

Oakwood Hall, Wylam
Listed Building Application for Additional Works

Design, Access and Heritage Statement

Revision 03 | 12.04.23



Issue:	Date:	Comment:	Prepared By:	Checked By:
01.	30.03.2023	First Issue	CK	DB
02.	04.04.2023	PLANNING ISSUE	CK	DB
03	12.04.2023	Updates to text and document formatting	RA	DB

1.0 Introduction

This Design, Access and Heritage Statement supports a listed building application for Oakwood Hall, Wylam. This application is for elements that have come to light following the start of proposed works contained within the approved listed building consent application 20/01316/LBC.

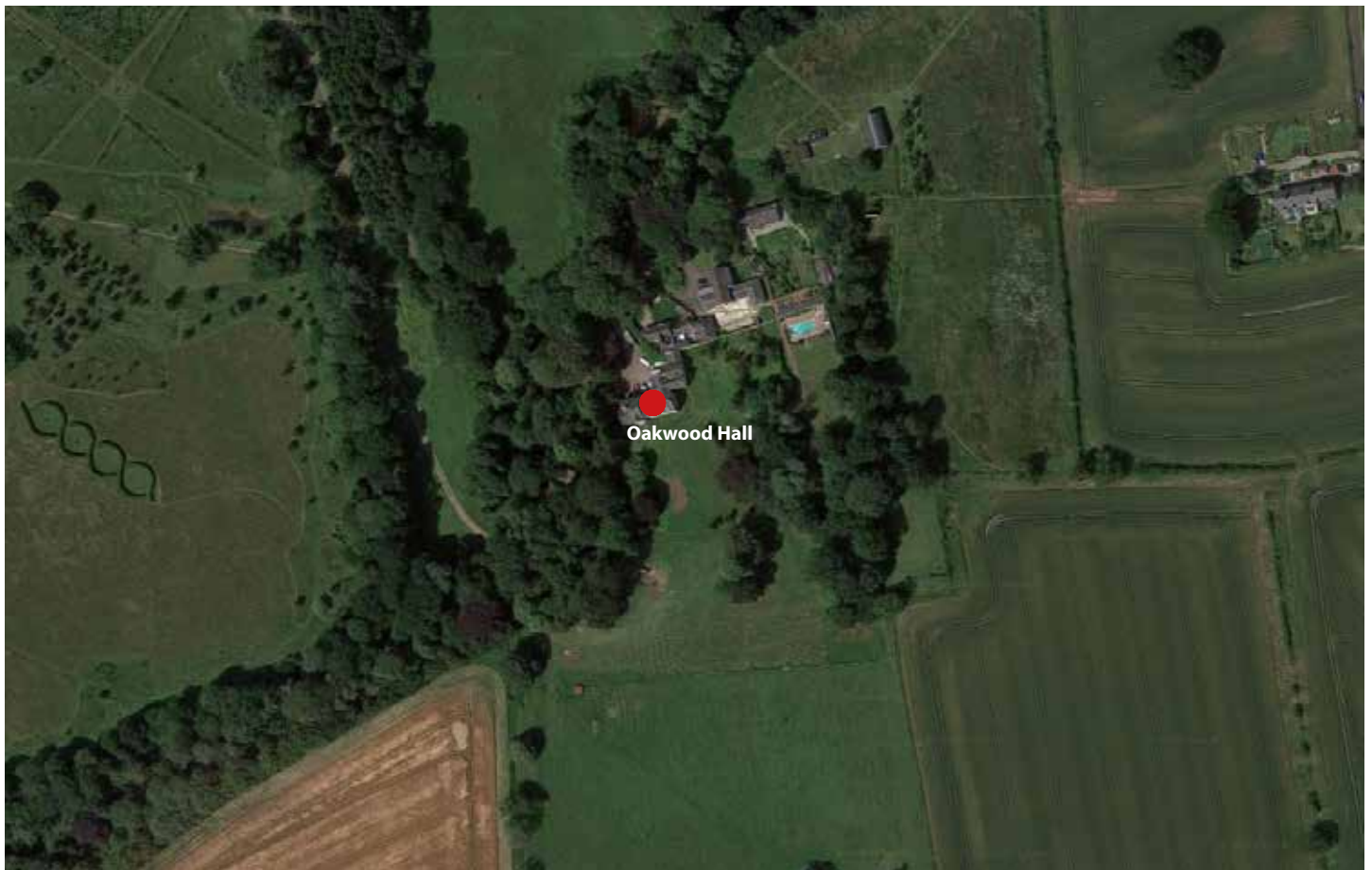
This application includes additional information on the replacement of rotted floor joists to the ground floor as well as more detailed information regarding the careful taking down and replacement of the wine bins following waterproofing of the basement. Alongside this the application is for the inclusion of a larger window to the first floor and amended window to the ground floor.

