

Hetton House, Hetton-le-Hole, Sunderland, Tyne and Wear

Historic Building Assessment



General view of Hetton House, Hetton-le-Hole

ARS Ltd Report 2016/87

June 2016

OASIS ID: archaeol5 – 255400

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Archaeological Research
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Hetton House, Hetton-le-Hole, Sunderland, Tyne and Wear

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Archaeological Research Services Ltd

Contents

Executive Summary	2
1 INTRODUCTION.....	3
2 PLANNING POLICY CONTEXT	5
2.1 The National Planning Policy Framework (NPPF).....	5
2.2 The Listed Building and Conservation Areas Act (1990)	6
3 AIMS AND METHODOLOGY	7
4 HISTORICAL BACKGROUND.....	8
5 HERITAGE ASSET DESIGNATION	8
6 BUILDING ASSESSMENT	8
7 ASSESSMENT OF PROPOSAL	14
8 PUBLICITY, CONFIDENTIALITY AND COPYRIGHT	18
9 STATEMENT OF INDEMNITY	18
10 ARCHIVE	19
11 ACKNOWLEDGEMENTS	19
12 REFERENCES	19
APPENDIX I: OASIS FORM	21

List of Figures

Figure 1: General site location (circled).....	3
Figure 2: Hetton House location plan.....	4
Figure 3: Front facade of Hetton House with inserted doorway and stairwell (arrow).....	10
Figure 4: Detail of the central window opening modified into a doorway (scale 2m).....	10
Figure 5: Internal view of the inserted doorway (scale 2m).....	11
Figure 6: Lower section of the inserted opening.....	11
Figure 7: Detail of original timber lintel and brickwork above it.....	12
Figure 8: Brick jamb and later brick wall abutting the stone north wall.....	12
Figure 9: Window opening within the adjacent room G2 with comparable brickwork.....	13
Figure 10: Detail of brickwork above window lintel within room G2.....	13
Figure 11: Proposed front elevation with inserted doorway.....	15
Figure 12: Example 1.....	16
Figure 13: Example 2.....	17
Figure 14: Example 3.....	18

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EXECUTIVE SUMMARY

In June 2016 Archaeological Research Services Ltd was commissioned by Clinton Mysleyko of Fitz Architects to undertake a Historic Building Assessment at Hetton House, Hetton-le-Hole, Sunderland, Tyne and Wear.

Hetton House is a Grade II Listed Building of ‘special interest’ as defined by Historic England. The Historic Building Assessment established that the central window opening proposed to be modified into a doorway along the front façade is an integral part of the original fenestration. The location of the primary doorway was not ascertained due to substantial alterations through time at Hetton House. The insertion of a new doorway facing onto Park View will impact upon the historic fabric; however, a sympathetic alteration will have little impact on the significance of the heritage asset and the conversion of the building will enhance its setting, by preventing the site falling into disuse.

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1 INTRODUCTION

1.1 Archaeological Research Services Ltd (ARS Ltd) was commissioned by Clinton Mysleyko of Fitz Architects to undertake a Historic Building Assessment at Hetton House, Hetton-le-Hole, Sunderland, Tyne and Wear (centred NGR:NZ 3518 4740, Figs 1 and 2). Hetton House is a Grade II Listed Building (Listed entry number: 1354977). The Historic Building Assessment was requested by the Tyne and Wear Principal Heritage Protection Officer, to accompany an application for listed building consent for the proposed insertion of a doorway along the front façade of the main range.

1.2 The Historic Building Assessment has been carried out in accordance with Historic England and Government guidance on archaeology and planning (English Heritage 2008; Historic England 2015; DCLG 2014). The work also followed the guidelines in *Understanding Historic Buildings – A Guide to Good Recording Practice* by English Heritage (2006), and the *Code of Conduct, Standards and Guidance for Historic Environment Desk Based Assessment and Standard and Guidance for archaeological investigation and recording of standing buildings or structures* of the Chartered Institute for Archaeologists (CIfA 2014a, 2014b and 2014c).

