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## NEWTON HALL

NEWTON IN BOWLAND, NR CLITHEROE, LANCASHIRE  
BB7 3DY

### HERITAGE AND PLANNING STATEMENT

Job No.5270  
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SUNDERLAND PEACOCK  
ARCHITECTS  
SURVEYORS

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## 1.0 INTRODUCTION

Sunderland Peacock and Associates Ltd have been commissioned by Mr and Mrs Bentley to prepare this Planning and Heritage Statement as part of applications for planning permission and listed building consent.

The applicants, Mr and Mrs Bentley have proposed the above works which require both planning permission and listed building consent. As well as commissioning Sunderland Peacock and Associates Ltd, the applicants have also commissioned other professionals to provide further specialist advice and these include Jubb and Jubb Ltd, Chartered Surveyors and Historic Environment Advisors who will assist in the assessing the significance of the asset and any potential impact of the proposals. The projects lead designer is Richard Maudsley RIBA of Sunderland Peacock and Associates Ltd.

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist and holds a Master's Degree in Building Conservation and Regeneration and is an affiliate member of the Institute for Historic Building Conservation (IHBC) and is currently working towards full accredited membership.

This document has been peer reviewed by the Employer's Agent, Lynda Jubb IHBC FRICS of Jubb and Jubb Ltd, who is a RICS Certified (Accredited) Historic Building Professional and qualified expert witness.

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.

This application relates to the following works:

Extend and re-roof garage, replace asbestos roof to garden store with slate, demolish existing summer house and shed, form pavilion to tennis court, insert three roof lights to the rear pitch, rebuild chimney stacks with lead trays, reinstate part of the boundary wall. Internal alterations and conversion of second floor roof void. General repairs as specified in application no. 3/2017/0045.

## 2.0 LOCATION

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.

## 3.0 HER CONSULTATION

The Historic Environment Record (HER) for Lancashire is currently held at Lancashire County Council. In accordance with requirements of paragraph 128 of the National Planning Policy Framework (2012) an enquiry was made on the 9th September 2016 to the Lancashire Archaeological Advisory Service (LAAS) in order to determine if there was an entry within the Historic Environment Record for Newton Hall. We were notified that an entry was present which only contains the list description of building which is reproduced below.



Newton Hall



Map showing location of Newton Hall Site

Newton Hall was designated as a Grade II\* listed building on the 16th November 1954 (list entry number 1072246) and pre-dates listing under the current Planning (Listed Buildings and Conservation Areas) Act 1990. 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."*

A further list entry is also present and relates to the wall, gate piers and gates to the south of the building and were separately listed Grade II on the 16th November 1954 which also pre-dates the listing under the current 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."*

Newton Hall is also located within the defined boundaries of the Newton Village Conservation Area which itself is a designated heritage asset. It was formally designated 15th July 1974 under the Planning (Listed Buildings and Conservation Areas) Act 1990 and its special interest is derived from the following, as described within the Newton Conservation Area Appraisal, 2005.

- Its location within the Forest of Bowland Area of Outstanding Natural Beauty, surrounded by small stone-walled fields and woodland;
- Standing on a terrace above the River Hodder, whose bankside meadows form an attractive boundary to the conservation area;
- The inclusion within the conservation area of large areas of woodland, pasture and hay meadow around the periphery of the village and of wide verges, greens, orchards and large gardens within the village;
- The architectural and historical interest of the conservation area's buildings, of which a third (17 out of 54) are listed;
- The attractive grouping of buildings within the conservation area, including the southern entrance to the village, with the Parkers Arms pub and Newton Hall set on opposite sides of the road to create a formal entrance to the village, fronted by a small triangular green and large veteran sycamore tree;
- The historic appearance of the village, in which most of the buildings are at least 150 years old;
- The homogeneity of local stone used for most of the buildings and boundary walls;

- The existence of wells and springs within the village, with stone troughs and wellheads;
- The association of some of the buildings with religious dissent and radical politics, including an early Friends Meeting House and cemetery, and the school attended by John Bright (1811–89), the anti-Corn Law orator and statesman.



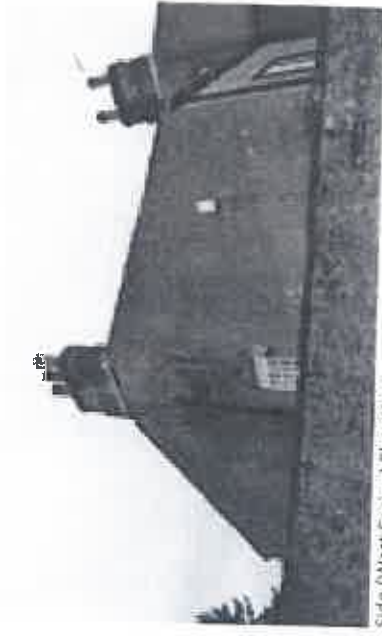
# 5.0 PHOTOGRAPHS



Front (South Facing) Elevation



Side (West Facing) Elevation



Side (West Facing) Elevation



Side (West Facing) Elevation- Boundary Wall



Side (West Facing) Elevation- Boundary Wall & Garage



Side (West Facing) Elevation- Parking Area in Front of Garage



View South From The West Of Newton Hall



View North From The South



View North From The West Of Newton Hall

## 5.0 PHOTOGRAPHS



Side (West Facing) Elevation Of The Garage



Rear (North Facing) Elevation Of The West Wing



Side (West Facing) Elevation Of The West Wing



Side (West Facing) Elevation Of The West Wing



Side (West Facing) Elevation Of The West Wing



Rear (North Facing) Elevation



Rear (North Facing) Elevation Showing Rear Extensions



View East Along The Rear Of The Building



Rear Basement Window



# 5.0 PHOTOGRAPHS



Rear Basement Stairwell Window



Boundary Wall To The East



Side (East Facing) Elevation



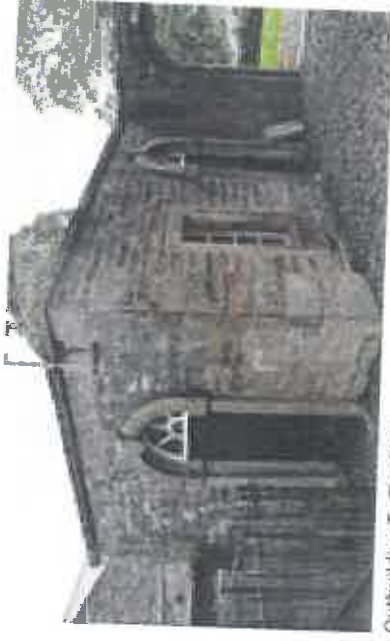
View West Along The Rear



Interior View Of The Outbuilding



Asbestos Sheet Roof To The Outbuilding



Outbuilding To The East



Grounds To The Rear



Grounds To The Rear



Grounds To The Rear

## 5.0 PHOTOGRAPHS



Ground Floor- Kitchen



Ground Floor- Kitchen



Ground Floor- Kitchen



Ground Floor- Kitchen



Ground Floor- Kitchen Window



Internal Kitchen Door



Internal Kitchen Door



Ground Floor- Rear Reception Room To The West



Ground Floor Middle Entrance Hall / Sitting Room



## 5.0 PHOTOGRAPHS



Ground Floor Middle Entrance Hall / Sitting Room



Ground Floor- East Reception Room



Ground Floor- East Reception Room



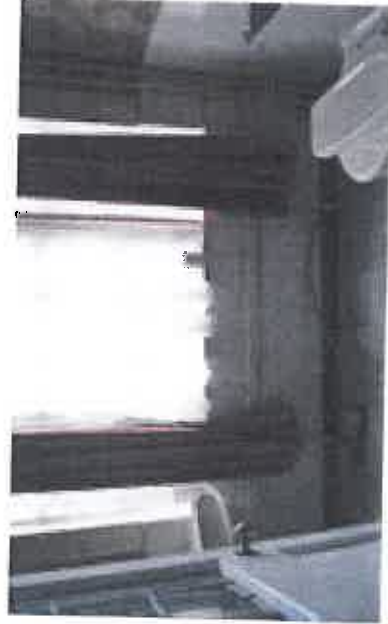
Ground Floor- East Reception Room Fireplace



Ground Floor- East Reception Room Ceiling



Ground Floor- Rear WC



Ground Floor- Rear WC



Ground Floor- Rear WC



Ground Floor- Rear WC

## 5.0 PHOTOGRAPHS



Ground Floor - West Reception Room



Ground Floor - West Reception Room



Ground Floor - Coal Store



Ground Floor - Coal Store



Ground Floor - Coal Store Roof



Ground Floor - Coal Store



Ground Floor - Oil Tank



Central Staircase



First Floor - Landing



First Floor - North East Bedroom

## 5.0 PHOTOGRAPHS



First Floor - North East Bedroom Fireplace



First Floor - South East Bedroom



First Floor - North West Bedroom



First Floor - Rear Bathroom



First Floor - Rear Bathroom



First Floor - South (Central) Bedroom



First Floor - South (Central) Bedroom



First Floor - South (Central) Bedroom



## 5.0 PHOTOGRAPHS



First Floor - South (Central) Bedroom



First Floor - South West Bedroom



First Floor - South West Bedroom



First Floor Staircase



First Floor Staircase



First Floor Staircase



Converted Central roof Void



Converted Central roof Void



Converted West Roof Void

## 5.0 PHOTOGRAPHS



East Roof Void



East Roof Void



East Roof Void



East Roof Void



East Roof Void



East Roof Void



East Roof Void



East Roof Void



## 5.0 PHOTOGRAPHS



East Roof Void



East Roof Void



East Roof Void



East Roof Void



East Roof Void



East Roof Void



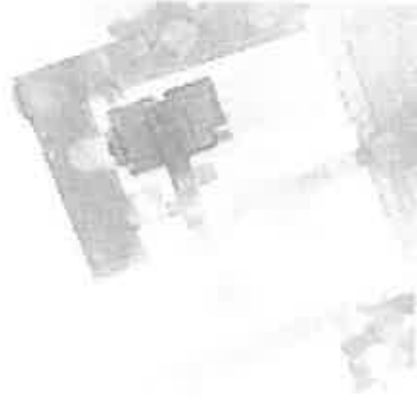
East Roof Void



East Roof Void



## 6.0 BUILDING SCAN IMAGES



Basement Level



First Floor Level



Second Floor Level



Ground Floor Level

## 6.0 BUILDING SCAN IMAGES



Front South Facing Elevation



Partial Rear North Facing Elevation



Partial Rear North Facing Elevation



Side West Facing Elevation



Side East Facing Elevation

## 7.0 PLANNING POLICY

### Statutory Legislation - Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the act describes the duties of the Local Planning Authority with regards to the determining of planning applications affecting listed buildings, in that they are "...to have special regard for the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses."

Section 72 of the act relates to conservation areas and that "...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

### National Planning Policy Framework (NPPF)

The national planning policy for England is laid out within the National Planning Policy Framework (NPPF) which was issued on the 21st March 2012. The relevant policies, which have also been taken into account, consist of the following paragraphs.

Paragraph 17 describes that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Chapter 7 of the NPPF is concerned with the 'good design' and paragraph 63 states "In determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally in the area."

Chapter 12 of the NPPF is concerned with the conserving and enhancing of the historic environment. Paragraph 128 describes the duties of the Local Planning Authority in respect of requiring applicants to adequately describe the significance of any heritage assets (including any contribution made by their setting) which is affected by the proposed development. The National Planning Practice Guidance provides support for this (Ref: ID:18a).

Paragraph 65 of the NPPF relates to setting in that planning permission should not be refused for proposals which promote sustainability because of concerns regarding the proposals incompatibility with an existing townscape. However this does not apply to designated heritage assets where proposals would cause harm to the asset and / or its setting that is not outweighed by social, economic and environmental benefits.