Application Details

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

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

Previous Heritage Consultant: Historic Environment Research and Interpretation



Aerial Site Location Plan

1.1 Existing building

The existing hall is a Grade II listed privately owned hall with driveway, surrounding land and woodland. The hall is currently subject to planning approval 20/01317/FUL and listed building consent 20/01316/LBC.

As discussed in the Heritage Statement submitted as part of the approved planning application, the original modest farmhouse was extended and altered during the late part of the 19th century providing accommodation in line with the owner's aspirations as a gentleman. This includes a set of wine bins within the basement that have been surveyed in document - 'WS Additional historic building recording at Oakwood'.

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

2.0 Design

This application is for a series of works that have come to light due to the works approved in listed building consent application 20/01316/LBC. The approved listed building consent is for the renovation of Oakwood Hall to bring it back into use as a family home and safeguard the building for the future. This includes making the external envelope watertight, treating the existing damp within the building, as well as waterproofing the basement to reduce the potential of future damp in the property.

The proposals within this application include:

- The careful taking down of the wine bins to allow for the waterproofing of the basement, with their reinstatement afterwards.
- Replacement of rotted timber joists in the floor of the drawing room, formal dining room and entrance hall.
- The removal of the concrete kitchen floor with a new insulated floor to be laid with a finished floor level to tie in with the entrance hall.
- The introduction of a step within the rear hallway to bring the floor level up to the existing level of the utility room and boiler room.
- Replacement of the existing metal framed window to the casual dining room with a timber sash in line with existing windows. This includes the reduction in the width of the window to avoid a clash with the original stone doorway.
- Enlargement of the first floor window to the dressing room on the east facade. Scarring on the internal face of the wall indicates this was a larger window originally and it is proposed to bring it in line with the other first floor window on the east facade.
- An additional door to the first floor corridor to include fire route protection for the rear stair .
- Lightning protection to the external facades in line with M+E Engineer's design.

2.1 Use and Amount

The proposed use of Oakwood Hall, residential, is unaffected by this application. There is no associated increase in floorspace as a result of the development.

2.2 Layout

The majority of the proposed works in this application do not affect the layout of the hall.

The proposal to replace the concrete kitchen floor and include a step up from the kitchen to the rear hallway creates a slight change to the layout of the kitchen with the door positioned slightly within the kitchen. This change in level is created to bring together the ground floor level of the main building, which is at the level of the entrance hall, and the ground floor level of the utility and boiler room which are at a higher level (shown in pink on the excerpt of existing plan below).

There are indications that the rear hallway was historically at this higher level with 'tide marks' which tie in with the cill level of the existing doors as per the photographs below.



