

2.2.4 Impact of proposals:

Proposals 5/6/8/10/11/16/18 would have some impact on historic fabric. P11 is probably the most contentious (and 5 is related) as it will impact significantly on the external appearance of the listed building. It will also conceal the C18 doorway of the old house though this would be retained as an internal feature (P12). The removal of render to reveal rubble stonework (P18) is an aesthetic choice but would remove an historic lime render on the oldest part of the house. The new build would however greatly enhance the future use of the GF of the house. There is some precedent for a glazed structure here as a smaller modern conservatory stood at the SE corner in the 1980's and D6 (P4) was opened at this time to provide access to that building. It could be argued that the proposed new build is part of the sequence of continuing development of the house to meet the needs of the current generation of occupiers.

With much of the external render already removed (including the contemporary cement base render on the 1880's brickwork additions at the W end) Proposals 14,15 will have little impact. Proposed removal of the historic lime render (P18, and presumably the east elevation of the old house also) may need further consideration as retention and sympathetic repair would seem more appropriate here. The proposed removal of the extension to the E elevation (P8/P9) will take away what appears to be a later C20 addition, with little affect on significance.

Some additions are necessary where doors are missing or required for new interior arrangements and to meet fire and building regulations (P7,17,19 and replacement partitions e.g. associated with P10 will be FP board)

Given the degree of modern alteration and stripping of the interior of the ground floor it would not be sensible to suggest reinstatement to a late Victorian (or earlier) interior layout but to work with the spaces now available to make a comfortable modern home. The proposal to

retain the window joinery, repairing “as is”, with the original shuttering, will allow the phasing to be read externally and internally. Reinstating period appropriate fireplaces for those lost from the principal rooms will restore character and by selecting those suitable for the late C18/early C19 for the “Lounge” and the 1880’s for the “Drawing Room” will allow those different periods of building to be reflected. Other surviving details to be retained and repaired such as the surviving plaster cornice mouldings and replicated appropriately – skirtings - will assist this period appropriate reading of the interiors, as will reinstatement of lost doors (fortunately most of the doors have survived, though taken off, and have been reinstated or can be). By not necessarily reinstating the modern “open plan” alterations some flexibility in the new use of the interiors will be possible and appropriate. On balance the proposals for the ground floor of the existing building do not appear to reduce significance and will be generally beneficial.

2.3.0 First Floor

Drawings:

Existing FF plan AG(02)04

2.3.1 Description

The bedrooms on the first floor would have provided accommodation for family in the S. front rooms and the senior servants in the older part of the house. By the 1880’s some bathroom and WC provision would have been standard, though more bathrooms have been added during the C20 by taking space off bedrooms.

Eleven bedrooms; 4 bathrooms (3 with WC) and two separate WC’s are shown on the 2004 BSB plan.

Bedroom 1

South front late C18/early C19 range.

Like the space below it was until quite recently (BSB plan 2004) two rooms. A small bathroom and WC is shown between in 2004, accessed from both adjoining rooms and from the corridor by D29, but has now been removed. This intermediate room may have been there earlier as a blocked fireplace remains on the N wall just to the E of D28, which would have heated this room. D22 appears to have been a door into the western room originally, later blocked by a panel of brickwork on the room side (the old timber lintel survives behind this). The modern break (to be blocked - P4) through the W wall appears to be through

an earlier W facing window, blocked when the 1880's extension was made.

Western part – Access by D28 (to be sealed to form a store off corridor, as D22, - P1) and D29 from landing. FP 8 on N wall. W. wall broken through by previous works. A further narrow access has been broken through at an angle to the S. of this and will presumably also be reinstated. Lit by W38/39/40 in S wall.

Eastern – Access by D30. FP 9. Lit by W37 S wall and W36 E wall. D 31 to cupboard recess beside FP.



General view looking east from breach in W wall. FP8 L. foreground



W wall. Timber lintel and brick infill of poss. window in rubble stone W elevation of Late C18/early C19 house. Modern breaches (to be infilled)



Brickwork panel infilling former doorway (now corridor cupboard served by D22) on N wall to L of FP8



**Bedroom side of D28, to be blocked (P1).
Note blocked FP to R.
C20 western bathroom partition in front of it**



W 40 with shutters and window seat below



W38 A sink was installed below the window in the C20 bathroom



Cupboard below W37



W36. C18 window (matching W35) reduced in C20. Shutters re-used?