Paragraph 129 describes the duty of the Local Planning Authority in that they should identify and assess the particular significance of any heritage asset affected by development (including its setting). They are to take this information into account when considering the impact of a proposed development in order to avoid or minimise potential harm.

Paragraph 131 describes further duties of the Local Planning Authority when determining planning applications affecting heritage assets, in that they are to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to a viable use consistent with their conservation.
- The positive contribution that the conservation of heritage assets can make to sustainable communities, including their economic vitality.

- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 describes that the Local Planning Authority should give great weight to a heritage assets' conservation when considering the impact of a proposed development.

Paragraph 134 provides policy for development proposals that are likely to cause less than substantial harm to a heritage asset. Any harm should be weighed against the public benefits of the proposed development, including the securing of its optimum viable use.

Paragraph 137 of the NPPF relates to the setting of listed buildings and conservation areas in that proposals which enhance and better reveal the significance of these assets as well as preserving elements of a setting which make a positive contribution should be treated as favourable.

### National Planning Practice Guidance (NPPG)

In relation to the National planning policy framework, further online guidance is available from the National Planning Practice Guidance (NPPG) under section 18a "Conserving and Enhancing the Historic Environment". The guidance provides information on decision making that affects heritage assets.

### Historic England Advice Notes

The Historic England document 'The Setting of Heritage Assets: Historic Environment Good Practice Advice In Planning 3' provides advice on matters relating to the setting of heritage assets and the relationship between setting and the significance of heritage assets.

The Historic England document 'Managing Significance In Decision-Taking In The Historic Environment: Historic Environment Good Practice Advice In Planning Note 2' focuses on the information that is usually required as part of planning applications which affect heritage assets that will be used in order to support the application as well as being used to come to an informed decision when determining applications. Local Planning Policy

### Ribble Valley Borough Council Adopted Core Strategy (adopted 2014)

Key Statement EN5 states that "There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits." This is to be achieved by:

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.



- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.

- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy DME2 states that “Development proposals will be refused which significantly harm important landscape or landscape features” This is inclusive of traditional stone walls and any townscape elements such as the scale, form and materials that contribute to the characteristic townscape of the area.

Policy DME4 describes the policies with regards to the protection of conservation areas, listed buildings and any other buildings of significant heritage interest and states;

“Proposals within or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhance the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design, materials and existing buildings, structures, trees and open spaces will be supported.

“In the conservation areas there will be presumption in favour of the conservation and enhancement of the elements that make a positive contribution to the character or appearance of the conservation area”

“Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported”

“Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.”

In respect of alterations and extensions, this local policy varies from national planning policy in that it does not take into account the degree of harm to heritage assets or allow for the weighing up of the proposals against public benefits.

## 8.0 PLANNING HISTORY

A search of the Ribble Valley Borough Council Planning Application was carried out as well as a search at the planning department itself. The following applications relate to the planning history of Newton Hall and consist of;

- Application No: BO.760  
Proposals: Proposed double garage  
Decision: Withdrawn
- Application No: BO.801  
Proposals: Proposed double garage / internal alterations and external works with repairs.  
Decision: Permission Granted (2nd May 1962)
- Application No: 81 - 0816  
Proposals: Permission for new dwelling within the grounds of Newton Hall.  
Decision: Outline Permission Granted (19th November 1981)
- Application No: 84 - 0544  
Proposals: Permission for new dwelling within the grounds of Newton Hall.  
Decision: Refused (21st February 1985) and dismissed at appeal (17th September 1985)
- Application No: 87 - 0098 / 87 - 0099  
Proposals: Alterations to 2no. windows and formation of tennis court.  
Decision: Permission Granted (26th March 1987)
- Application No: 89 - 0109  
Proposals: Proposed window alterations and loft conversion.  
Decision: Permission Granted (7th April 1989)

- Application No: 3/2017/0045  
Application for a Certificate of Lawfulness of Proposed Works to a Listed Building  
Proposals: Proposed repairs  
Decision: Not to grant Certificate of Lawfulness  
Appeal lodged 30/06/2017

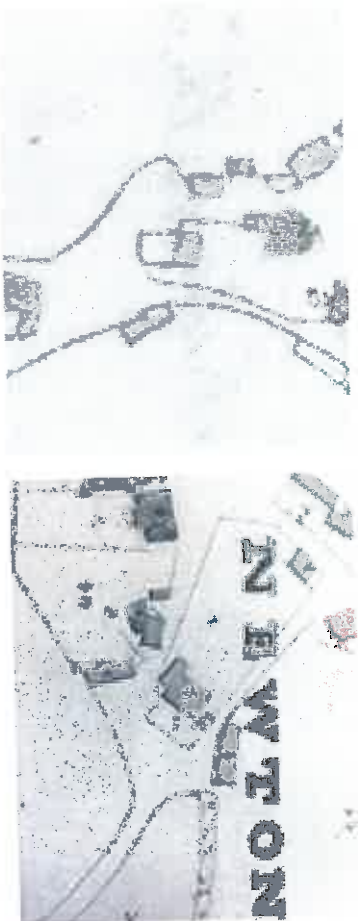
## 9.0 HISTORICAL BACKGROUND AND EVOLUTION

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 (Map A) identifying the lands owned by Edward Parker Esq. The map identifies fields around the village of Newton and the names of their owners. No information is provided as to the owners of the buildings within the village itself. However it is highly likely that the Parker family may have owned the building at the time of the map's production. The map depicts the building as a rectangular hatched area with an enclosed area to the south front of the property and a large garden to the rear and it is likely that the property was in use as a dwelling at this time.

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.



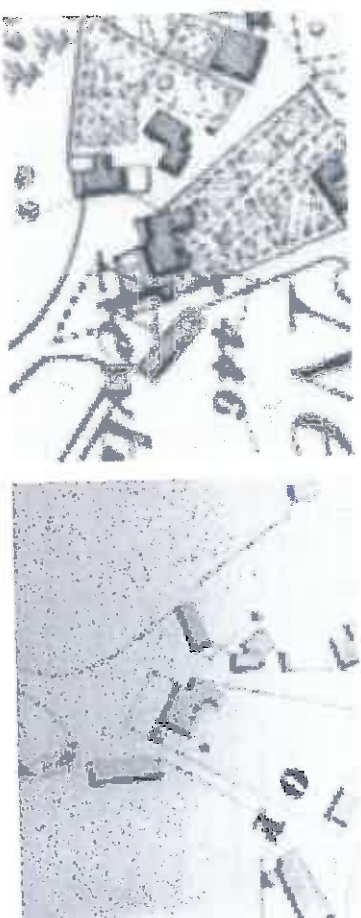
Map A: (left) An extract of a plan of Newton showing the location of what is now Newton Hall taken from "A survey with maps of lands lying in several townships in the counties of York and Lancaster belonging to Edward Parker Esq; by P. R. Lang, 1765. Map B: (right) An extract of the Newton Tithe Map from 1838 showing the location of the Parkers Arms Inn (now Newton Hall) and its associated buildings and grounds.

The tithe map of Newton from 1838 (Map B) describes the building that is now Newton Hall as an Inn and not as a residential dwelling. The accompanying tithe schedule lists the building as being called the 'Parkers Arms' and is the predecessor to the current 'Parkers Arms'. The tithe schedule lists the landowner as being Edward Parker Esq. (brother of Thomas Parker) and the tenant is listed as Thomas Briggs who is likely to be the proprietor / landlord of the inn at this time. Please note that his is not to be confused with the current location of the 'Parkers Arms' which is currently located opposite Newton Hall and was previously a barn / stable building belonging to Newton Hall Estate. The plan form of the Inn is also different when compared to the building shown on the plan of 1765. The building has been enlarged during this 73 year period and has undoubtedly been enlarged to the west and also to the north. The outbuilding to the east has also been clearly identified.

The plan form of the building appears to have changed very little between the tithe map of 1838 and the OS map of 1847 (Map C); however a noticeable change can be seen to the rear (north) elevation of the property. There appears to be 2 obvious annex structures within the 1847 OS map when compared to the 1838 map. It should also be noted that Newton Hall did not appear on the 1841 and 1851 Census returns suggesting that the building was either not occupied at the time of the census collection, or because it was still functioning as the 'Parkers Arms' as opposed to a private dwelling at that time. The laying out of the grounds is formal and the boundary is established in its almost extant form by 1838.

The 1856 plan (Map D) is potentially a more accurate representation of the plan form of the property and a slight change in plan form is noticeable to the rear elevation of the property. Other than this the plan form of the property remains relatively unchanged. The Newton Hall Estate was still under the ownership of Edward Parker Esq at that time and was not yet under the ownership of Miss Susannah Stott who already owned land and properties in and around the village of Newton at the time.

In 1861 the property was still under the ownership of the Parker family and was unoccupied at the time of the 1861 census return. However the house was occupied at the time of the 1871 census by George Dunbar, who was the Curate of Slaidburn, his wife Elizabeth and their servant Eliza Bradley. By the time of the 1881 census return, the property was empty again



Map C: (left) An Extract of the Yorkshire 165 six inch OS map surveyed in 1847 showing the location of Newton Hall. Map D: (right) An extract from the "Plan of lands in the township of Newton and parish of Slaidburn, in the county of York, belonging to Miss Stott, Jan 1856.

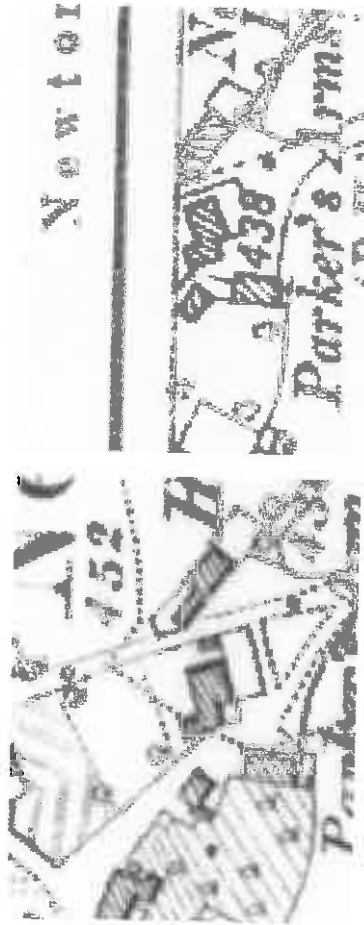
The map of 1886 (Map E) shows little difference again in the plan form of the building, when compared to the 1856 map. The quality of the 1886 map and the depiction of the building also appears to be poorer than the 1856 map and the accuracy of the buildings plan form cannot be relied upon.



Map E: (left) An extract of a map described as "Plan marked B in the affidavit of Robert John Parker (plaintiff), dated, 24th April 1886, showing the location of Newton Hall. Plan F: (right) An extract of a map of the Newton Hall Estate by Matthew Watson, dated 1888, showing the location of Newton Hall.

In 1888, the plan form is considerably different to that shown on any of the previous maps and the estate map of 1888 identifies several separate areas of the building. It shows the largest built up area around the house when compared to the other maps and is likely to consist of agricultural / outbuildings. The accuracy of the depiction of Newton Hall within the map of 1888 cannot be confirmed but does suggest substantial alteration of the property.





Map G: (left) An extract of the Yorkshire CLXV six inch OS map survey in 1892 – 93, showing the location of Newton Hall. Map H: (right) An extract of the Yorkshire CLXVSW six inch OS map, revised 1907, showing the location of Newton Hall.

The map of 1892 shows a simpler plan form of the property and is more in keeping with the plan form shown in earlier maps as opposed to the plan form shown in the map of 1888. This would suggest that if the property had been substantially altered, as shown in the 1888 map, it has since been returned to an earlier state.

