



- Site location within Oakwood Hall Grounds

Issue:	Date:	Comment:	Prepared By:	Checked By:
01.	24.10.22	First Issue for Comment	LJ	DB

Summary

This heritage statement supports a householder planning application for the construction of a new grounds maintenance shed within the grounds of the existing listed building, Oakwood Hall. The proposal is located a significant distance from the listed asset and this statement will demonstrate that the proposed building will not be to the detriment of the setting of the heritage asset.

Application Details

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

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

Previous Heritage Consultant: Historic Environment Research and Interpretation



• **Aerial Site Location Plan**



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

2.1 The Heritage Asset: Oakwood Hall

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

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

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

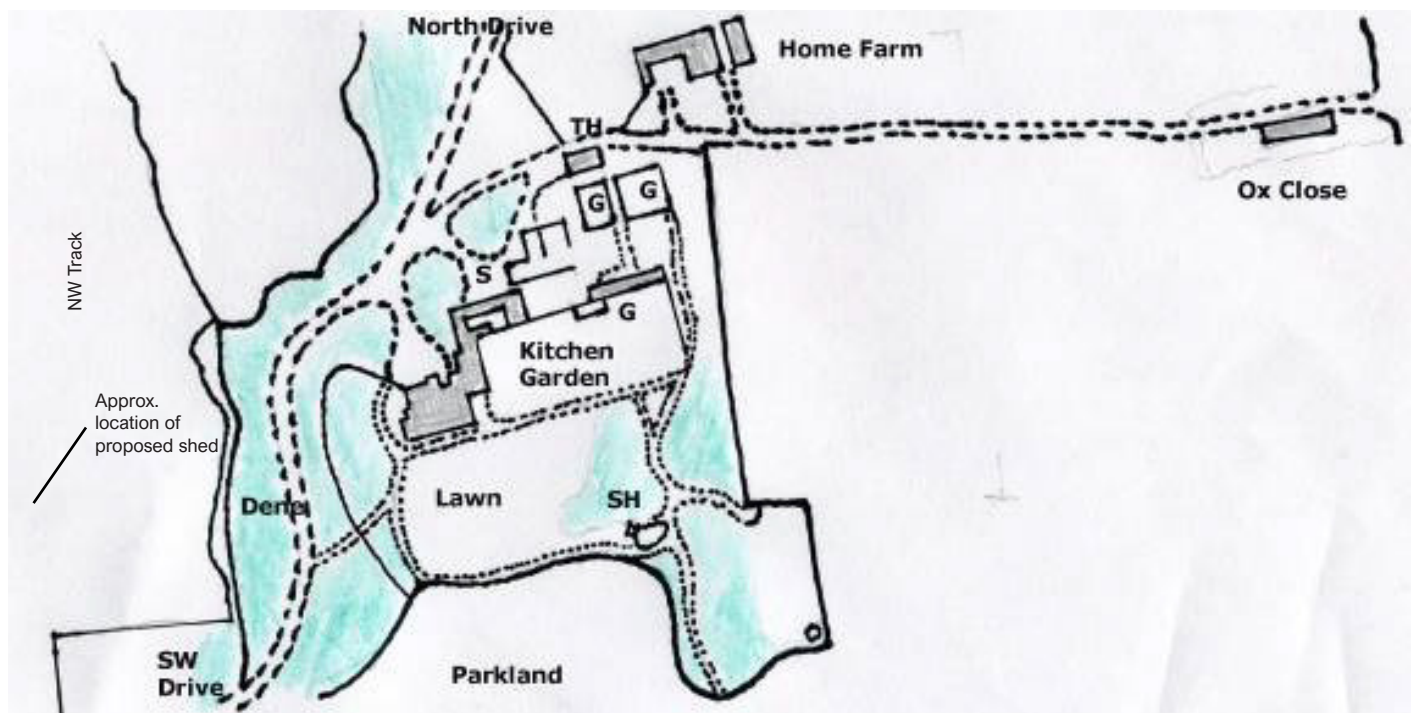
Rear of house has doorway with patterned overlight in flat raised surround with triple keystone. Gabled roof with many stone corniced chimney stacks.

2.2 The Setting of the Asset

Oakwood Hall is located in extensive grounds covering approximately 8.7 hectares as indicated on the location plan drawing RES997-BHA-ST-XX-DR-A-0500. The land is owned by the applicant and includes a long private driveway to the South West accessed from Holeyn Hall Road, with surrounding woodland and open parkland to the south.

South West Driveway

On the historic OS map from 1895, extracted from Revised Heritage Statement July 2020, the South West driveway is shown as following the same route as present, sheltered by tree belts on either side, with a 'carriage sweep' to the north before the final approach to Oakwood Hall. Entry is via a gated set back entrance, with a long processional, woodland lined route with open fields either side. The woodland in this area screens the driveway from Oakwood Hall, the lawns and parkland to the east, and Oakwood Burn to the west (indicated on the historic map as dene). The drive was probably the principal access to the hall during the 19th century, however an additional North Drive had been constructed by 1850, providing access towards Corbridge.



• OS Map, 1895

Other landscape features

The proposed grounds maintenance shed is located to the west of the final carriage approach in open land which is also shown on the historic OS map, however the current track leading to the north in this location is not shown. An expansive 'pleasure ground' to the south of Oakwood Hall remains, composed of a formal lawn and parkland however it is in poor condition, partially due to the intensification of twentieth century farming. This area of parkland is only partially visible from the South West driveway due to the original woodland.

2.3 Previous applications

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

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

2.4 Impact of the proposals on the asset

The site of the proposed shed is located approximately 100 metres from the westernmost elevation of Oakwood Hall and is screened from the building by dense woodland along Oakwood Burn and the final approach of the South West driveway which runs parallel to it. The proposed building is small in scale and will not be visible from Oakwood Hall itself and will not have any visual impact on the key elevations of the listed asset.



- **View from the west elevation of Oakwood Hall - the site is not visible from the listed building.**

2.5 Impact of the proposals on the setting

The proposed grounds maintenance shed is located in the area of open land to the west of the final 'carriage sweep' of the South West driveway providing access from Holeyn Hall Road, as shown on the historic OS map of 1895 which demonstrates the general layout of landscaping in this area remains unchanged. The building will be visible from this approach route where the north west track diverges, however it is located approximately 50 metres from the driveway, and is tucked into the edge of the tree belt adjacent to existing outbuildings. Additionally, the use of timber as the primary material will ensure that the building is appropriately set within the surrounding woodland, while views over the the main parkland and lawns are unaffected. The maintenance of the historic landscape within the ownership of Oakwood Hall will be important in preserving the setting of the listed building, and is facilitated by the proposed shed which will provide storage of gardening equipment and vehicles.



- **View from the South West driveway, North towards the location of proposed building.**

Conclusion

The proposed grounds maintenance shed will ensure the setting of the heritage asset is improved on its current dilapidated condition. It is located sufficiently away from Oakwood Hall to not have a visual impact on the listed building, especially given the dense woodland separating the two buildings. There are no alterations to Oakwood Hall itself proposed in this application. Additional detail on the history of Oakwood Hall and its surroundings can be found in the following heritage statement which is submitted as an addendum to this application, particularly section 1.2 relating to the historic environment:

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