FP9 and D31 to cupboard L.

Bedroom 2

1880s extension.

Access by D27 from upper landing and linking door D26 with BR3, again poss. a dressing room? Lit by W41 over GF bay window. FP7. Plaster gone from internal stud partitions and ceilings.



FP7 1880's addition



Breach cut through earlier S range stonework at angle. 1880s work to R.



Breach cut through to S range

– to be reinstated
D27 to L. original door missing?



Doorway D26 to be closed up
Proposal 5

Bedroom 3

1890s extension. Large principal BR.

Access by D24 from upper landing and linking door D26 with BR2. FP6.
Lit by W42 S wall and W43 W wall. D25 is only access, through this room, to BR4.



D24 from corridor looking west



FP6 (gone)



W42 with shutters open

Bedroom 4

1880s extension. Small room but well lit by large W44 in W wall. D25 is only access, through BR3. ?FP orig., sharing stack with FP 6?



W44 with RH shutters deployed.



Proposals 6 and 7, as is. Note the junction of the 1880's build in brick and the earlier projecting quoins on the N wall, to R of figure



Blocked FP (No number) sharing stack with FP6. D25 to R

Bedroom 5

1880s extension. Smaller N facing room. No FP
Access by D23 from upper landing. Lit by W22/W23 in N wall.
W22 appears to be a later insert, probably part of the remodelling of
the N façade around and above the new front door in the 1930's.
Perhaps set into an earlier opening for a S facing window originally
(matching W33 and W34).



D23 ex situ



**W22 inserted, with a large area of disturbance,
into earlier window opening?
Stonework to L and below. 1930's work to
balance W 24 on re-worked N façade.
Note change to brick walling to R**



Much neater fit than W22, perhaps refitted into existing opening in 1930's?

Landing

Late C18/early C19, altered 1880's (or 1930's?)

At top of stairs from GF a landing and then 2 steps up to N and S landings, Lit by large staircase window W3 on N wall. D22 off at W. end to cupboard. Doors off to bedrooms/bathroom.



D28 off corridor
To be blocked on room side to form cupboard (P1)

Former WC off landing

Shown as WC on 1987 plan with door off upper landing. Lit by W 24. Done away with in previous works (hence new timbers in photo). Proposed to reinstate partition [P8] from bathroom and doorway from upper landing [P9]. Door to match door D21.



**Proposed D63. W24 beyond.
Surround for D23 to L
Small area of ?C19 wallpaper to R**



**?1880's wallpaper hidden behind
C20 boxing in**



Ragged break in rubble stonework of late C18/early C19 build to R, Brick infill and relieving arch over change in level of corridor and beam above 1880's work



**W24 1930's insert, as W22.
Note stub of return of earlier late C18/early C19 range to R.**

Bathroom

Off landing. Access by D21. Lit by W25
New partition P8 across W end and P10 for fit out



D21 bathroom side



Location for new partition [P8] at W end bathroom. Note rubble stonework to R, brick to corridor wall L

Bedroom 6

Access from landing via D32. Lit by W35 in E wall. Offset in S wall – FP
Former airing cupboard (1987 plan) in NW corner removed.



W35 with shutters and cupboard below



Fireplace in SE corner



Location of airing cupboard in NW corner (removed). Proposals 2 and 3. Blockwork to R. over modern intervention to open up areas below. Old brick above

North wing bedrooms

This is within the footprint of the old house but the interior has been subsequently much modified. Access from the landing at the top of the main staircase but also via the back stairs. Corridor, lit at W end by W26 and E end by W34 (also lights back stairs), width noticeably reduced. Senior staff/Guest (BR7?) accommodation?

WC off N wing corridor

An addition in brick to the old house cross wing, probably to make a WC, convenient for the immediate S wing bedrooms also. Access via D34. Lit by W27.



D34. Note cupboard below W26 to L.

Bedroom 7

Formed over the Billiards Room and presumably a later addition. Access by D35 off corridor. Lit by W29 in N wall. BR7 is now en suite (this and adjoining bathroom are apparently a more modern addition, perhaps taken off the original BR in C20. The 2004 BSB plan shows the bathroom, now en suite, was accessed from the corridor). FP on N wall sharing stack with Billiards Room FP below.