In 1897, the Newton Hall Estate, including Newton Hall was sold at auction to Mr Robert Parker of Selby for Colonel Frampton for a sum of £12,000. A description of the property known as Newton Hall is provided within the Auction Brochure;

*"The residence, distinguished as "Newton Hall" situate in the village of Newton, and having the River Hoddler immediately in front, and embracing delightful and extensive views of over a picturesque country, forms a very valuable abode for the occupation of a Gentleman's Family, and contains on the principal floor: Entrance Hall with fire place, Dining, Drawing, and Breakfast Rooms, Servants Hall, Kitchens and Scullery with Seven Bedrooms, Domestic Offices, Couch House, Stables for Horses, and suitable Outbuildings, Barn and Cowhouses, with a large and productive Kitchen Garden enclosed by walls."*

At this time the house was under the occupation of a tenant by the name of Major Parker.

By 1901, the property was again vacant as shown on the 1901 census return. However, by the time of the 1911 census return, Newton Hall was again under occupation, this time by John Blezard along with his wife and two children, who had been in occupation of the house from at least 1903. The house was also occupied by Michael O'Neill at the same time as shown on the 1911 census return.

The property was sold again at auction in 1917 to the King Wilkinson Family of Whiteholme, Slaidburn, by Nowell Stanhope Stott of Chiselhurst, Kent following the death of Miss Susannah Stott.

The estate was yet again for sale by auction on the 13th December 1926 by the vendor, Captain William Parlour. A description of Newton Hall is provided within the auction brochure;

*"An attractive and old fashioned residence known as Newton Hall situate in the Village of Newton, facing South, and enjoying extensive and beautiful views across the valley. The house is approached through a forecourt and contains:- On the Ground Floor – Lounge Hall Measuring about 14ft. 7in. by 15ft with fireplace, Ante-room adjoining with fireplace and fitted telephone, Dining Room measuring about 15ft. by 12ft. with open grate and stone and wood mantel, Drawing Room measuring about 19ft. by 12ft. 10in. having open grate and wood and stone mantel, Servants Hall fitted with anthracite stove, Large Kitchen with range, Scullery fitted with sink, (h. & c.), linen cupboard and W.C. adjoining. Above is a large attic and store room. Outside is a small cobbled yard with Tradesman's Entrance from the village Street, Coal House and Two W.C.s, Gardeners Implement House and Tool House. Small but attractive garden with large Lawn, Ornamental Flower beds and well-stocked Kitchen Garden beyond"*



Map I: An extract from a map of 1927 by Herbert J. Watson

The map of 1927 (Map I) shows a similar plan layout to that of other more recent maps with the possible exception of further small outbuildings to the rear of the west wing of the property.

In 1952, Newton Hall was under the ownership of Sir Francis Edward Worsley Taylor, who was the fourth Baronet of Moreton Hall, Whalley and died in 1958.

By 1962, the property had been purchased by Mr J.A.R. Kay who was the Managing Director of Duttons Brewery in Blackburn. Mr Kay carried out extensive restoration and refurbishment works to the property both internally and externally, as the property was in a "derelict state" at the time of the purchase (please see section 8.0 of this report for planning application details). The brewery would go on to buy the Parkers Arms in 1963.

Around 1985, the property was bought by the Weister Family who eventually put the property up for sale in 2010 / 2011 and has remained on the market ever since until the property was purchased by the applicants, Mr and Mrs Bentley in 2016 for use as a family home (please see Appendix A). The property currently exhibits evidence of various building defects which require attention and are something which Mr and Mrs Bentley wish to address as part of this application (please see Appendices B and C for condition reports by Michael Holden Chartered Surveyors).



NEWTON HALL, 1900-1910. PHOTOGRAPH BY J. B. BOWLAND. COURTESY OF THE BOWLAND FAMILY.

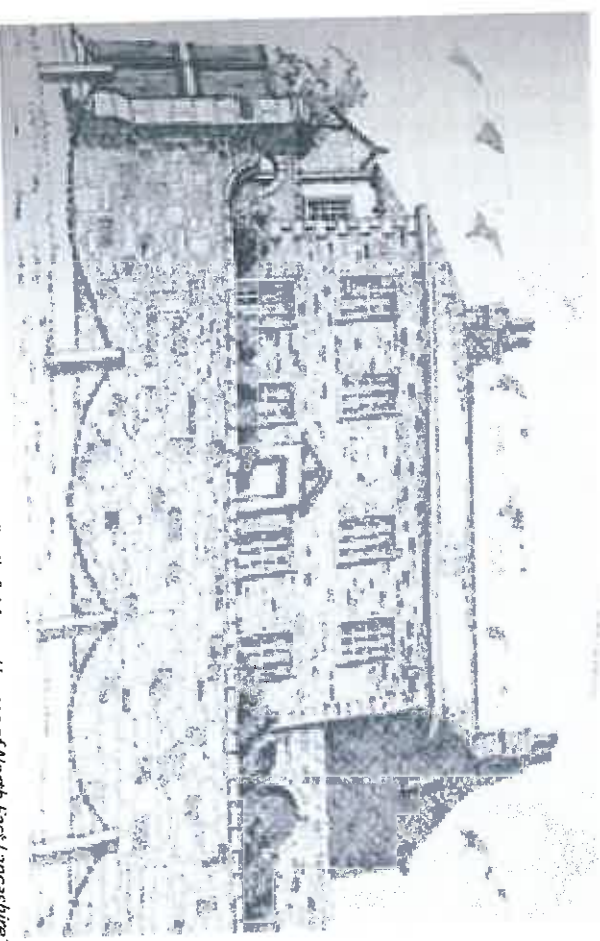
A photograph of Newton Hall taken circa early to mid 20th century.



A photograph of Newton Hall likely taken after 1902.



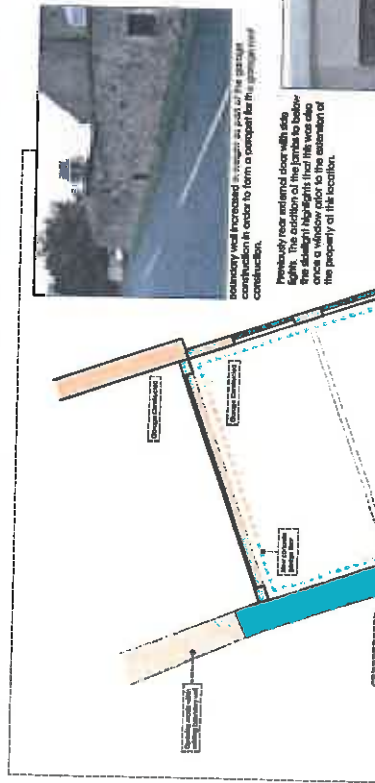
An illustration by A. Wainwright of Newton Hall taken from "Halls & Manor Houses of North East Lancashire" (1981).



An illustration by N. Webster of Newton Hall taken from "Halls & Manor Houses of North East Lancashire" (2003).



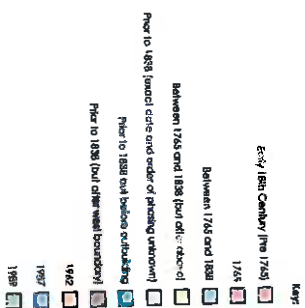
# 9.0 HISTORICAL BACKGROUND AND EVOLUTION CONT



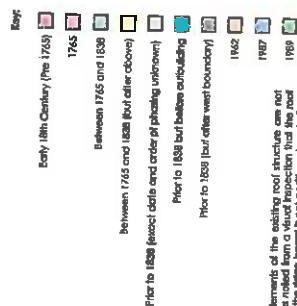


## First Floor Plan

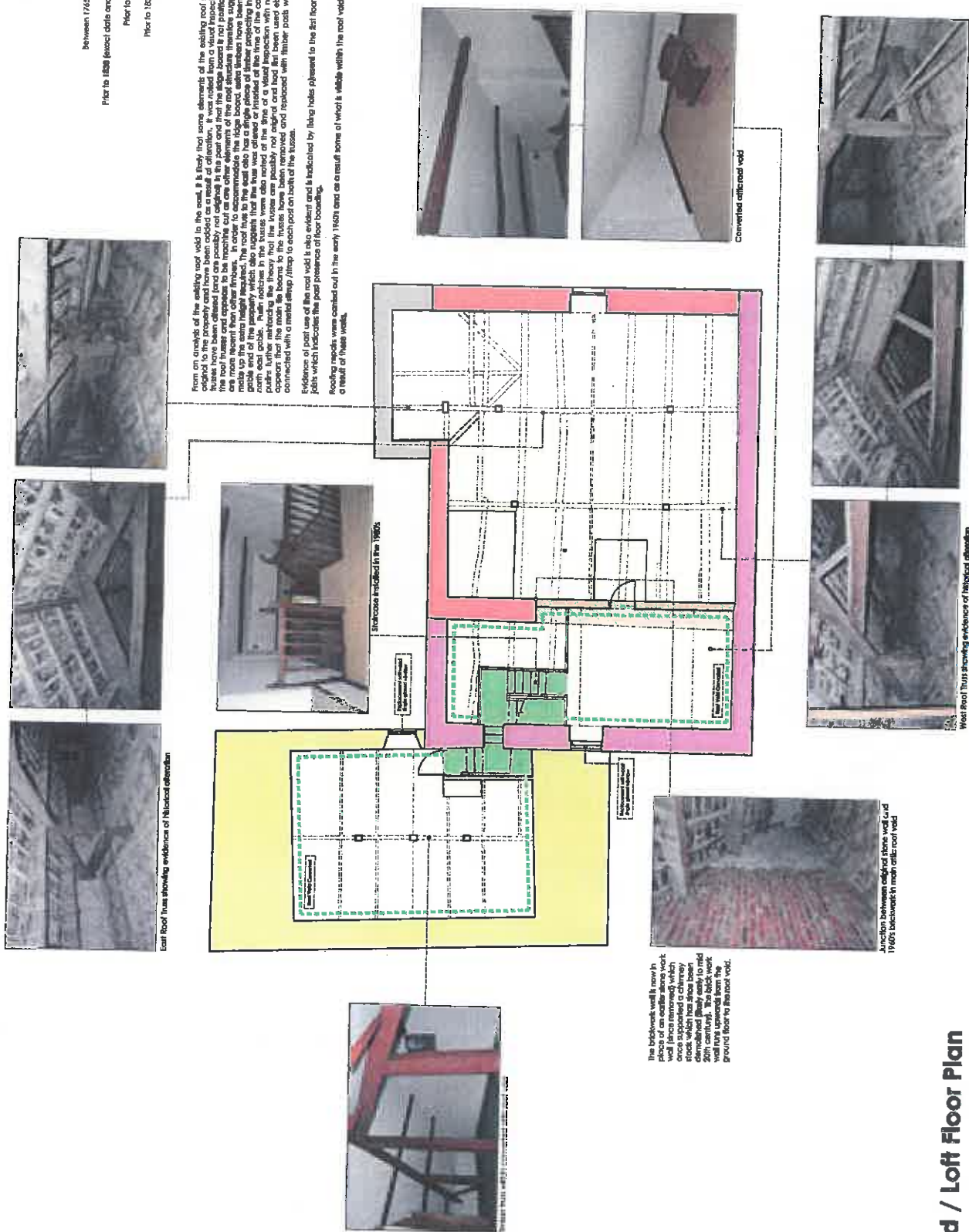
### NEWTON HALL HERITAGE AND PLANNING STATEMENT



## 9.0 HISTORICAL BACKGROUND AND EVOLUTION CONT.

[illegible]

Evidence of past use of the roof void is also evident and is indicated by fishing holes present to the first floor ceiling beams / joists which indicates the past presence of floor boarding.







