

REPAIR PROPOSAL

NEWTON HALL, NEWTON IN BOWLAND, LANCASHIRE, BB7 2DY

REF: 5270 VERSION 1.00 DATE: JANUARY 2017

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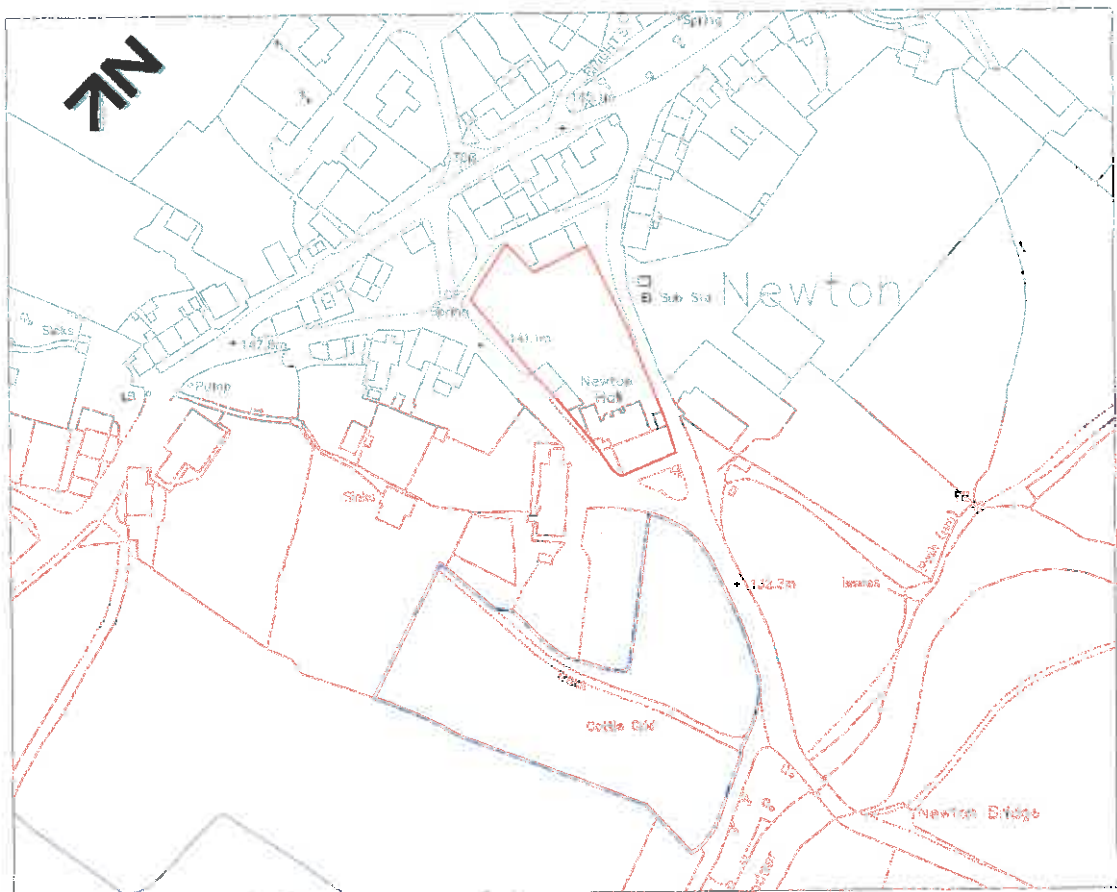
SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

1.0 INTRODUCTION

- 1.1 Sunderland Peacock and Associates Ltd have been commissioned by Mr Bentley to prepare this accompanying document as part of an application for a certificate of lawfulness.
- 1.2 The applicant has proposed a number of works which will not require listed building consent or planning approval. It is the purpose of this document to justify the proposed works in that they will not affect the character and special interest of the listed building and therefore will not require statutory consents prior to their commencement.
- 1.3 The building is owned by the Mr and Mrs Bentley who are also the clients / applicants in this case. This report is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application documents, reports and drawings.

2.0 LOCATION

- 2.1 Newton Hall is located within the village of Newton in Bowland in Lancashire. The building is sited at the south entry point into the village and is accessible via the B6478 Hallgate Hill when approached from the south. NGR SD 69768 50401



PL01: Location Plan showing the site of Newton Hall.