Looking N. from D35, FP on N wall to R. of W29



**W28 in W wall. Set into earlier stonework
Shutters intact but surround removed.
Brickwork of later WC addition to L.**

Bathrooms off Bedroom 7

The southern, previously accessed off the passage, was made en suite in previous alterations. Proposed to form an en suite for BR7. The northern, lit by W30, will retain access from passage by D40.



Location for en suite off Bedroom 7 (P11)



**Looking N into northern bathroom.
Inserted W30 and high level cistern
suggest 1930s alteration**

Bedroom 8

Within early C18 house footprint, over *Parlour*. Access by D37 from corridor and top of back stairs (via D39). Lit by W33 on S wall. D38 to cupboard. FP 10 on E wall.



FP10 Cupboard with shelves to L (D38) removed



W33



**W34 No sashes, lights passage
and back stairs**



D39 [Proposal 15] at head of back Stairs. Attic stairs to R.



Passage landing and back stairs up to S. Proposal 14 to reinstate lower flight (void beyond board)

Bedroom 9

Access off back stars (D40 off to small bathroom) via odd change in level – to accommodate high ceiling height of old kitchen below?
Former servant's bedrooms; 2 orig. with access via D41 to eastern, lit by W32 in E wall and FP11. Access to Western by D42, lit by W31 in W wall.



Frame for D41 from passage D42 to L. Proposal 16



FP11 Very modest servants bedroom fireplace (gone)



D42 to second small bedroom previously



**W31 Note roof access above
and brick end wall to R**



W32

2.3.2 Significance:

Parts represent all phases of building, early C18 house; late C18/early C19 S wing extension for Christopher Blakett; late 1880's W end and alterations for Cookson and C20 modernisation. Again the fireplaces, which may have helped resolve phasing, are robbed out. As with the GF significance lies mainly in the development of the building over time and the domestic arrangements represented by the interiors.

2.3.3 Proposals

Drawing: Plan AG(03)14

- 1 New stud wall in existing door opening forming store. Existing door to be retained.
- 2 New en suite connected to existing drainage run.
- 3 Existing store removed.
The old airing cupboard has already been removed.
- 4 Existing opening blocked up.
- 5 Existing door opening blocked up.
Leaving frame in situ - to read as former opening.
- 6 New stud wall in Bedroom 4 forming en suite to Bedroom 3.
- 7 New en suite connected to existing drainage run.

New stud wall in Bedroom 4 forming en suite to Bedroom 3.

8 New stud wall forming store.

9 New door in existing internal wall to match existing.

To match D29

10 Existing bathroom to receive new sanitary ware.

11 Existing en suite to receive new sanitary ware - connected to existing drainage run.

12 Existing door D37 to be upgraded to 1/2hr fire resistant.

Door painted with flame retardant paint and edge seals upgraded

13 Existing bathroom to receive new sanitary ware - connected to existing drainage run.

14 New stairs down to ground floor to match existing.

15 Existing door D39 to be 1/2hr fire resistant.

Door painted with flame retardant paint and edge seals upgraded

16 Existing door opening blocked up.

Leaving frame in situ to read as former opening

17 Existing coping renewed.

18 Existing flat roof over kitchen to receive new lead roof covering.

19 Existing bay roof to receive new lead roof covering.

All windows repaired as necessary.

All external and internal doors repaired / made good as necessary.

Where fire resistance in existing doors is required by building control some modification may be required to achieve adequate edge seals

2.3.4 Impact of proposals:

While there are limited demolitions proposed (P3, done previously) and some blocking up (4,5,16) the majority of the proposals relate to repair or replacement (9,14,17,18,19) and re-ordering (1,6,8) to meet modern requirements with the provision of new services (2,7,10,11,13) and to meet fire regulations (12,15). P6 will cut across an existing (now blocked) fireplace on the S wall.

As with the GF, the stated principle of repairing window joinery "as is" will allow the phasing of the building to be read internally and externally. Replacing missing fireplaces/doors in the principal bedrooms will help to differentiate the late C18/early C19 and 1880's builds. Given the current condition of the interior and the amount of previous disturbance to historic divisions the current proposals will not substantially alter the significance of the building, while allowing for reasonable modernisation of the interior.