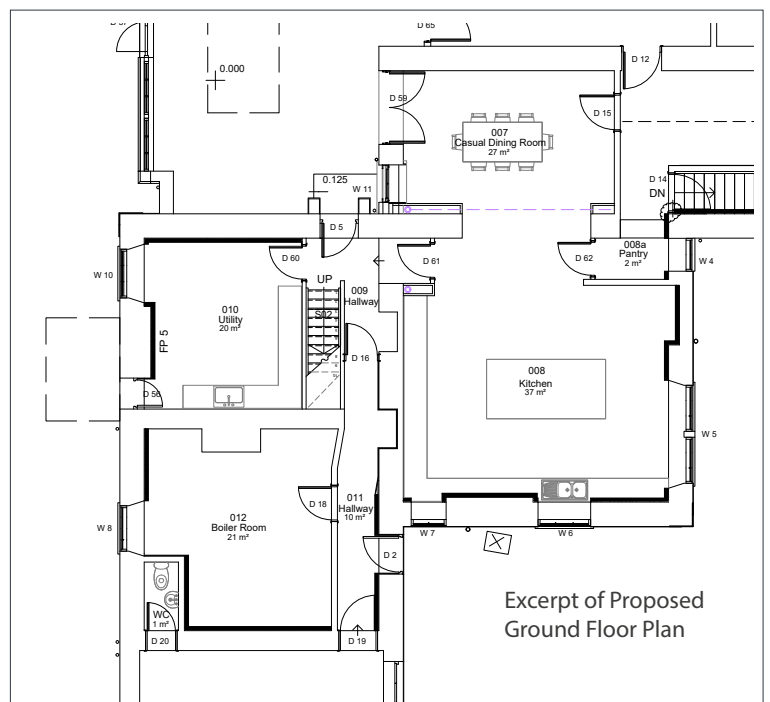
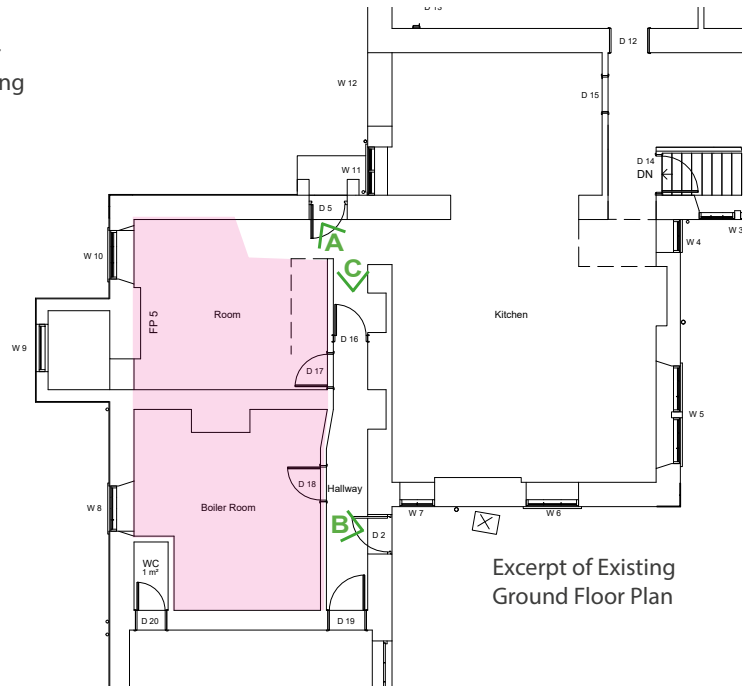
A Photograph showing the timber panelling surrounding the existing entrance door D5, which stops short of the existing floor level



B Photograph showing step up to rear door D2



C Photograph looking down rear hallway with steps up into utility and boiler room



2.3 Appearance

The proposed works include the replacement of the first floor window to the dressing room (W36) and the ground floor window to the casual dining room (W11). This affects the appearance of the east facade of the building. We believe that window W36, the first floor window to the dressing room, has at some point historically been reduced in size. This is evident in the scarring seen on the internal face of the wall, see photograph below.

Following a discussion on site with the Building Conservation Officer Eleanor Scott, it is proposed to match the dressing room window (W36) with that of the window to the en-suite (W35).