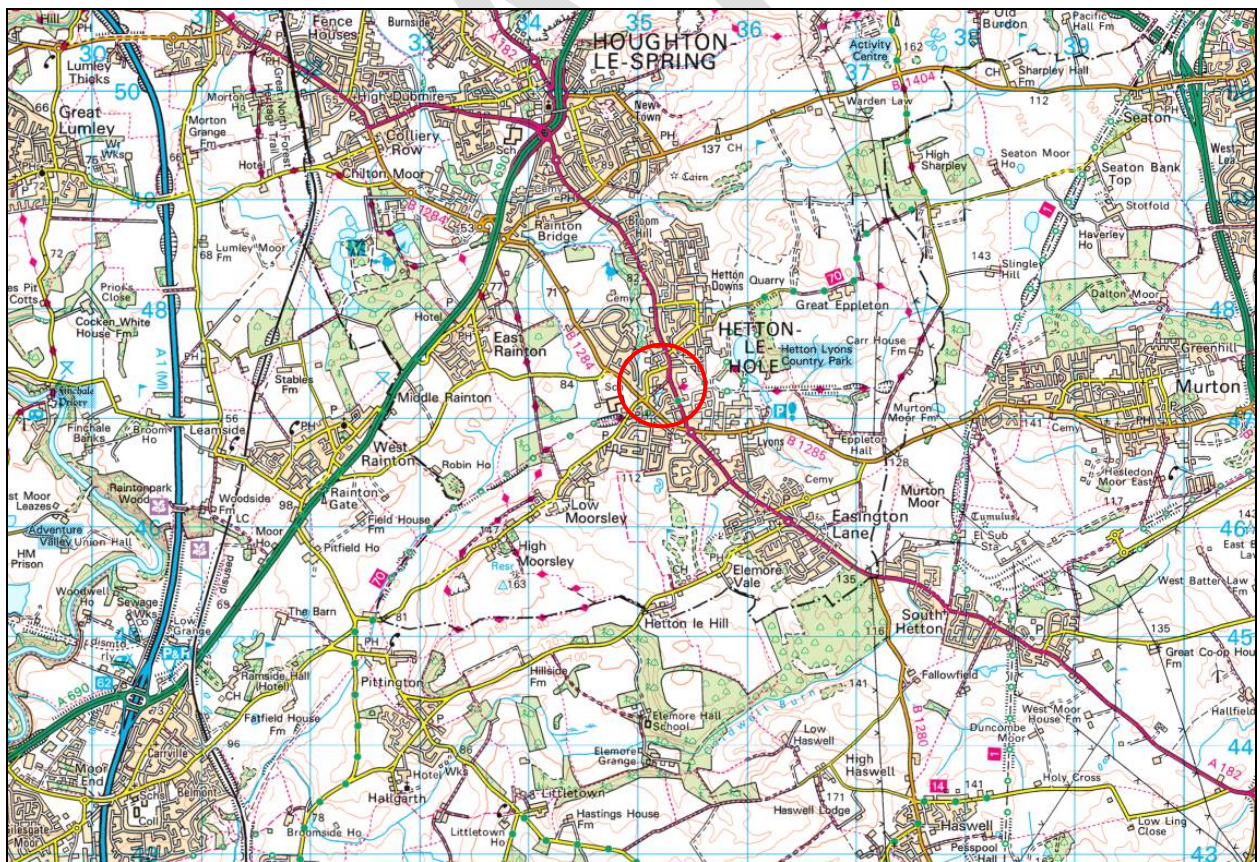


Figure 1: General site location (circled).
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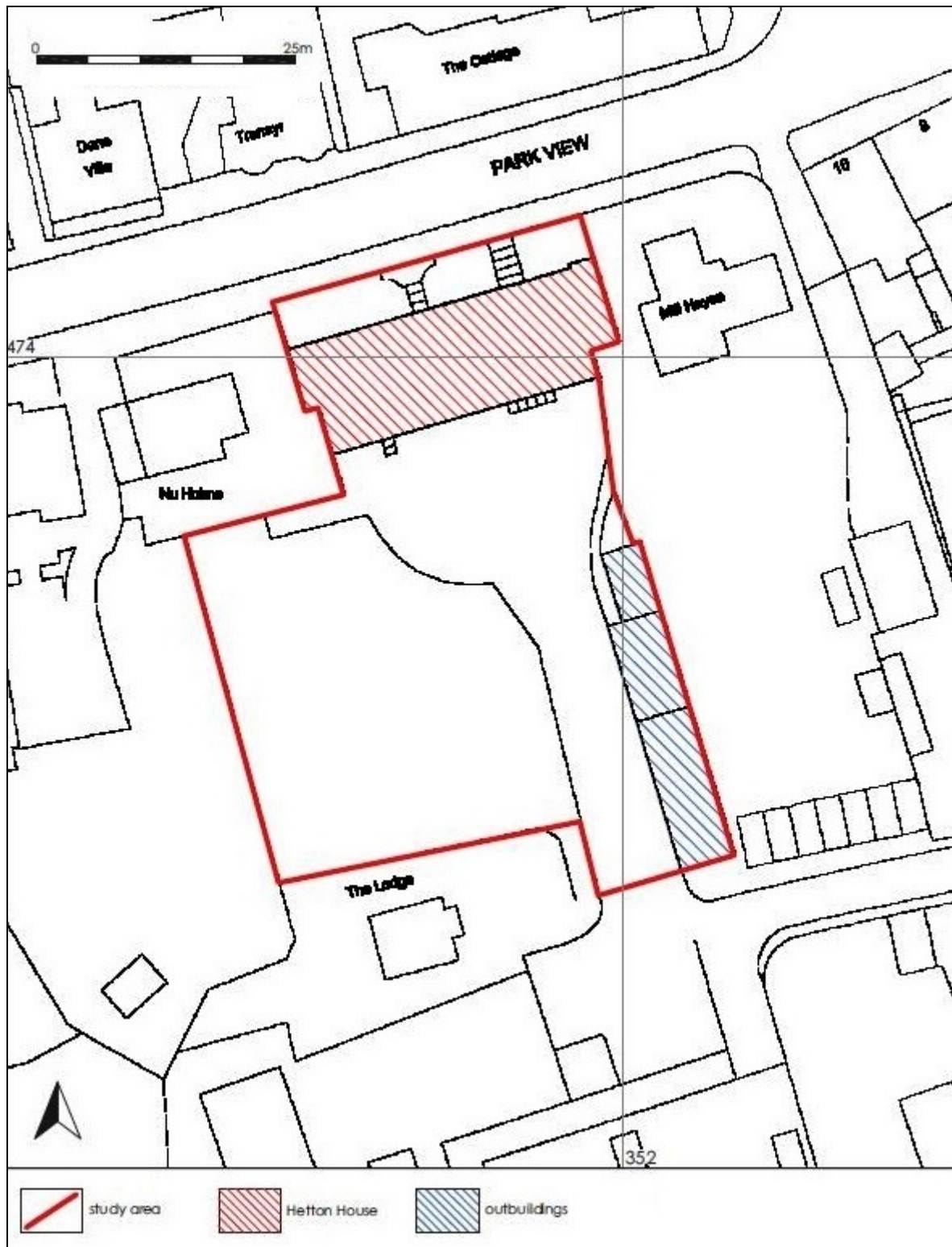


Figure 2: Hetton House location plan.
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2 PLANNING POLICY CONTEXT

2.1 The National Planning Policy Framework (NPPF)

2.1.1 This Historic Building Assessment has been carried out under the NPPF (DCLG 2012). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the NPPF is to contribute to the achievement of *sustainable development*, which includes "...contributing to, protecting and enhancing our natural, built and historic environment..." (DCLG 2012, 30).

2.1.2 Section 12 of the NPPF deals with government policy in relation to conserving and enhancing the historic environment and its role in sustainable development.

2.1.3 Paragraph 126 states that Local Authorities must undertake to "*recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance*". In developing their strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

2.1.4 Paragraph 128 states that, "*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*" (DCLG 2012, 30).

2.1.5 Paragraph 129 states that "*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment*

into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal” (DCLG 2012, 30).

2.1.6 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

2.1.7 Paragraphs 132 – 141 provide guidance on the approach to be adopted by local authorities in weighing the impact of development against the conservation of heritage assets and their setting and significance (DCLG 2012, 31-32). Paragraph 132 states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”* (DCLG 2012, 31).

2.1.8 Paragraph 135 states that *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”* (DCLG 2012, 31).

2.1.9 Paragraph 141 states the Government requirement for the planning process to contribute to public understanding of the historic environment.