3.0 INTERESTED PARTIES

- 3.1 Mr Bentley (and his family) is the interested party in this case and is the current owner and occupier of Newton Hall. There are currently no other interested parties with regards to this particular building.

4.0 LIST DESCRIPTION

- 4.1 Newton Hall was designated as a Grade II* listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 on the 16th November 1954 (list entry number 1072246). The list entry is as follows:

"House, mid-to-late C18th. Limestone rubble with sandstone dressings and slate roof. 2 storeys with attic. Symmetrical composition of 4 bays, having sashed windows with glazing bars and architraves. The door has an architrave with pulvinated frieze and moulded pediment on console brackets. End stacks. The house is flanked by short walls with gateways having plain stone surrounds with semi-circular heads, projecting keystones and impost. Set back behind the left-hand gateway is a wing having a tripartite window with square mullions on each floor. The 1st floor window retains glazing bars. At the rear is a single-storey canted bay window, with its central sash having a semi-circular head and all retaining glazing bars and old glass. Interior altered."

- 4.2 A further list entry is also present and relates to the boundary walls, gate piers and gates to the south of the building and were separately listed as Grade II on the 16th November 1954 under the Planning (Listed Buildings and Conservation Areas) Act 1990 (list entry number 1362271). The list entry is as follows:

"Rubble wall, C18th, with moulded sandstone coping, containing 2 sandstone ashlar gatepiers of square section with moulded cornices, pineapple finials and wrought iron gates."

5.0 HISTORICAL CONTEXT

- 5.1 From an analysis of the plan form and a visual inspection of the building fabric there is evidence that Newton Hall was constructed before 1765 and was then adapted and altered over time to form the building that is currently in existence today. However no documentary evidence can be found to corroborate this. In the July 2010 edition of "Lancashire Life Magazine", it was stated that the building was built in 1703; however, this date could not be verified through documentary and archival research. This is further reinforced by an excerpt "Halls & Manor Houses of North-East Lancashire" By Neil Webster (2003) and reads as follows;

"Newton Hall as it stands today was built by Edward Parker around 1705. Some reference books have this date as 1760 but when I discussed this with one of the current owners, Mrs Janet Weisters, she assured me that her house deeds quoted a much earlier date. The Parkers of Newton were related to the Parkers of Browsholme and to the Singletons who lived at Newton Old Hall, both families being big local land

owners by the 16th century. By the 19th century Newton hall had become one of three inns in the village and it was called the Parkers Arms."

The first depiction of what is now Newton Hall can be found on a map from 1765 identifying the lands owned by Edward Parker Esq. It is highly likely that the Parker family may have owned the building at the time of the maps' production.

On the death of Edward Parker in 1773, the estate passed to his wife Elizabeth Parker. Upon her death in 1795, the estate passed to their daughter and only heiress, Betty Parker and her husband Thomas Parker of Alkincoats, magistrate and deputy – lieutenant of Lancashire (married June 1778). The Newton Hall estate was eventually acquired solely by Thomas Parker on the death of Betty in 1808. On the death of Thomas Parker in 1819, the estate passed to their son, Thomas Parker (Capt. In the Royal Horse Guards Blue, magistrate and deputy – lieutenant of Lancashire) , who would also come to purchase Browsholme Hall from his cousin Thomas Lister Parker in 1820. Thomas Parker would eventually die in 1832 without an heir and the estates of Newton Hall and Browsholme Hall would be inherited by his brother Edward Parker Esq. of Browsholme and Newton Hall.

By 1838, Newton Hall was in use as an Inn and was the original Parkers Arms and is not to be confused with the current Arms located opposite Newton Hall to the west. This use was short lived and the building was returned to residential use by circa 1841. However between 1841 and 1901 the building encountered periods of occupancy and vacancy and did not regain full time occupancy again until the middle of the 20th century, a use which is still continuous.

6.0 PROPOSED WORKS

6.1 The proposed works applied for under the certificate of lawfulness consist of the following:

- Re-roof main house re-using existing slate, replace existing timber battens and renewal of lime torching where required. Existing bitumen hessian felt underlay to be replaced like for like.
- Like for like repairs to chimney stacks including leadwork, pots and flaunching.
- Re-point external boundary walls and re-bed stone copings.
- Repair / make good existing rainwater goods including testing falls, re-seating joints, replacing damaged and corroded brackets (like for like) and testing for asbestos containing materials (ACM's).
- Isolated repair of cracked render wall finish to the east gable end.
- Clean and re-lay existing paving to the rear patio.