It is also proposed to replace the metal framed window (W11) on the ground floor with a timber sash to match the other existing windows. The proposals to reduce the width of this window avoid a clash with the stone surround to the existing door into the oldest part of the property (see photograph to the right)



Excerpt of Existing East Elevation



Photograph showing scarring surrounding window W36



Excerpt of Proposed East Elevation



Photograph showing clash of window W11 with stone door surround

Alongside the changes to the elevations, it is proposed to repair and replace timbers to the ground floor that have rotted following the years of neglect the building has unfortunately suffered prior to the client receiving planning and listed building consent to restore the hall to a family home. The proposals are as per the Peter Cox report as well as structural engineer's information, and it is proposed to replace like-for-like the rotted timbers. As such we believe this will not affect the appearance of the property.

It is also proposed to carefully take down and replace the wine bins in the basement. Within the approved listed building consent 20/01316/LBC, the waterproofing of the basement was agreed to safeguard the building moving forward. After discussions with Peter Cox, it has been noted that in order for the basement to be waterproofed the system will need to cover all areas that are under ground level. This will require the wine bins to be carefully taken down and then replaced after the basement is made watertight. This is set out in drawing RES997-BHA-DT-ZZ-DR-A-4001 and we believe this will not negatively impact on the appearance of the building.

2.4 Scale and Access

The proposed works will not affect the scale or access to the building.

3.0 Heritage Statement



Grade II Listed Building, Oakwood Hall

3.1 The Heritage Asset: Oakwood Hall

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

Listed Building Details:

Statutory Address: OAKWOOD HALL, WYLAM, NE41 8BH

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

District: Northumberland (Unitary Authority)

Parish: Wylam

National Grid Reference: NZ1125865893

Details

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

NZ 16 NW 17/153

WYLAM OAKWOOD Oakwood Hall
(Formerly listed as Oakwood House)

15/4/69

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

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

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

Listing NGR: NZ1125865893

3.2 The Significance of the Asset

The historical significance of the hall is explored in detail within the heritage statement 'UPDATED_HERITAGE_STATEMENT-1687009' submitted as part of approved planning application 20/01317/FUL and approved listed building consent application 20/01316/LBC. This document is also included as part of this listed building application.

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

3.3 Previous applications

Oakwood Hall is currently subject to:

- Planning approval 20/01317/FUL for Internal alterations including window repairs, external render, proposed orangery extension, existing lean-to extension removed and alterations to entrance gates.
- Listed building consent 20/01316/LBC for Internal alterations including window repairs, external render, proposed orangery extension, existing lean-to extension removed and alterations to entrance gates.

The following applications are also relevant:

- 22/03369/DISCON - Discharge of condition 3 (Natural England licence) and 5 (Archaeology) on approved application 20/01317/FUL.
- 22/03600/DISCON - Discharge of conditions 3 (Natural England Licence), 5 (lime render), 15 (staircases and landings), 16 (any walls to be strengthened), 18 (timber prop to the main staircase), 19 (replacement stair trimmer), 20 (external masonry), 21 (guttering and downpipes), 22 (internal timber treatment work) and 23 (lintels) on approved application 20/01316/LBC (Amended Description 04/01/2023).
- 23/00492/DISCON - Discharge of Condition 17 (Details of Underpinning/New Beams) on approved application 20/01316/LBC.
- Listed building consent application 23/00877/LBC to repair and replace rotted timber elements found within the ceiling structure and roof above first floor bedrooms.

3.4 Proposals

The proposed works are for elements that have come to light following works related to the approved listed building application 20/01316/LBC and approved planning application 20/01317/FUL. We believe that the proposals are in keeping with the listed building and follow the client's wish to bring the hall back into use as a family home.

Works to the Wine Bins

Specialists have been consulted regarding the proposed waterproofing of the basement. It has been established that it is important that the basement is treated in order to limit water ingress from the surrounding ground and, ultimately, to safeguard the fabric of the listed building. The proposed waterproofing works have been approved as part of listed building consent 20/01316/LBC.