2.2 The Listed Building and Conservation Areas Act (1990)

2.2.1 This Act indicates that:

Works for the alteration or extension of a listed building are authorised if—

- (a) written consent for their execution has been granted by the local planning authority or the Secretary of State; and*
- (b) they are executed in accordance with the terms of the consent and of any conditions attached to it.*

Works for the demolition of a listed building are authorised if—

- (a) such consent has been granted for their execution;*
- (b) notice of the proposal to execute the works has been given to the Royal Commission;*
- (c) after such notice has been given either—*
 - (i) for a period of at least one month following the grant of such consent, and before the commencement of the works, reasonable access to the building has been made available to members or officers of the Royal Commission for the purpose of recording it; or*
 - (ii) the Secretary of the Royal Commission, or another officer of theirs with authority to act on their behalf for the purposes of this section, has stated in writing that they have completed their recording of the building or that they do not wish to record it; and*
- (d) the works are executed in accordance with the terms of the consent and of any conditions attached to it.*

3 AIMS AND METHODOLOGY

3.1 The Tyne and Wear Principal Heritage Protection Officer has requested a research into the nature of the original aperture of the 18th century Hetton House range or the type of doorway and surround that would have existed in a property of this nature, date and location in order to inform the design of the proposed new entrance door, surround and steps to discharge the condition 4 of the planning permission.

3.2 The methodology consisted of historic research on the available information and documents; followed by assessing the proposed design for a new entrance. Relevant archive sources were consulted as part of the historic research in relation to this site, including published and archive sources of historical (documentary and pictorial) data held at Tyne and Wear Archives Service, Newcastle Libraries Local Planning Authority Studies and Family History Service, Hetton Library, as well as a range of published and online sources.

3.3 Inspection of the site was carried out on 16th June 2016 to assess the structure concerned. The fieldwork was undertaken by Alvaro Mora-Ottomano (BA Hons, MSc) of ARS Ltd who is a corporate member of the Chartered Institute for Archaeologists (ACIfA 5297) and the Institute of Historic Building Conservation (2583AFF). A written and illustrative assessment and justification for the proposed new entrance door, surround and steps was produced. Descriptions and terms used follow Brunskill (2000), Curl (1997) and Lynch (1994) wherever possible. A photographic survey composed of high-resolution digital photographs (16 megapixels) was taken using a Nikon L810. Where possible, photographs included a graduated scale and cameras were mounted on tripods for extra stability. Details of the photographs were recorded on pro-forma index sheets, which included location, subject and orientation. The location and direction of the photographs were plotted on scaled plans.

3.4 A risk assessment was undertaken before commencement of the work and health and safety regulations were adhered to at all times.

4 HISTORICAL BACKGROUND

4.1 Comprehensive historical research has been undertaken by Durham University Archaeological Services in an archaeological recording and conservation report (2011). This document includes a historic building survey of the building and outbuildings within Hetton House complex. The report provides a sequential chronology of the development of the house which is summarised as follows: “*The house itself consist of three unequal parts, the earliest at the west end and the latest at the east. These divisions of the building are described as the 18th, 19th and 20th century sections*” (*ibid.* 4).

4.2 It is noteworthy that although the central range represents a later phase of construction than the principal western range, it may also have an 18th century origin as indicated by the 1776 map of Hetton (*ibid.* Fig. 3). Furthermore, although the eastern range is described as a 20th century construction; the footprint of this range is depicted on the 1839 Tithe map and subsequent Ordnance Survey editions (*ibid.* Figs 4 – 9). Thus, it may incorporate earlier fabrics within the current putative 20th century construction.

5 HERITAGE ASSET DESIGNATION

5.1 Hetton House is a Grade II Listed Building currently listed as Hetton Park View (south side) (List entry Number: 1354977, English Heritage Building ID: 303170). The listing entry states:

House. Early/mid C18. Rendered with stone dressings; roof of Welsh slate. 2 storeys; 3, 2 and 5 windows. Main house, of 5 sash windows in keystoned architraves with projecting cills, has no door on street; plinth; stone gable coping resting on curved kneelers; 2 corniced end brick chimneys. 2-bay wing at left has tripartite sash left and sash window at right, all with glazing bars; door at right under oblong fanlight in lugged architrave with pulvinated frieze; plinth; one end brick chimney. 3-bay wing to left of this has 3 sash windows similar to those of five-bay house, 3-panelled door at right under oblong fanlight in lugged architrave, and parapet to flat roof. Interior : some architraves; deep panelled reveals to doors; dado rails; some cornices and internal shutters. Staircase has 2 turned balusters to a tread, moulded soffits, and altered curtail. Early C18 door to stairs to roof space.