2.4.0 Attics

Drawings:

Existing Loft plan AG(02)05

2.4.1 Description

The Attics, accessed by the back stairs, extend over all three phases of building. Previous interventions have removed the historic internal partitions which sub-divided the spaces into six small rooms, presumably servant's bedrooms [2004 plans]. There are fireplaces in the gables of the S. range (FP12/13) and in the 1880's extension (FP 14/15).

Attic bedroom in Billiards Room extension, accessed by D43. ?FP on N wall or just stack from below. Lit by a roof light.

Along S. side of corridor in late C18/early C19 S. range – D44-49 gave access to 3 former attic bedrooms, lit by S. facing dormers. Fan lights above the doors provide light to the corridor. On N. side of corridor D46-48 are access doors to low roof storage areas. Further W, in 1890's extension, D50/52 gave access to bedrooms, lit by W48 and W49, and D51 to another store.

The central (unheated) space served by D45 may have been (or became) a tank room (a large galvanized water tank is shown on photos of the attics in a previous planning application). This may explain the ventilation holes in the door.

Hewn (or quarter sawn) top surfaces to the ceiling joists in this area.

FP13 is the earliest surviving intact fireplace in the house.



**D44 corridor side with fan light over.
Note hewn top sides to ceiling timbers**



FP12 ?C18 hob grate here orig. , as FP13, but modified for C19 CI fireplace (fixings and outline).



E gable of attic showing ceramic flues, leading up from FPs below, to R of FP12, and soot doors giving access for cleaning flues



**D45 room side with metal lock box.
Note stubs of former internal
partition on beam above**



**Lock on D45 supplied by Emley and Sons, Newcastle,
a large late C19 supplier of house interior fixtures
(may have included the now missing 1880's fireplaces).**



W46 one of three S facing dormer windows. Secondary glazing proposed for the attic windows to improve insulation values



FP13 A modest C18/early C19 hob grate for coal burning. Note 1880's brickwork above where this gable was raised for adjacent extension



D49 room side. A much simpler and earlier (hinges) plank door, perhaps contemporary with FP13



D50 bedroom side



FP14 Modest 1880's attic bedroom FP. Note rot damage to roof timber to R.



W48 in S facing 1880's gable. Note fixture R. Secondary glazing is proposed for the attic windows to improve insulation values



Fitting lower RH side of W48



Graffiti on roof timber RHS W48



D52



FP15



**W49 1880's W. gable.
Secondary glazing proposed
to improve insulation values**



D51 to store in 1880's attic



**First of 3 low access doors to storage area.
Earlier blacksmith made hinges.
Note bolted strap on hanger to RHS doorway**



**Early fire extinguisher bracket
In corridor adjacent D48**



D43 outside Note ventilation slots



N. gable soot door



**Fitting low down on N gable
to RHS of chimney stack –
tallies with external fitting
- for wiring?**



**N attic roof. Bolted (?re-used/strengthened) truss
with construction mark, III, on RHS looking S.**



Mystery item - just there because board was added?

2.4.2 Significance:

Part of all phases of building represented - early C18 house; Late C18/early C19 Blackett additions; late 1880's additions and alterations for Cookson.

2.4.3 Proposals

Drawing AG(03)15

1. New 1/2hr fire resistant door in existing opening to new store to match existing. *D54 to match D43*
2. Doors D 43, D 44, D 45, D 46, D 47, D 48, D 49, D 50, D 51 and D 52 to be 1/2hr fire resistant.

Aim is to retain the original doors in situ if poss., reflecting the variation between late C18/early C19 styles and the later 1880's doors. Treat with flame retardant paint and provide edge seal. This is subject to Building Control agreement due to travel distance to exit and 2nd Floor of building.

The existing ceilings rafters to be under drawn and the side vertical studwork covered with insulated and fireproof plasterboard to replace the stripped out plasterwork.

Opening secondary glazing to be fitted to the attic dormer windows W45/46/47 and W48/49, to improve insulation values in the attic space.

All windows repaired as necessary.

All external and internal doors repaired / made good as necessary.

2.4.4 Impact of proposals:

Given the stripped out condition of the attic interiors the proposed new uses as Play Room Games Room and Store seem entirely appropriate. The proposals for the attic are limited to under-drawing the existing ceilings rafters and cladding the side vertical studwork with insulated plasterboard and upgrading the existing doors or fitting new doors where none exist for fire resistance. The impact on historic fabric and the significance of the listed building will be limited. The proposal for opening secondary glazing on the attic windows would be potentially reversible and will have limited impact on fabric, the external appearance of the building, and significance.