# 9.0 HISTORICAL BACKGROUND AND EVOLUTION CONT.

- Maps
- Early 18th Century (c.1740)
  - 1745
  - Between 1745 and 1828
  - Prior to 1828 (exact date not certain of phasing unknown)
  - Prior to 1828 but before outbuilding
  - Prior to 1828 (but after west boundary)
  - 1942
  - 1987
  - 1997



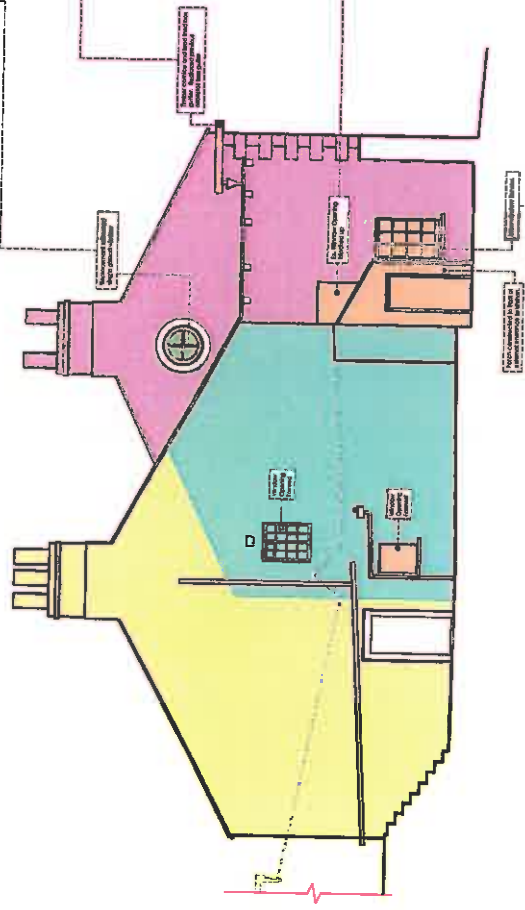
Decorative leaded glass window



Timber cornice installed in the 1940s



Window opening formed in the 1940s



Window opening formed in the 1940s



Side (West) Elevation

Diachrony of stonework indicates that the street to the front and rear of the property were created possibly in order to accommodate a large number of people and horses for use as a carriage house. A further possible reason could be for the foundation of a single space with the roof void.

Area of diachrony to not state indicates area of post chimney stack location.



- Key:
- Early 18th Century (Pre 1745) [Red]
  - 1745 [Orange]
  - Between 1745 and 1838 [Yellow]
  - Between 1745 and 1838 (but after above) [Green]
  - Prior to 1838 (but after above) [Blue]
  - Prior to 1838 (but after above) [Purple]
  - Prior to 1838 (but after above) [Pink]
  - Prior to 1838 (but after above) [Brown]
  - Prior to 1838 (but after above) [Grey]
  - Prior to 1838 (but after above) [Black]



1840's garage addition. The boundary wall to the east has been added in order to create a passage for the garage roof.



North wall two story addition



North wall two story addition



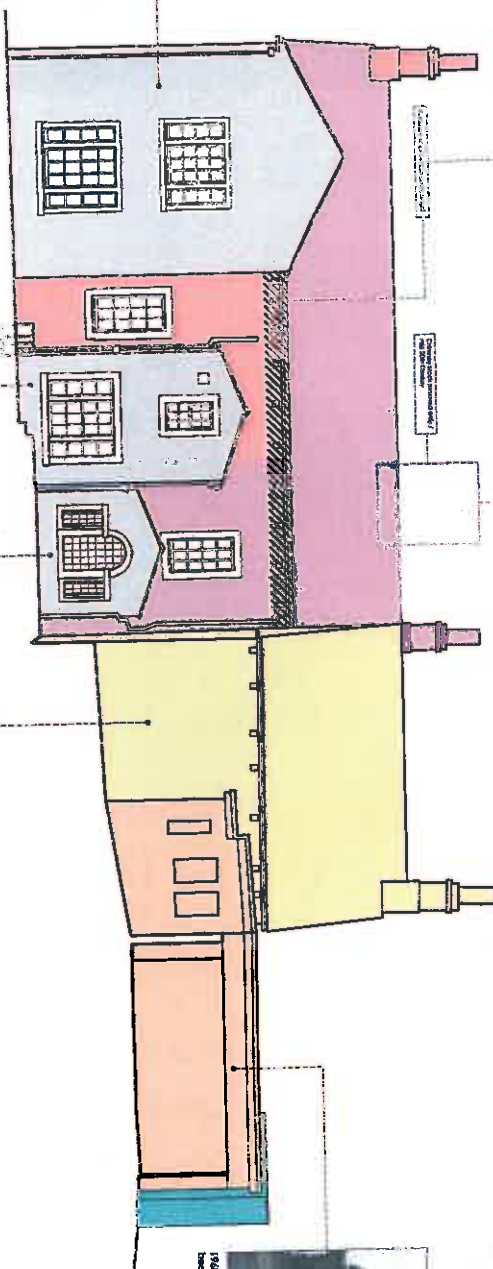
North wall two story addition



West wall two story addition



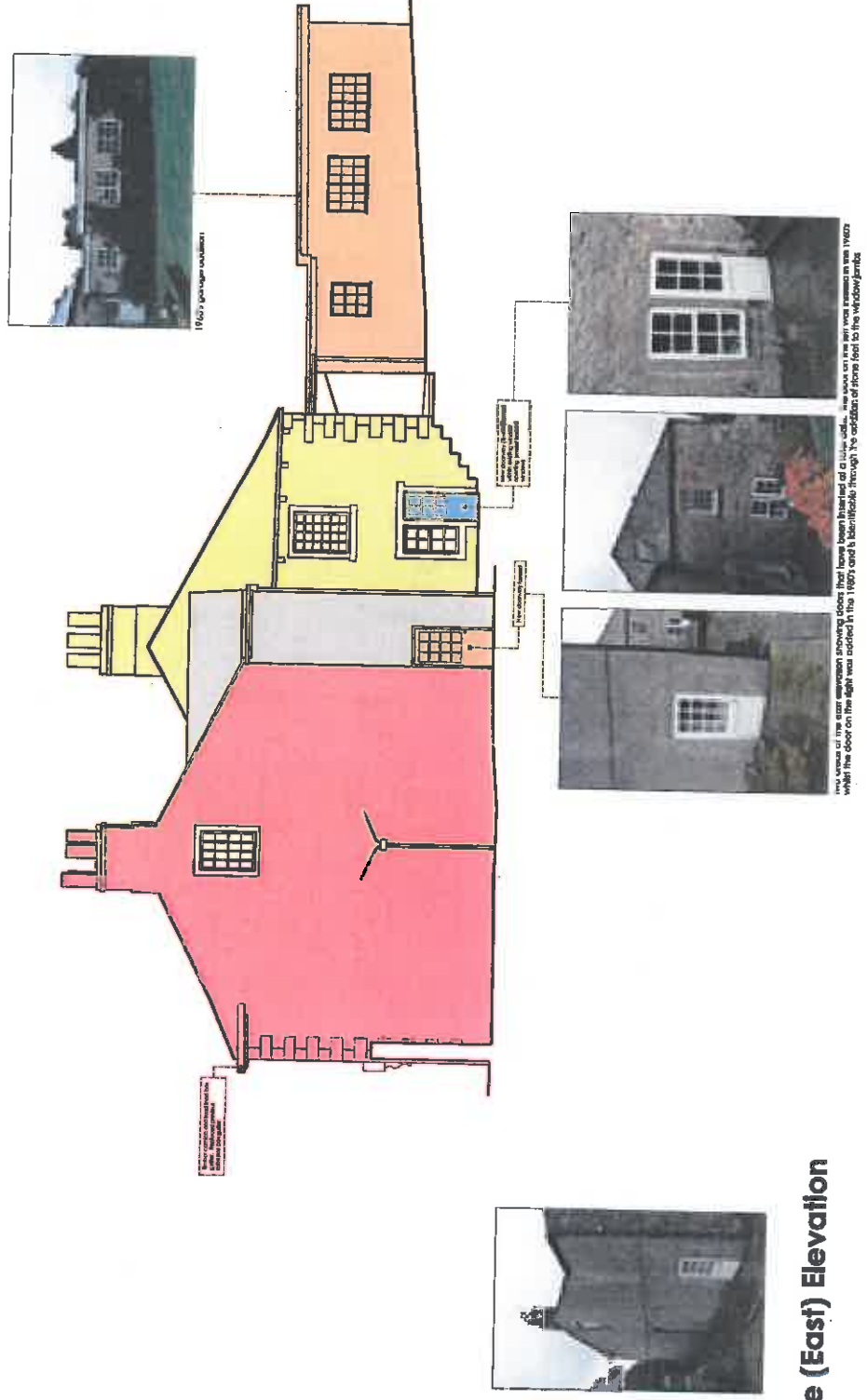
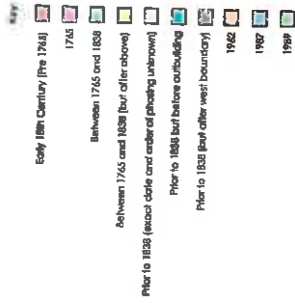
East addition of the eastern section of the building (prior to 1838) variation in stone types.