For this new listed building consent application, permission is sought for the dismantling and later reinstatement of the wine bins to enable the waterproofing works to take place. This has been discussed with Planning Officer Callum Harvey and Building Conservation Officer Eleanor Scott on site.

The proposals include carefully taking down and storing the wine bins, including any brickwork that forms their base and separating walls. It is proposed that, once the basement waterproofing works have been completed, the wine bins will be reinstated as close as possible to their original position and configuration. However, because the waterproofing works will involve applying insulation to the internal face of the basement walls, as well as installing an insulated screed floor above the basement's current floor level, the reinstated wine bins will need to fit a smaller footprint and be raised slightly. For this reason, and because some dismantled material may not be reusable, it is inevitable that the reinstatement of the wine bins will involve some slight modifications to them. Full details of works to the wine bins, including a method statement, are provided on submitted drawing 'RES997-BHA-DT-ZZ-DR-A-4001 - Wine Bins - Details'.

The proposed works not only retain the wine bins but provide an opportunity to restore them and incorporate them into the use of the basement.

Replacement of Rotted Timber Joists

The years of neglect Oakwood Hall has received has unfortunately meant there has been a lot of water ingress and this has resulted in a large area of rot within the ground floor timbers. The structural engineer Bell Munro have recommended these are replaced as a high priority to prevent further damage to the building. The proposals to remove the rotten timbers, treat the area and replace the timbers like-for-like will prevent further damage to the building fabric and help preserve the listed building.

Works to Kitchen Floor and Rear Corridor

The current kitchen floor is a concrete slab which is not part of the original building. It is proposed to remove the slab and replace it with an insulated concrete floor at a level that removes the small step at the link to the entrance hall ensuring that the connection between these two areas is step free. The proposal to include a step up at the junction between the kitchen and rear hallway brings the floor level up in this area to where we believe it has been historically. This is shown through the floor level of the utility and boiler room as well as the cill levels of the two external doors entering into the rear corridor. Therefore we believe that these proposals return the corridor to its original form.

Works to Window W11

The current window in this position is metal-framed and therefore not original. It is proposed to replace it with a timber sash in line with the rest of the windows on the building. The window opening also clashes with the original stone surround to the door which is noted as early 18th century within the Heritage Statement submitted as part of the approved listed building consent application 20/01316/LBC. While the window in this position seems out of place it is proposed to retain it but reduce its width to minimise the impact on the original stone door surround and as such we believe this improves the impact on the heritage asset.

Works to Window W36

Due to the removal of plaster from the internal face of the external walls prior to the client's ownership, it is possible to see where the wall has been filled in around the existing window W36. Alongside this the existing window is a different style to the sliding sash windows that make up the rest of the windows on the first floor. Discussions with Building Conservation Officer Eleanor Scott on site included the proposals to bring back a larger timber sash window to the eastern elevation and mirror existing window W35, providing a more balanced elevation which is more in keeping with the original building.

Door to First Floor Corridor

In order to provide additional fire protection for the upper floor, it is proposed that an additional fire-rated door will be added to the first floor rear corridor. It is proposed that this new door will match the existing internal doors and we believe it will not have a negative impact on the hall.

Lightning Protection

To minimise the effect of potential lightning strikes, the engineer has proposed the use of lightning protection from the roof to the ground. It is proposed that these are positioned in areas near rainwater and drainage pipes to minimise their visual impact on the hall

3.5 Conclusion

Oakwood Hall is an important historical asset and this is reflected in its listed building status. We believe the proposals submitted as part of this application do not harm the asset but enhance it as well as help support the ongoing safeguarding of the hall for future generations.

Additional detail on the history of Oakwood Hall and its surroundings can be found in the following heritage statement which is submitted as an addendum to this application: 'UPDATED_HERITAGE_STATEMENT-1687009'