3.0 Oakwood House - Exterior elevations

3.1.0 South Elevation

Drawing:
AG (02) 09

3.1.1 Description

This is the garden front with a fine view to the south over parkland. Distant views back to the house from the environs of Wylam (where the Wylam branch of the Blacketts also owned Wylam Hall and the coal mining operations which were a major contributor to their wealth in the C18 and early C19). The main garden terrace walk commenced at the west of this elevation and ran eastwards along the south front and continued for the full length of the walled garden wall to the east. A lawn sloped down from this towards a lower circuit walk following the southern edge of the pleasure ground.

Western section.

The two western bays were an addition of the late 1880's, during Mr Cookson's occupancy. It provided a large new room on the ground floor, lit by the large canted bay window [W17-W19], a further window on the west elevation [W20, modern double casement] and with access to the garden terrace by steps down from the French windows [D7]. Above this were two bedrooms, one lit by W 41 above the bay, and the other by W42 (and W43 on the W elevation). Above again, an attic bedroom lit by W48. All this is of one build, in brick, with stone dressings around the openings and a contemporary Portland cement-based render, lined in imitation of ashlar.



The western part of the south elevation, looking North. This 1880's addition is in brick with a Portland cement-based render, lined in imitation of ashlar

Central section of S front

The 1969 Listing description has this 4 bay section as late Georgian, suggesting a late C18 date for this front block being added on to the early C18 house behind. *Thomas Blakett, Merchant*, is resident at *Oakwood House* in 1786 so it may be that the front block was added to the earlier house during his ownership. In the absence of any available plans before the outline shown on the First Edition of the Ordnance Survey, surveyed c.1860, there is no reason to query the late C18 date but documentary sources suggest that there is a substantial campaign of building in 1841-3, during the ownership of Christopher Blakett, and it may be that the front block dates from this early Victorian period of activity, harking back to a Georgian style of building. Matching 12 pane windows, [W13-W16] on the ground floor; [W37-W40] on the second floor; Dormer windows [W45-W47] serving the attic bedrooms. Whatever the period it is unlikely that the coursed rubble construction was intended to be seen on this show elevation which would have been rendered originally. The patch of surviving,

very light coloured, render (top left) looks like a modern replacement, with ashlar replicated, copied from the 1880s work to the west.



The south range of the late C18/early C19 house

South front of early C18 house

At the eastern end of the south elevation and set back from the front block is an earlier part of the building. The 1969 Listing description gives an early C18 date for this part of the building, which takes the form of a "double span block with cross wing". In the south elevation it describes a "doorway in shallow stone porch with segmental open pediment...". This part of the building has a traditional lime render base coat, below a modern top coat, the revealed section to the R of the doorway exhibiting inclusions of kiln ash in the base coat.



S elevation of early C18 house. Ground in foreground has been excavated in anticipation of earlier proposed linking conservatory



Detail of early C18 doorway in shallow stone porch. The glazing in the door is a late modification. The previous excavation has left thresholds and base plinth "perched".

3.1.2 Significance

Four phases of building are represented. Early C18 house; Late C18/early C19 front block and 1880's addition to W end. Small C20 addition at E end (to be removed).

3.1.3 Proposals

The proposals for re-rendering of the building and the addition of a new linking conservatory at the eastern end are given in the existing DA & H Statement, submitted with the current application.

3.1.4 Impact of proposals

All the S elevations have been rendered previously, albeit with different materials. The finished appearance should not be materially different from what went before and the chosen materials should be sympathetic to the historic fabric in terms of weatherproofing and

breathability. The proposed new conservatory will clearly have a significant impact on the external appearance of this elevation but it could be argued that it will read as an honest addition to the building for this century, in the same way that previous generations have made their mark on the house to make it suitable for the requirements of the household of the day.

3.2.0 East Elevation

Drawing:
AG (02) 08

3.2.1. Description

Southernmost section

A glimpse of the 1880's addition with its projecting bay [W17], behind:

Southern section

The return of the late C18/ early C19 addition in front of the old house.