6 BUILDING ASSESSMENT

6.1 The research into the primary entrance of the western range of Hetton House was somewhat limited due to significant alterations (both external and internal) of the original construction which had taken place through time. At the time of the site inspection a central doorway had been inserted within the central window opening on the ground floor. An associated ramp for a proposed staircase leading into the doorway had also been produced with side retaining walls built with concrete blocks (Fig. 3). No evidence of former steps or similar access arrangement was discerned within the ramp which

truncates the front garden area to the pavement. It was identified that the present projecting plinth is a later insertion abutting the rough-cast rendering.

6.2 Despite the recent alteration removing the lower section of the central window opening, it was possible to identify that the outer masonry would have extended across the inserted opening as the present stone jambs have been produced cutting existing masonry and/or removing several stone blocks. A modern door frame had been placed within the doorway and the sides filled with later stones (Fig. 4).

6.3 Internal examination established that the innermost veneer of the masonry had not been modified as the original window openings of the ground floor of the western range extends to the floor level creating additional space resembling bay windows. This can be seen on the unmodified windows within rooms G1 and G2 with their architraves, shutters and panels (Fig 9). The upper section recently occupied by the actual window is lime washed around the inner wall face and jamb sides whereas the lower area is devoid of such application. Of interest is the east jamb which is built with a single veneer of hand-made bricks laid on edge extending throughout the entire length of the original opening (Figs 5 and 6). The brick veneer measure c.100mm in thickness and width of the inner opening, which is slightly splayed, measured 1.20 metres. The height of the window opening is 2.50 metres from the present timber floorboard to the underside of the lintel.

6.4 A scantling sawn timber lintel was exposed following the removal of the window architrave and the insertion of the modern door frame. In order to verify its authenticity a small section of lath-and-plaster wall above it was detached revealing that the timber is indeed the primary window lintel supporting at least three courses of bricks (Fig. 7).

6.5 The wall dividing rooms G1 and G2 consists of a single brick wall abutting the stone masonry of the range adjacent to the eastern jamb of the recently opened up doorway. The partition wall is clearly a later insertion which is not even keyed in properly with the stone wall (Fig. 8). The internal arrangement of the original windows was observed within the remaining windows. Another small plaster removal was conducted within the adjacent window revealing an equivalent arrangement of scantling lintel supporting at least three courses of hand-made bricks (Figs 9 and 10).

6.6 The assessment established that the central window opening facing north onto the road had not formerly been a doorway. It is possible; however, that later reface work might have taken place obscuring the original layout. The window openings along the north elevation; however, are contemporary with the present masonry as indicated by the faced arrangement of the stones within the internal veneer rather than being later insertions. Further investigation within the entire ground floor of the western range did not establish the location of the primary doorway due to substantial alterations.



Figure 3: Front facade of Hetton House with inserted doorway and stairwell (arrow).



Figure 4: Detail of the central window opening modified into a doorway (scale 2m).



Figure 5: Internal view of the inserted doorway (scale 2m).



Figure 6: Lower section of the inserted opening.



Figure 7: Detail of original timber lintel and brickwork above it.



Figure 8: Brick jamb and later brick wall abutting the stone north wall.



Figure 9: Window opening within the adjacent room G2 with comparable brickwork above the lintel (arrow).



Figure 10: Detail of brickwork above window lintel within room G2.

7 ASSESSMENT OF PROPOSAL

7.1 Hetton House is a Grade II Listed Building. A Grade II Listing defines the building as being of national significance and 'special interest' (<https://historicengland.org.uk/listing/what-is-designation/listed-buildings>), as assessed by the Secretary of State. The proposed development includes an additional doorway opening within the masonry in order to accommodate viable dwelling spaces. There is ample scope for low-impact and reversible conversion without significant structural alterations. The majority of the proposed alterations will be in the interior of the building, and are minor in the context of the overall development and it is intended to retain most of the existing openings. The insertion of a new doorway facing onto Park View will impact upon the historical fabric; however, a sympathetic alteration will have little impact on the significance of the heritage asset and the conversion of the building will enhance its setting, by preventing the site falling into disuse.