## Rear (North) Elevation

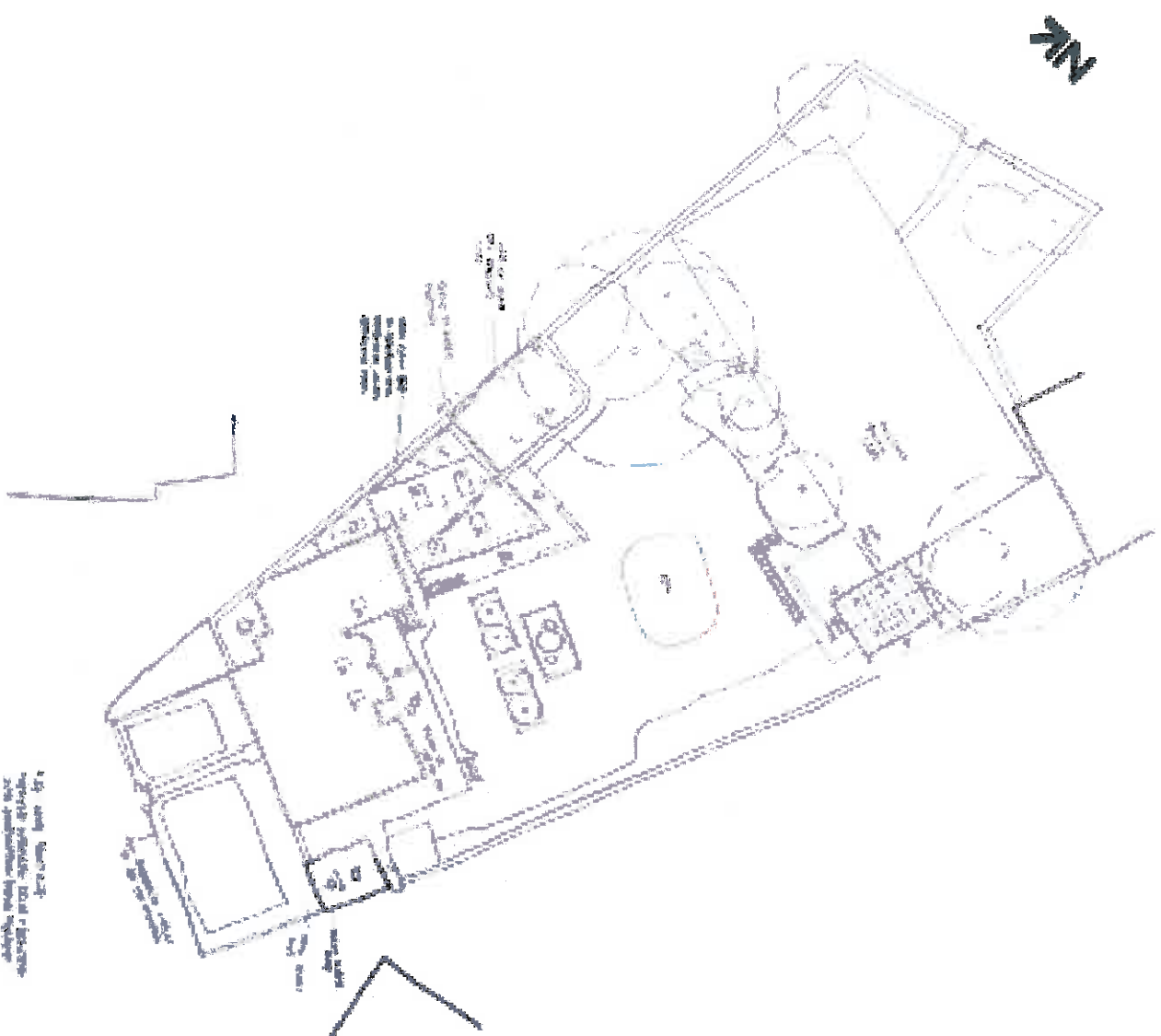
### NEWTON HALL HERITAGE AND PLANNING STATEMENT

## 9.0 HISTORICAL BACKGROUND AND EVOLUTION

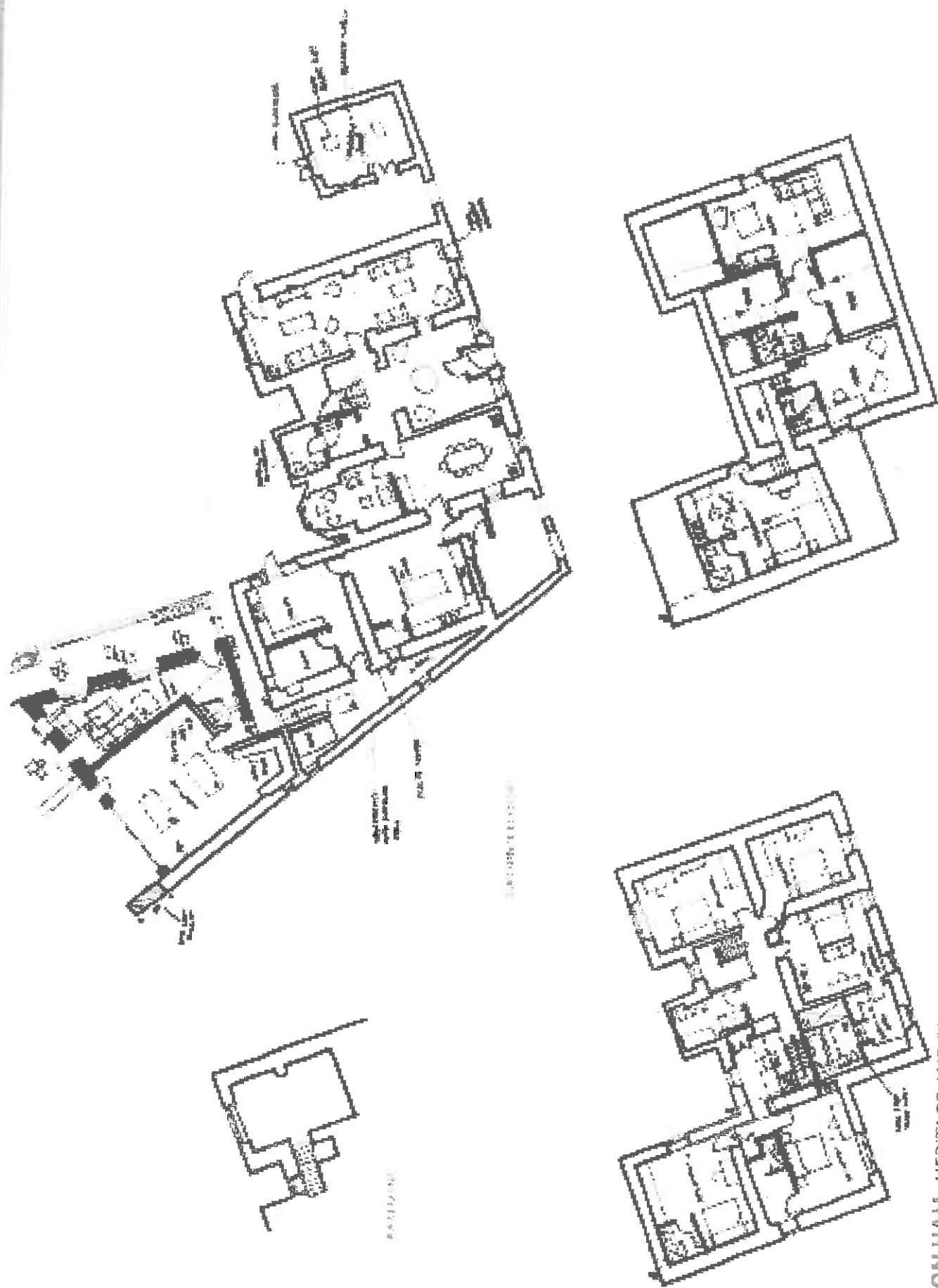


Side (East) Elevation

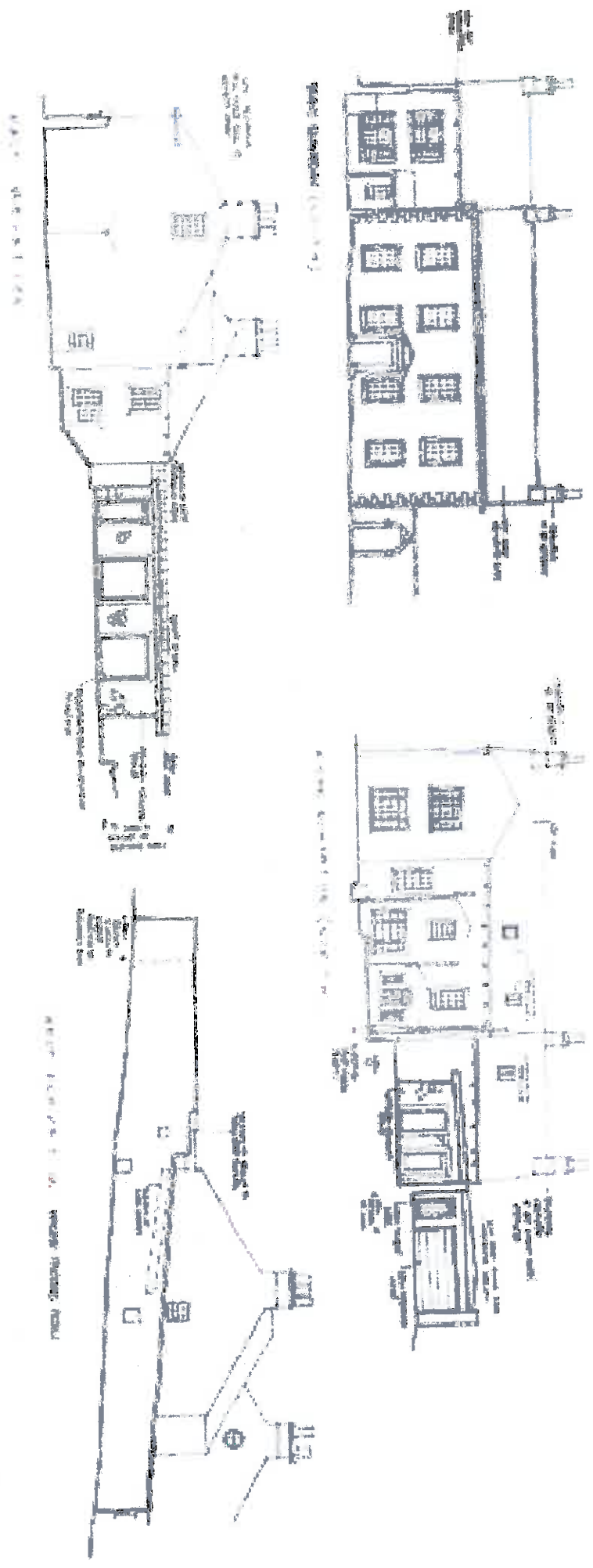




## 10.0 PROPOSED WORKS AND DEVELOPMENT - PROPOSED PLANS

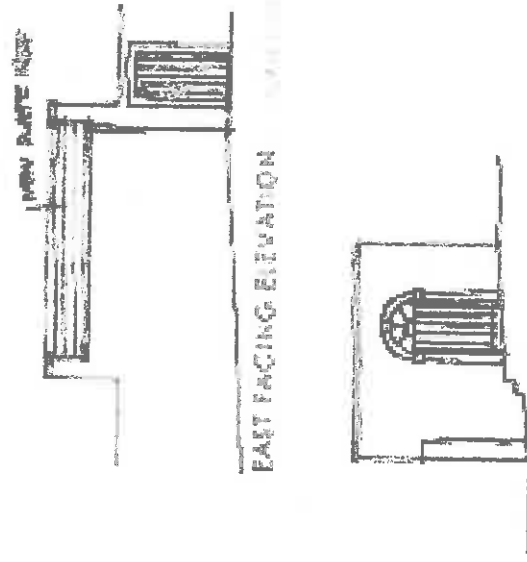


# 10.0 PROPOSED WORKS AND DEVELOPMENT - PROPOSED ELEVATIONS

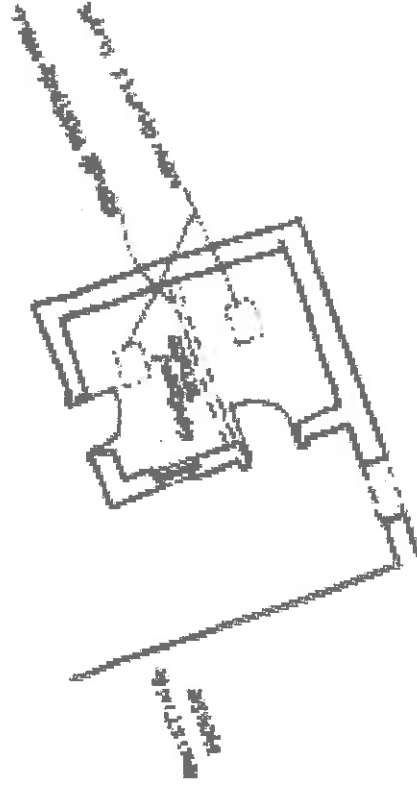




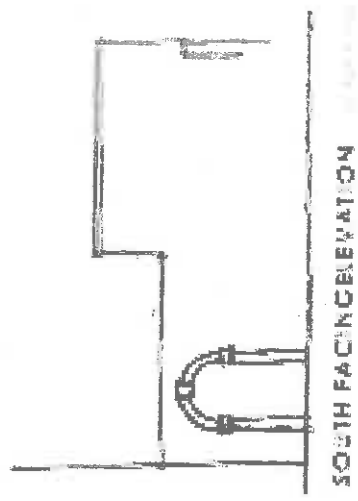
# 10.0 PROPOSED WORKS AND DEVELOPMENT - PROPOSED GARDEN STORE REFURBISHMENT



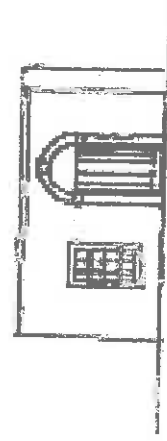
PROPOSED FLOOR PLAN



NORTH FACING ELEVATION



SOUTH FACING ELEVATION



WEST FACING ELEVATION

"NEW STORE CONSTRUCTED WITH DARK SLATE ROOF"