Now covered in a hard cement-based render, marked with ashlar joints, and with the quoins replicated in the same material. Almost certainly (lime) rendered originally to disguise the rubble stonework. It may have been re-rendered to match the 1880's render when that addition was made.

GF - D6 (a modern opening to serve a 1980s conservatory which clasped around the SE corner of the building. Its roof scar just visible above the doorway). Two 1960's metal framed windows [W11 & W12] but there must have been an earlier "Georgian" window here, serving the butler's pantry.

FF – W36 C20, perhaps replacing an earlier window opening, to match W35 which looks original (no horns on sash)?

Central section

This is the twin gables of the older C18 house. Regular stone quoins. GF – W10 serving "parlour" (W9 a 1960's addition to be removed) and W8 with its small panes the former kitchen window.

FF- W32 matching that below for scale, but with renewed sashes with larger C19 panes.

Northern section

This is the brick wall of what is now the garage [D4 is a modern addition (when the garage roof was raised, 1990's?)]but seems to have screened a service yard with outbuildings in earlier arrangements. It meets the brick garden wall, heightened here to screen the outbuildings to the north. The area to the east of this elevation was the productive garden, with a circuit path and a cross walk aligned on a door in the garden wall.

This east elevation of the house would have provided a backdrop to views back towards the house from the main garden terrace walk, which extended eastwards from the south front for the whole length of the garden wall (the eastern part is no longer in the same ownership as the house).



Return of S range. Coursed rubble stonework. Hard cement render with (recent?) stucco quoins. GF - Modern late C20 doorway D6 and 1960's metal replacements W11/W12. FF - One original window W35. W36 C20 replacement?



Double span block. RH GF – old kitchen W8 and W 32 above look C18 (no horns on sashes). Note stone quins showing where render removed (right).



SE corner. Regular stone quins. W10 C18 original (pegged sash/heavy glazing bars/no horns). 1960's scullery to be removed



E wall of garage brick matches higher section of garden wall to R. D4 modern. Note old electrical insulators fixed to W32 (estate had own supply in 1880s)

3.2.2 Significance

Four phases of building are represented. Early C18 house; Late C18/early C19 front block and 1880's addition to W end. Small C20 addition (to be removed).

3.2.3 Proposals

The proposals for re-rendering of the building and the addition of a new linking conservatory at the southern end are given in the existing DA & H Statement, submitted with the current application.

3.2.4 Impact of proposals

All the E elevations have been rendered previously, albeit with different materials. The finished appearance should not be materially different from what went before and the chosen materials should be sympathetic to the historic fabric in terms of weatherproofing and

breathability. The proposed new conservatory will clearly have a significant impact on the external appearance of this elevation but it could be argued that it will read as an honest addition to the building for this century, in the same way that previous generations have made their mark on the house to make it suitable for the requirements of the household of the day. The removal of the 1960's scullery will be beneficial.

3.3.0 West Elevation

Drawing:
AG (02) 10

3.3.1. Description

This is now dominated by the 1880's addition, which forms the southern section. On the GF the large W11, now serving a WC, but presumably something grander in the 1880's. W20 which is now a modern pair of side hung casement windows, perhaps enlarged from an earlier opening which matched those above? W19 on the projecting Bay. On the FF W44 balances the scale of the larger widow below. To its right W43, with a matching attic window W 49 above it.

This elevation now lacks the western end of a northern range, the footprint of which is shown on the older O.S. plans, and which would have balanced the older house when viewed from the south before the 1880's additions were made in the NW angle and would have effectively concealed the older house behind it in views from the west. This range seems to have been removed in the 1930's when the house was modernised.

Now well set back from the 1880's W. end, across the entrance yard, a rather odd agglomeration of service range buildings have grown within and around the cross wing of the old C18 house, much altered, and behind again, half of the gable of the northern part of the double span block appears. This is in rubble stone but much alteration is indicated by a large patch of brickwork to L of the GF doorway and the ragged edge to the return in brick (this N wall reads as brick internally).

GF – the back door [D2] with fanlight over. Then a large window W5 (?1930's alterations) lighting what was the billiards room until recent (mid 2000's) modernisation made it a kitchen. W4, tucked into the angle, lit a pantry.

FF – W31 in the gable of the old house, then W28 in the cross wing, almost eclipsed on the R by a brick built "turret" for a WC over the pantry.