7.0 JUSTIFICATION OF THE WORKS

7.1 Re-roofing of the main house:

The roof covering to the main house is currently in a poor condition and requires urgent repair in order to prevent the progression of any current defects and issues. The roof covering contains numerous slipped, dislodged and loose slates, along with undulations to the roof covering (please see RICS Building Condition Survey by Michael Holden Chartered Surveyors for full condition of the roof, and is appended). As part of periodic maintenance, it is intended that the existing slate roof covering and battens will be removed, with the slates retained for re-use. New timber battens to match the species and size of the existing. The existing bitumen hessian felt will be replaced like for like and to its current extent only. The existing slates are then to be re-fixed to the roofing battens. Should any new slates be required i.e. through degradation or damage, then new slates will be obtained that match the existing slates in size, geology and dressing. The existing torching is to be repaired with an appropriate lime mortar mix where required. The works consist of a 'like for like' repair and once the works have been completed the appearance, significance and character of the building will remain unaffected, therefore listed building consent is not required for such repairs.

7.2 Repair and partially rebuild existing chimney stacks where required:

The chimney stacks to the main roof of Newton hall are in a poor condition and require urgent repair to prevent further degradation and deterioration of the chimney components. Degradation and deterioration has been noted to the flashings and pointing as well as minor cracking to the masonry stacks as a result (please see RICS Building Condition Survey by Michael Holden Chartered Surveyors for full condition of the chimney stacks, and is appended). It is intended that the lead flashings be renewed to prevent any further water ingress and that the chimney pointing be carefully raked out (likely to be harmful and incompatible cement based mortar) and repointed with a mix of an appropriate traditional and compatible lime based mortar. Isolated components such as pots, flaunching and leadwork may need to be dismantled under the proposed repairs. The special interest of the listed building will remain unharmed and the proposed repairs do not amount to alteration or demolition and listed building consent is not required.

7.3 Repoint external boundary walls and re-bed existing stone copings:

Degradation has occurred to the current wall pointing as well as the loosening and dislodgement of the stone copings. This has led to the requirement for repointing and re-bedding works to be undertaken to the boundary walls and copings. This is to be carried out by carefully raking out the existing mortar, most of which is harmful and incompatible cement mortar and repoint the walls with a traditional and compatible mix of an appropriate lime based mortar. Similarly, the stone copings are to be re-bedded and repointed with a mix of an appropriate lime based mortar. The work is to be carried out as part of periodic maintenance / repair and does not constitute

alteration or demolition and as such will not harm the significance and character of the building and not require listed building consent.

7.4 Repair existing rainwater goods:

Existing rainwater goods are to be made good to prevent any existing uncontrolled discharges of surface water from any affected gutters. The materials are to be tested for asbestos containing materials (ACM's) and the falls and joints are to be tested for leaks and overflowing, with the joints re-seated where necessary. Isolated brackets and components, where beyond repair, will be replaced like for like within this repair proposal.

7.5 Isolated like for like repair of cracking to the render wall finish to the east gable end.

Cracking has occurred at high level to the east gable end of the building and is in poor condition. It is proposed that isolated render repairs be carried out to the affected area by carefully removing the affected area of render and re-render with an appropriate lime based render finish. The existing coursed ashlar pattern finish is to be replicated to match the existing.

7.6 Clean and re- lay existing paving to rear patio:

The current rear patio is uneven and it is proposed that the existing paving stones be lifted, cleaned and re-laid to the current area and extent of the existing patio to provide a level surface. The patio was created as part of works to the property in the 1960's. This work does not constitute alteration or demolition and therefore does not require listed building consent. The patio does not possess any particular architectural or historical significance and as such will not affect the special interest of the building. Once the work is completed the extent and area of the patio will be as existing. Should any new paving stones be required i.e. through damage, they will be new paving stones to match the existing paving in size, geology and dressing / finish.

8.0 SUMMARY

The works which are being applied for under the certificate of lawfulness are required as a result of disrepair and intervention is required in order to prevent or reverse this. The proposed works will have no impact on the character and significance of the building and no alterations or demolition works are being carried out, as a result listed building consent will not be required. Should the proposed works not be undertaken, then the consequence of this will be the further loss of both historic building fabric and the harm and loss of certain heritage values i.e. aesthetic value.