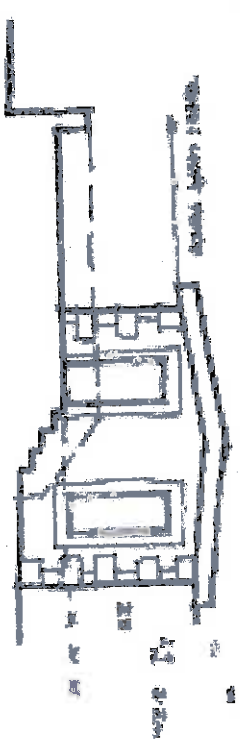
# 10.0 PROPOSED WORKS AND DEVELOPMENT - PROPOSED PAVILLION



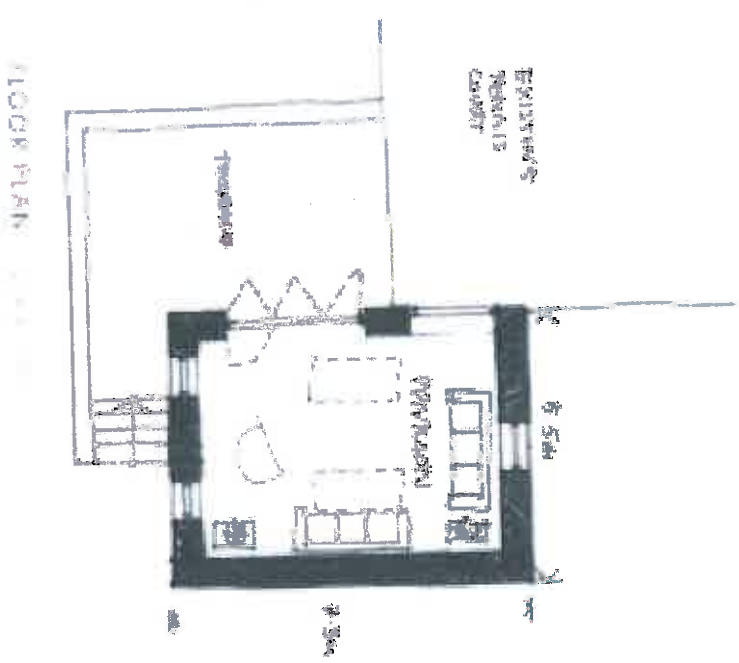
EAST FACING ELEVATION



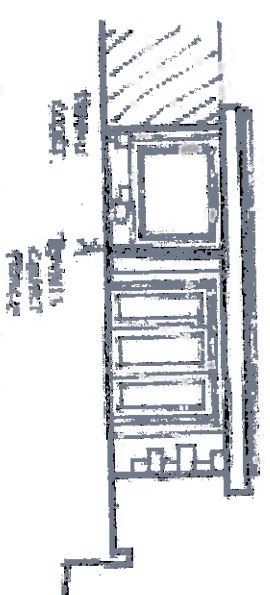
NORTH FACING ELEVATION



SOUTH FACING ELEVATION



FLOOR PLAN



WEST FACING ELEVATION

# 11.0 BUILDING CONSERVATION PHILOSOPHIES AND DESIGN RESPONSE

PROPOSALS	CONSERVATION PHILOSOPHIES					DESIGN RESPONSE
	Minimum Intervention	Like For Like Repair	Use of Traditional Materials	Reversibility	Honesty in Repair	Addressing Weakness and Vulnerability
Extending of west boundary wall to reduce existing opening by 2m.			X			Extending the boundary wall in order to reduce the existing opening to the west would reduce the visual impact of the existing opening and improve the view up and down the road to the west of Newton Hall. The wall will be constructed of stone to match the existing and will be built to replicate the random rubble coursing of the existing boundary wall.
Garage extension with associated re-roofing works.			X		X	The rear garage is to be improved and extended in order to incorporate a new garden room to the east side. The extension is to be constructed using stone with traditional details i.e. stone heads and jambs etc. The roof is to be replaced with a new zinc roof, and in coordination with the extension, will provide a contemporary yet sympathetic addition to the building which will be identifiable as a modern intervention therefore highlighting and enhancing the historic appearance and nature of Newton Hall through a positive contrast. This will also improve the aesthetic qualities of the existing garage structure. The vehicular garage door is to be and aluminium up and over door in grey.
Rake out areas of poor cement and lime pointing to external walls to house and boundary wall and re-point / slobber / render with lime based materials. Re-bed copings to boundary walls and rebuild deformed sections of walling.	X		X		X	The existing areas of harmful and incompatible cement mortar are to be raked out and re-pointed with a suitable lime mortar mix. The existing cement mortar is incompatible with the historic Newton Hall as it does not allow the building fabric to 'breathe' therefore retaining moisture and causing dampness to the walls of the building. A lime mortar will allow for the walls to 'breathe' and help to alleviate areas of dampness by facilitating the evaporation of moisture. This work will only be carried out to areas of poor cement pointing and degraded areas of existing lime pointing.
Installation of french drain.	X		X	X		Installation of french drain to the rear of the property is required in order to drain away surface water from the rear of the property to prevent any penetrating dampness to this area of the building.
Re-roofing works and repairs to main house to suit roof void conversion.	X	X	X		X	The roof to Newton Hall is currently in poor condition and re-roofing works are required. The roof is to be re-roofed with the existing slate covering and any new slates that are required are to be new slates and are to match the existing. With regards to roof timbers, only timbers that are beyond repair are to be removed and replaced with new timbers of a similar species and section size with traditional joints. All sound timbers are to be retained.



# 11.0 BUILDING CONSERVATION PHILOSOPHIES AND DESIGN RESPONSE

Re-roof east outbuilding, with new roof lights to replace glass slips.				X		X	X	The existing roof structure and asbestos roof covering are to be replaced with a new timber roof structure with a natural Welsh slate roof covering. This will allow for the removal of a potentially dangerous and incongruous material from the outbuilding and create a roof which is more sympathetic and traditional in nature through its form and materials. The roof is to be of new natural roof slates to match the existing main areas of roofing.
Demolish 2no. existing summer houses / sheds							X	The existing summer house and shed to the rear of the property are to be demolished as they are of relatively recent construction and are a redundant aspect of the setting of Newton Hall.
New Pavilion.				X				A new summer house is to be constructed to the rear north east corner of the Newton Hall site and is to mimic the appearance of the proposed garden room extension to the garage. The building is to be constructed using traditional materials with the inclusion of traditional and contemporary detailing and can be interpreted as a modern addition to the site. The summer house will be of high quality design and workmanship and is to provide a positive contribution to the setting of Newton Hall whilst not affecting the significance of the building of the character of the Conservation Area.
Rebuild existing chimney stacks with new lead flashings / trays and aprons and reinstatement of chimney pots.			X	X		X	X	The existing chimney stacks to Newton Hall are in poor condition and rebuilding is required in order to prevent further dilapidation. The chimneys are to be carefully dismantled and rebuilt using the existing masonry materials any new stonework required is to match the existing. Traditional materials are to be used such as lime mortar and lead flashings.
Internal alterations.	X				X		X	Internal re-ordering and alteration is required as part of the works in order to provide for 21st century living and also for maintaining the optimum viable use of the building. Partitions are to be added where required and are a reversible intervention and can be easily removed in future if required. No historic wall fabric is to be removed meaning that the present internal historic plan form will still be interpretable and the significance of the building will remain unharmed. Partitions will be identifiable as modern interventions.
Internal alterations, works and door repairs to the east outbuilding.	X	X	X		X		X	The internal condition of the east outbuilding is poor. The internal timber partition is to be removed to allow for a practical and usable space. The outbuilding is also suffering from dampness, and in order to remedy this, the existing concrete floor slab is to be broken out and replaced with a new limecrete slab. The existing walls are also to be raked out to remove any areas of cement mortar and re-pointed with a suitable lime based mortar. All of which is to be carried out in order to ensure breathability in order to reduce the potential for dampness.

# 11.0 BUILDING CONSERVATION PHILOSOPHIES AND DESIGN RESPONSE

Removal of existing internal first floor staircase and installation of new staircase.	X									The existing first floor staircase is to be removed due to its poor quality and configuration and is to be replaced by a new and aesthetically and functionally improved staircase. No loss of historic fabric will result from this as the staircase is a relatively modern intervention installed within the last 50 years.
Conversion of east roof void to the main house.	X							X	X	The main roof void to the building is to be converted in order to make the area habitable for use by the applicants and increase the amount of living space within the property. The works will not involve the loss of historic fabric and the existing trusses and purlins are to remain exposed so as not to conceal these important elements of the buildings' construction.
Installation of 3no. flush fitting conservation type roof lights to the rear pitch of the main roof.	X									Flush fitting conservation type roof lights are to be installed in order to provide natural light to the loft spaces within the building. They are to be installed to the rear elevation of the property only so as not to harm the positive visual appearance of the principal front elevation and therefore its aesthetic value and significance. The roof lights are to be of a suitable conservation type in order to reduce their visual impact.
Repair / make good existing rainwater goods throughout.	X	X							X	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 over-flowing, with the joints re-sealed where necessary. Isolated brackets and components, where beyond repair, will be replaced like for like.
Isolated like for like repair of cracking to the render wall finish to the east gable end.	X	X					X	X	X	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.

## 12.0 ASSESSMENT OF HERITAGE VALUES AND SIGNIFICANCE

An assessment of the heritage values associated with the property will be carried out in order to determine its potential significance. It will assess if any of these heritage values and therefore the buildings' significance could be affected by the works that are proposed as part of this application for listed buildings consent.

### EVIDENTIAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that *"Evidential value derives from the potential of a place to yield evidence about past human activity"*

The evidential value of a building refers to its existing physical remains and what information it can provide about the past; this also applies to other further physical evidence and remains in an around a site. Newton Hall provides evidence of the past residential use of the site and continuous evidence of its evolution as it has been altered throughout the past in order to meet the needs and requirements of its occupants and also as a result of a change in its social standing within the village. Its use as an inn is also likely to have resulted in further alterations to the building in order to accommodate guests and visitors who will have been travelling between Clitheroe and Slaidburn.

The exterior elevations of the building as well as its plan form also yield information about the buildings past. However very little survives from its time used as an inn. A stone window head to the east elevation of the west wing of the property is inscribed "guest room" and could be from the time the building was in use as an inn.

Its significance relates to its use as a residential dwelling and to the historic alterations that accommodated its change of use and its future re-use as a dwelling. However this is detracted some what by past alterations made in the 1960's and 1980's which included the removal of areas of historic fabric and changes to the plan form throughout the property.

There is a possibility that below ground archaeological evidence and deposits may be present to the Newton Hall site. At present this cannot be confirmed and it is recommended that an archaeological watching brief be carried where necessary as part of the works. Any below ground archaeology would increase the evidential value of the building and site by providing evidence of potential past structures and how the current building has evolved throughout the past.

### HISTORICAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present"*

The historic value of Newton Hall is primarily derived from its age, its evolution through time and its associations with past people and events. In terms of the building's age, the oldest parts of the building date from the early 18th century and should be considered as the most significant. Further alterations carried out throughout the 19th century are still historical in nature and therefore significant but at a lower level of significance. The alterations carried out in the 1960's and 1980's are of no historic value and can be assigned with no level of significance. In some cases, these particular alterations should be seen as harmful, i.e. the removal of part of the garden wall to provide vehicular access to the garage.

The historic value of Newton Hall is also partly associative through its connections with past people and events. Its most significant connection is with the Parker Family of Browsholme Hall who were a prominent landowners and part of the landed gentry with a high social status within the local area. Associative historical value is not well represented by physical remains and the proposed works are unlikely to harm it.

### COMMUNAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that *"Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"*

At present the communal value of the property is low as the property is currently in use as a private dwelling. It is likely that the building would have had a high communal value when it was formerly used as an inn during the early 19th century as it would have had a great social meaning to the local inhabitants of Newton and acted as a place of gathering. However, this use would be short-lived and its communal value would have been diminished through conversion back to residential use. The building could be said to possess some communal value as a result of communal enjoyment by the residents and visitors as part of the local townscape.