**Looking from the NW to the service wing.
A complex multi-period development from early C18-C20**



**W end of C18 double span block in rubble stone.
Note no quoins and ragged brickwork up LH return
and poss. brick blocked opening behind car.
W31 No horns on sash**





**1880s W. gable. RR against W20.
W43 FF and W49 attic**



NW corner. 1880s addition. Large W21 GF, W44 above

3.3.2 Significance

Three phases of building are represented. 1880's addition to W end; Early C18 house; C20 alterations to service wing W elevations.

3.3.3 Proposals

The proposals for re-rendering of the building are given in the existing DA & H Statement, submitted with the current application.

3.3.4 Impact of proposals

All the W elevations have been rendered previously, albeit with different materials. The finished appearance should not be materially different from what went before and the chosen materials should be sympathetic to the historic fabric in terms of weatherproofing and breathability.

3.4.0 North Elevation

Drawing:
AG (02) 07

3.4.1 Description

The north elevation underwent a radical transformation when the north-west range of the late C18/early C19 house was removed and the present entrance formed in its S wall in the late 1930's. This activity also saw a general modernisation of the Victorian interior with bathrooms and WCs added and alterations to the service wing arrangements reflecting the reduced availability of staff. The Mauchlan and Weightman drawings from 1938, when available, will help to resolve much but for the moment it seems that much of what now shown on the central and western ends of the north elevation was modified at this period (which may have extended to after the War) as what had been internal or S facing became external and N facing.

The 1969 Listing describes the current main entrance as: "doorway with patterned overlight in flat raised surround with triple keystone". This corresponds with 1930's design. Flanked by W1 and W2 which are contemporary with the doorway. Above, at FF level, removal of internal render confirms that W22 and W24 are inserted and W23 may be a replacement for a Georgian window, which would have been south facing in the earlier layout, before the 1880's additions were made at the western end of the house. To the R there is a building return, the W end of the extended mid C19 house (shown on the First O.S. Plan c.1860) which has been cut back to the surviving S wall (the projecting S facing quoins survive internally). West of this the 1880s work is in brick. To the E of the present entrance another building break corresponds with the W end of the late C18/early C19 S. range which, now the internal plaster is removed, can be seen to run through the interior to meet the surviving return on the S front. This indicates an earlier phase of building to which the work to the west (of which only the S wall now survives) was added during the C19. The central section to the E of this break is potentially quite early, as the blocked opening with embedded timber lintel suggests, perhaps part of the earliest phase still surviving. On the FF W35 appears to be inserted into earlier fabric and has brickwork blocking an earlier opening below it. The large stair window W3 is probably 1930's work as the internal arrangements were altered to form the present hall. Below it a small blocked opening just above ground level served the cellar stair. East of this there is the end of later C19/C20 additions to form the billiards room (modern kitchen) and a WC "turret" in brick.

East again is the N gable of the cross wing of the earlier C18 house. Here W 29, at FF level, may be a Georgian window but the others, W30 serving an inserted bathroom, and W6 and W7 on the GF may be 1930's work, lighting was the Billiard's room. The easternmost section, behind the modified C20 garage, has no current openings and is the N wall of the early C18 double span block. Projecting, far left, is a later C20 lean-to scullery addition (to be removed).



Cut back return of lost NW range. Sockets for previous FF joists above embedded timber. 1880s brick addition to R.



1930's entrance inserted into S wall of C19 build following removal of C19 NW range. Note blocked opening beyond in earlier fabric.



Blocked doorway (C18/early C19 bricks) in older rubble walling



Build break to East of main door. Very irregular quoins. W2 & W24 above, inserted 1930's with doorway. Note blocked joist holes above embedded timber above door



Mid section with inserted stair window, blocked opening below inserted W25. Cellar stair opening to L of trailer

3.4.2 Significance

Four phases of building are represented. Early C18 house; Late C18/early C19 front block and 1880's addition to W end. Significant C20 alterations.

3.4.3 Proposals

The proposals for re-rendering of the building are given in the existing DA & H Statement, submitted with the current application.

3.4.4 Impact of proposals

All the N elevations have been rendered previously, albeit with different materials. The finished appearance should not be materially different from what went before and the chosen materials should be sympathetic to the historic fabric in terms of weatherproofing and breathability.

[final page – S. facing doorway (D5) to the older part of the house]