7.2 A drawing showing the proposed design is included below showing the fabrics to be impacted upon the proposed development work (Fig. 11). A series of parallel examples has been selected in case they may be useful to assist with a final design for the proposed doorway. The gazetteer is somewhat limited as similar criteria of construction, date, building type and listing grade were seldom obtained.

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Archaeological Research Services Ltd
 Angel House
 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB

Site Code: HHLH'16
 Drawing Ref:
 Date: 20-06-2016
 Drawn: AMO
 Scale: 1:50@A3

Figure 11:
 Detail of proposed inserted doorway within the front elevation

Key:

- proposed development
- truncated wall
- position of former window
- internal timber lintel

Notes:

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 © A.R.S. Ltd
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 No. 100045420

WINDOW
 0 2.5m

NEW STAIRS
 NEW TIMBER DOOR
 (TO BE AGREED WITH LA)
 RENDER REMOVED AND EXPOSED

7.3 Example 1 is a Grade II Listed Building of similar date located in the neighbouring town of Houghton Le Spring. The accompanying photograph and information were obtained from Image of England (www.imagesofengland.org.uk):
Ga 20 and 20A Front Street (north side) Houghton Le Spring IoE Number 303194 GII circa 1720



Figure 12: Example 1.

7.4 Example 2 is also from the same nearby town. The accompanying photograph and information were obtained from Image of England (www.imagesofengland.org.uk): 18 FRONT STREET (north side) Houghton Le Spring IoE Number 303193GII House, 1720, refurbished c.1800.



Figure 13: Example 2.

7.5 Example 3 is a town terraced house from Bath 18th century. Photograph obtained from <http://englishbuildings.blogspot.co.uk/p/c-1700-1837.html>



Figure 14: Example 3.

8 PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

8.1 Any publicity will be handled by the client.

8.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

9 STATEMENT OF INDEMNITY

9.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or

opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

10 ARCHIVE

10.1 A paper and a digital archive, consisting of the final project report in PDF/A format, will be deposited at the Local Planning Authority. A digital copy of the report will also be submitted to the Archaeological Data Service (within the OASIS records).

11 ACKNOWLEDGEMENTS

11.1 ARS Ltd would like to thank all those involved with the archaeological project, especially Clinton Mysleyko of Fitz Architects for commissioning the work.

12 REFERENCES

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APPENDIX I: OASIS FORM

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OASIS DATA COLLECTION FORM: England

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Printable version

OASIS ID: archaeo15-255400

Project details

Project name	Hetton House, Hetton-le-Hole, Sunderland
Short description of the project	Historic building assessment of proposed inserted doorway of a grade II Listed Building
Project dates	Start: 16-06-2016 End: 17-06-2016
Previous/future work	No / Not known
Type of project	Building Recording
Monument type	HOUSE Post Medieval
Significant Finds	NONE None
Methods & techniques	"Survey/Recording Of Fabric/Structure"
Prompt	Listed Building Consent

Project location

Country	England
Site location	TYNE AND WEAR SUNDERLAND HETTON Hetton House, Hetton-le-Hole
Study area	10 Square metres
Site coordinates	NZ 3518 4740 54.820117899935 -1.452433076556 54 49 12 N 001 27 08 W Point

Project creators

Name of Organisation	Archaeological Research Services Ltd
Project brief originator	Tyne and Wear County Council
Project design originator	Archaeological Research Services Ltd
Project director/manager	Dr. Robin Holgate
Project supervisor	Alvaro Mora-Ottomano

Project archives

Physical Archive Exists?	No
Digital Archive Exists?	No
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
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Title	Hetton House, Hetton-le-Hole, Sunderland - Historic building assessment
Author(s)/Editor(s)	Mora-Ottomano, A.
Date	2016
Issuer or publisher	Archaeological Research Services Ltd.
Place of issue or publication	Bakewell
Entered by	Alvaro Mora-Ottomano (alvaro@archaeologicalresearchservices.com)
Entered on	20 June 2016

OASIS:

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