### AESTHETIC VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place"*

No potential architect or designer for Newton Hall could be found as a result of desk based assessment. As the building possesses aspects of vernacular construction, it is likely that the building was designed and constructed by local skilled tradesmen using locally sourced materials and local trades and skilled workers.

Interventions in the 18th century saw the building be transformed from a more modest dwelling to a manor house. The house, particularly its front elevation was substantially altered to reflect its new plan form as well as the emerging architectural trends of the time. This also would have indicated a change in social status for the building. All of this adds to the special interest of the building.

The front elevation is the principal elevation of the building and therefore its most significant and is acknowledged within the conservation area appraisal. The composition of the front elevation is Georgian and is typically symmetrical in nature with a 4 bay layout with central entrance door and is as a result of an attempt to make the building appear more 'polite' in its appearance. This principal elevations provides an attractive composition to the entrance to the village as the entry road is flanked by Newton Hall to the East and the Parkers Arms to the West.

Newton Hall also possesses artistic value due to its attractive frontage and as a result has been the object of sketches and illustrations with the principal front elevation being the main focus of the artwork including an illustration most notably by well known fell walker, Alfred Wainwright.

However there are some factors which detract from the overall aesthetic value of Newton Hall, namely the garage to the rear of the property and this is described as a weakness within the conservation area management plan, something which the proposed works could seek to address. Internally, original features of merit relating to its past uses appear to have been removed as a result of past alterations, and this lack of special interest internally does detract from this value and therefore its overall significance. The proposed works will not affect this value and primarily the front elevation of the property in terms of its appearance as the majority of the works only affect areas were aesthetic value is low.



## 13.0 HERITAGE IMPACTS AND MITIGATION

PROPOSAL	IMPACT SCALE			IMPACT OUTCOME			MITIGATION
	LOW	MEDIUM	HIGH	NEGATIVE	NEUTRAL	POSITIVE	
Extending of west boundary wall to reduce existing opening by 2m.	X					X	Sample of stone walling and mortar specification to be approved by Local Planning Authority. Work to be carried out carefully and under supervision to prevent harm to historic fabric.
Garage extension with associated re-roofing works.			X			X	Material samples and specifications to be submitted to Local Planning Authority. Details to be agreed with Local Planning Authority to ensure control.
Rake out areas of poor cement and lime pointing to external walls to house and boundary wall and re-point / slobber / render with lime based materials. Re-bed copings to boundary walls and rebuild deformed sections of walling.	X					X	Submission of re-pointing method statement and lime mortar specification to Local Planning Authority.
Installation of french drain.	X				X		Submission of further details to the Local Planning Authority i.e. drawing showing proposed drainage runs. Details to be agreed with Local Planning Authority. Archaeological watching brief / supervision if deemed necessary based on likelihood of below ground archaeological deposits.
Re-roofing works and repairs to main house to suit roof void conversion.	X				X		Use of slates - any replacement slates are to be exactly match the existing in size, geology, dressing, fixing and colouring.
Re-roof east outbuilding with new roof lights to replace existing glass slips.	X					X	Replacement of existing asbestos roof covering with new slate roof covering to match house. New roof structure to suit. Details and samples to be submitted to Local Planning Authority.
Demolish 2no. existing summer houses.	X						Work to be carried out carefully and under supervision. Presents no harm to the historic fabric of the building.
New Pavillion.	X				X		Details of materials / details and specifications to be submitted to Local Planning Authority.
Rebuild existing chimney stacks with new lead flashings / trays and aprons and reinstatement of chimney pots.		X			X		Method statements / material specifications i.e. mortar. Existing stone to be re-used.
Internal alterations.	X				X		Allow for historic building recording of existing plan form layout. Work to be carried out carefully and under supervision to prevent harm to historic fabric.
Internal alterations and works to the east outbuilding.		X				X	Details and samples submitted to Local Planning Authority. Work to be carried out carefully and under supervision to prevent harm to historic fabric.
Removal of existing internal first floor staircase and installation of new staircase up to the second floor.	X				X		Work to be carried out carefully and under supervision to prevent harm to historic fabric.
Conversion of east roof void to the main house		X				X	Allow for historic building recording of roof void. Submit details to Local Planning Authority. Work to be carried out carefully and under supervision to prevent harm to historic fabric.
Installation of 3no. flush fitting conservation roof lights to the rear pitch of the main roof.	X					X	Details and specifications to be submitted to Local Planning Authority.
Repair / make good existing rainwater goods throughout. Replace asbestos components and modern replacements with cast iron.	X					X	Details and specifications to be submitted to Local Planning Authority.
Isolated like for like repair of cracking to the render wall finish to the east gable end.	X					X	

## 14.0 PRE - APPLICATION ADVICE

Applications for pre-application advice have been issued to both Historic England and The Georgian Group in order to gain their comments on the proposals and to provide a basis on which any concerns can be addressed and inform the design development of the proposed scheme.

A summary of the comments made by Historic England follows:

- Welcomes the intentions to repair the harm caused as a result of the 1960's intervention.
- Proposals to remodel the existing 20th century rear garage are welcomed as at present the garage does not enhance or sustain the significance of the building. The contemporary approach to which is considered to be acceptable and is welcomed.
- Internal alterations are considered to be acceptable due to their limited nature and the fact that most relate to the alteration of modern fabric.
- Concern was expressed regarding the removal of the existing truss post within the western converted roof void.
- Consideration should be given to the design of the new first floor staircase. *[Item relates to a design proposal raised at this stage to create an additional staircase access to the second floor to be from the main staircase. Following this discussion and further review the new proposal is to remodel the existing modern second floor staircase in the current location.]*
- A window survey is recommended in order to influence the approach taken towards the repair / replacement of the existing windows and to determine the age and presence of historic glazing.
- The proposed pavilion is considered to be sensitively positioned and and of an appropriate scale. Due to this, the proposed pavilion is not considered harmful and is acceptable in principle.
- The current scheme is well considered and responds appropriately to the significance of the building.

A summary of the comments made by The Georgian Group follows:

- Highlights that there are very few issues of concern.
- Expresses no objection to the idea of continuing the main staircase up to the roof void but acknowledges that the proposal should be carefully formulated.
- No objection to the removal of the poorly designed 20th century attic staircase.
- It is recommended that the truss post within the western converted roof space be retained.
- No strong justification for the replacing of the windows to the front elevation. It is recommended that the windows be retained and repaired where possible.
- No issues identified regarding the approach taken to the remodeling of the rear 20th century garage.
- Likely that the front elevation of the building was once rendered and more detailed exploration of the evidence is suggested and the re-rendering of the facade is encouraged by the applicant.

In response to the above comments, the following amendments have been made to the proposals.

- The scheme has been amended to retain the truss post in situ.
- The first floor staircase leading to the second floor will be remodelled in its existing location to provide a staircase with improved functionality and aesthetics. The continuation of the existing main staircase within the building has been omitted and access will be provided from the newly remodelled staircase.
- Consideration has been given to the re-rendering of the front elevation however insufficient evidence can be found to inform this such as photographs, render mix, colouring and pattern.
- All windows are to remain in situ and their repair / replacement have been omitted from the scope of this application.



# NEWTON HALL

NEWTON IN BOWLAND, NR CLITHEROE, LANCASHIRE  
BB7 3DY

## HERITAGE AND PLANNING STATEMENT



**SUNDERLAND PEACOCK** ARCHITECTS  
SURVEYORS

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320170777P



28 September 2016  
Our Ref: LAM150123

Mr M Bentley  
Newton Hall  
Newton-in-Bowland  
Clitheroe  
BB7 3DY

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[savills.com](http://savills.com)

Dear Mr Bentley

**NEWTON HALL, NEWTON-IN-BOWLAND, CLITHEROE, LANCASHIRE, BB7 3DY**

I am delighted to learn we have now completed on Newton Hall and I hope you enjoy the property.

As discussed with you, the property does require some major upgrading to bring it up to modern day standards. I feel your plans for Newton Hall would really enhance the property, in the correct manner.

As you are aware, Newton Hall was on the market with me since April 2015 and with other agents since 2011. Although I think that the house was set at a too higher asking price of £1,350,000 initially, I think Newton Hall could easily exceed this if the upgrading and modernisation work is undertaken to the property, which it desperately needs. My reason for saying this is that after a considerable amount of viewings on the property, potential buyers weren't opposed to the asking price but were very much put off with the amount of work that is required and had it been at the level of condition which I believe you are going to take it to, then I think it would of sold in a short period of time.

I am glad you have become the new owner and custodian of Newton Hall, as I know you will do the property justice and bring it back to its former glory.

If I can be of any assistance in the future, then please do not hesitate to contact me.

Kind regards.

Yours sincerely

Justin Swingler  
Head of Office

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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RICS  
**Home**  
Surveys...

320170776P  
3201707775

RICS  
**Building Survey**...

Property address

Newton Hall  
Newton In Bowland  
CLITHEROE  
Lancs  
BB7 3DY

Client's name

Mr Mark Bentley

Date of inspection

21 July 2016

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- What to do now
- Description of the RICS Building Survey Service
- Typical house diagram

\* Please read the entire report in order.

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## Introduction to the report

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This Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to help you:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Section B gives an outline description of what the inspection covers. A more detailed description is contained in the 'Description of the RICS Building Survey Service' at the end of this report.

Any extra services provided that are not covered by the terms and conditions of this report must be covered by a separate contract.

After reading this report you may have comments or questions. If so, please contact the RICS surveyor who has written this report for you (contact details are given in section L).

If you want to complain about the service provided by the RICS surveyor, the surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

Property address

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## About the inspection

Surveyor's name	Michael Holden		
Surveyor's RICS number	0084831		
Company name	Michael Holden Chartered Surveyors		
Date of the inspection	21 July 2016	Report reference number	Newton Hall
Related party disclosure	We are not aware of any conflicts of interest arising with this instruction, however, the report author lived in Newton in Bowland whilst they were the owners of Lowood.		
Full address and postcode of the property	Newton Hall Newton in Bowland CLITHEROE Lancs BB7 3DY		
Weather conditions when the inspection took place	We inspected the house over two days, the latter being the 21st July 2016 on both occasions the weather was dry and fine, we also inspected the land on the 6th August (we were aware that the paddocks were to be mown) just prior to that date (in order to get a better view of the land).		
The status of the property when the inspection took place	This very large property was occupied and fully furnished with fitted floor coverings and carpets in situ. There were fitted cupboards with backing panels and stored materials present throughout the property.		

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We inspect the inside and outside of the main building and all permanent outbuildings. We also inspect the parts of the electricity, gas/oil, water, heating, drainage and other services that can be seen, but these are not tested other than through their normal operation in everyday use.

To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage, and some parts outside. Some elements can be made up of several different parts.

In the element boxes in parts E, F, G and H, we describe the part that has the worst condition rating first and then outline the condition of the other parts. The condition ratings are described as follows.

3	Defects that are serious and/or need to be repaired, replaced or investigated urgently.
2	Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
1	No repair is currently needed. The property must be maintained in the normal way.
NI	Not inspected (see 'important note' below).

**Important note:** We carry out a desk-top study and make oral enquiries for information about matters affecting the property.

We carefully and thoroughly inspect the property using our best endeavours to see as much of it as is physically accessible. Where this is not possible an explanation will be provided.

We visually inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars. Flat roofs no more than 3m above ground level are inspected using a ladder where it is safe to do so.

We inspect the roof structure from inside the roof space if there is safe access. We examine floor surfaces and under-floor spaces so far as there is safe access and permission from the owner. We are not able to assess the condition of the inside of any chimney, boiler or other flues. We do not lift fitted carpets or coverings without the owner's consent. Intermittent faults of services may not be apparent on the day of inspection.

If we are concerned about parts of the property that the inspection cannot cover, the report will tell you about any further investigations that are needed.

Where practicable and agreed we report on the cost of any work for identified repairs and make recommendations on how these repairs should be carried out. Some maintenance and repairs that we suggest may be expensive. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report that we provide is not a warranty.

! Please read the 'Description of the RICS Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

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## C

## Overall assessment and summary of condition ratings

This section provides our overall opinion of the property, highlighting areas of concern, and summarises the condition ratings of different elements of the property (with only the worst rating per element being inputted in the tables). It also provides a summary of repairs (and cost guidance where agreed) and recommendations for further investigations.

To make sure you get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular the 'What to do now' section, and discuss in detail with us.

### Our overall opinion of the property

Newton Hall is a prominent and iconic grade 2\* listed building situated within substantial walled gardens (which are separately grade 2 listed). The main gardens and buildings amount to around 3/4 acre.

There is also a paddock extending to just under 2 acres separate from the property which was overgrown at the time of inspection. We re-inspected this paddock on the 6th August 2016 after it had been mown.

It is understood that a building was in situ circa 1703 but the Hall is understood to have been substantially developed in the mid 1700's by the Parker family and this project enclosed the previous village green within the large garden stone wall (as is seen today). It is understood that the Parker's Arms was the former stable block of the hall.

Detailing from the list states that Newton Hall is a Grade II\* mid-18th century building of squared limestone under Welsh slate, of four bays, with three by four sash windows and grooved/"reeded" door and window architraves (source: listing). The Hall occupies the southernmost tip of Newton and the Parkers Arms pub together with Newton Hall set on opposite sides of the road to create a formal entrance to the village.

Newton Hall's wall, gate piers and gates are listed Grade II in their own right, separately from the Hall, these are 18th century, sandstone/ limestone rubble with moulded copings, square section gate piers of sandstone ashlar topped by pineapple finials (unfortunately these have been stolen), with ornate wrought iron gates (a similar wrought-iron gate is to be found leading from the street into the walled garden on the eastern side of the property, opposite Hodder Bank).

Newton Hall, was largely re-built by Paley and Austin who were celebrated Victorian architects (1868 - 1886) responsible for many of the classic buildings in the North West including Holker Hall, Leighton Hall and Lancaster Grammar School. Newton by Bowland also has its fair share of historic buildings of which a third (17 out of 54) are listed

Newton Hall was allegedly described by Lord Waddington (former MP for Nelson and Colne, the office of Chief Whip, Home Secretary and Leader of the House of Lords and in 1992 the Governor of Bermuda) as the "pearl of the Ribble Valley". It is described in the conservation area review (2005) as one of the two "polite" houses of the village, Sallisbury Hall Farm being the other.

#### OVERALL VIEW

Philosophically speaking, you should regard your ownership as being a "custodian for future

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## Overall assessment and summary of condition ratings (continued)

generations". Newton Hall has the potential to provide a superb iconic family home.

Whilst this property has been generally well maintained by the present owner it is now in need of a significant programme of upgrading, repairs and ongoing maintenance, the costs of which should not be underestimated (as we advised verbally prior to this report being produced - "a large bag of money to purchase and a large bag of money to repair/ maintain").

Repairs should be classified into urgent, medium and long term and this building survey provides a "traffic light system" which we hope you will find helpful.

### ADVICE WILL BE NEEDED - PLANNED REPAIRS AND IMPROVEMENTS

We recommend that you consult with a suitably experienced professional conversant with heritage properties regarding repairs and maintenance for this house and its gardens.

We can supply you with details of suitably experienced professionals and help brief them for you in detail as required or we can help you project manage the works for you if you so desire, this will be subject to additional instructions.

The most pressing issue for this property is the condition of the roof and its environs.

Maintenance costs for this property will also be substantial and these crucially need to be appropriately planned.

Your next step so far as planning for repairs and maintenance should form part of this process and we suggest you liaise with the Society for the Protection of Ancient Buildings (SPAB) as they will have a list of highly experienced conservation trades persons and this will be helpful in your negotiations with the English Heritage/ Listed Building Officer regarding repairs which will undoubtedly require listed building consent. We can assist you with reference to suitable contractors if this is helpful to you as we are members of SPAB.

### MOST PRESSING ITEMS - CONSIDERED URGENT MATTERS / REPAIRS

In terms of immediate urgency we feel that a comprehensive overhaul of the main roof sections (main roofs and outriggers) including restoration of chimney stacks and flue systems, repair and possible replacement of some gutters, leadwork to flashings and valley gutters is required. NB. It is likely that significant repairs (partial or full re building of chimney stacks) will be needed as part of this work together with the removal of rot / other damage to roof timbers (and their probable replacement) and also make provision for potential damage to be discovered in concealed areas which needs to be accounted for. We suggest this work be planned and implemented as soon as possible.

We also feel that repairs will be needed to the gable walls (particularly the upper sections in the vicinity of chimney stacks) as considerable disrepair was evident, particularly to the RHS gable wall. The gables / upper sections of wall have a mixture of render finishes including "slobber" render and what appears to be larger scale sand and cement finishes of considerable age (probably 1950's). There is some cracking (for example on the RHS gable elevation) and areas where the render has started to detaching itself from the underlying wall, these works now need to be incorporated into the roofing repairs programme, scaffolding will be required and should be budgeted for.

NB. You should be prepared for structural repairs such as stitching works (as necessary) as removing the render may reveal further underlying damage not obvious at the time of our inspection.

### CONDITION OF SERVICES - UPGRADING NEEDS TO BE PLANNED

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## Overall assessment and summary of condition ratings (continued)

Services within the property are dated and you should make provision for an appropriate programme of upgrading the costs of which should not be underestimated. Because there are substantial grounds you have an opportunity to investigate sustainable technology such as ground source heat pumps and air source heat pumps but this will be subject to detailed specialist advice. We recently worked for the National Trust on their Mid Lancashire let estate and they would be an interesting contact to pursue with regard to the introduction of sustainable technology as they have been researching this area for some time now.

### STRUCTURAL MOVEMENT - STABLE AT PRESENT BUT WORKS COULD RESULT IN MOVEMENT TAKING PLACE - UNDERLYING DEFECTS RISK

There have been significant structural alterations to this house over its history. This is mentioned in the property listing and is also obvious from a cursory internal inspection.

Newton Hall is a very old property and there has been historic structural movement which has manifested itself in deflections to external walls and floors which are out of trim. This is to be expected with such a property and is not considered to be of any particular concern at present provided that the property is kept maintained and unaltered. There is potential for further movement especially when repairs and maintenance is programmed and this should be planned for in terms of design input from a chartered engineer, we can provide you with contact information if this is helpful.

We feel that overall, there are no particular signs of significant structural movement at the present time but there are risk factors to take into consideration such as accelerating deterioration / water damage etc, the necessity for structural repairs when opening up works are carried out (for example, chimney repairs/ removal of the sand and cement render from the RHS gable elevation where there is presently detachment of the render) is a real possibility and should not be underestimated.

### DAMPNESS AND TIMBER DECAY/ INFESTATION - STRONG POSSIBILITY OF DRY ROT / UNDERLYING DEFECTS

There are areas of dampness internally, particularly to the rear elevation at ground floor level and also at first and second floor levels within some rooms, the small cellar is also damp.

We discussed the history of repairs with the present owner and she has historically dealt with an outbreak of dry rot in the boiler room area. There were no signs of dry rot in this area at the time of inspection.

We did note deterioration and infestation in the roof timbers but were not able to verify precisely whether it is dry rot without detailed lab analysis, we suggest that you prepare for this and repairs should be planned as part of a comprehensive overhaul of the main roof environs, this is likely to include replacement of timbers.

We noted corrosion of the steel beam spanning the cellar and this will need to be repaired in the short to medium term.

### UNSEEN / CONCEALED AREAS

NB. It is probable that underlying defects will be uncovered but this is to be expected with a property of this age and size.

There are areas of dry lining and many other concealed areas - in these locations it is always possible for underlying defects/ deterioration to be in situ and is a "fact of life" in owning an older property such as this one.

### REBUILDING ESTIMATE

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## Overall assessment and summary of condition ratings (continued)

We have also been asked to provide an opinion of reinstatement value for insurance purposes:

Reinstatement cost is the cost of rebuilding an average home of the type and style inspected to its existing standard using materials and techniques in line with Building Regulations and other legal requirements such as listed building consent.

This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

We are of the opinion that the minimum reinstatement value of the property would be greater than £2,000,000 (two million pounds). This should be kept under regular review.

3

Section of the report	Element Number	Element Name
E: Outside the property	E1	Chimney stacks
	E2	Roof coverings
	E3	Rainwater pipes and gutters
F: Inside the property	E6	Other joinery and finishes
	F1	Roof structure
	F5	Fireplaces, chimney breasts and flues
G: Services	G1	Electricity
	G2	Gas/oil
	G4	Heating
	G5	Water heating
	G8	Other services/features
H: Grounds(part)		

2

Section of the report	Element Number	Element Name
E: Outside the property	E4	Main walls
	E5	Windows
	E6	Outside doors (including patio doors)
	E7	Conservatory and porches
F: Inside the property	F2	Ceilings
	F3	Walls and partitions
	F4	Floors
	F8	Bathroom and kitchen fittings
G: Services	G3	Water
	G6	Drainage
H: Grounds(part)	H1	Garage(s)
	H2	Permanent outbuildings and other structures

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## Overall assessment and summary of condition ratings (continued)

## 1

Section of the report	Element Number	Element Name
F: Inside the property	F6	Built-in fittings (e.g. wardrobes)
	F7	Woodwork (e.g. staircase and joinery)
	F9	Other

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## Overall assessment and summary of condition ratings (continued)

### Summary of repairs (and cost guidance)

Formal quotations should be obtained prior to legal commitment to purchase the property

#### Repairs

#### Cost guidance (where agreed)

ONE PARTICULAR URGENT MATTER Roof repairs to main roof sections excluding garage and outbuildings, this should include works to chimney stacks, gutters, some roof timbers (as appropriate), upper sections of gable walls, scaffolding, professional advice and necessary consents. You will need to "fix" the specification for repairs and this will involve discussion with the listed building officer for the Ribble Valley.	Suggested budget of £50,000 to be set aside.
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------

### Further investigations

Further investigations should be obtained prior to legal commitment to purchase the property (see 'What to do now')

**URGENT** - A detailed costed report (compliant with listed building consent) on immediate repairs to the roof environs to the main house (this includes the roof and gutter details to the outriggers at the rear of the property) is needed. This should be drawn up by a heritage based consultant and works undertaken by a skilled contractor conversant with older buildings such as these. This work needs to extend to chimney stacks and gutters and should be co ordinated with repairs to upper sections of walls etc. Scaffolding will be required and the costs of this work should not be underestimated. We have consulted with an independent roofing contractor who has visited the property and have been advised very briefly that a budget of circa £50,000 be set aside for these works. <http://www.under1.co.uk/about-us/> Tel: 01254 915186 (Michael Sharples).

**Services** - a full test of all mains services and the oil fired heating system is recommended. You should make provision for upgrading works.

**Dampness** - we feel that further investigations into dampness are implemented as part of an ongoing programme of planned repairs.

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## About the property

Type of property

A substantial Grade II\* listed hall/house, with enclosed gardens. It is also understood that there is an additional 1.98 acre paddock for sale with the property. This is not attached to the main property.

Approximate year the property was built

1703 - then substantial works in the mid 1700's.

Approximate year the property was extended

Not known. It is thought that there have been significant alterations in the mid 18th century and more recently in the early 1950s.

Approximate year the property was converted

Not applicable

Information relevant to flats and maisonettes

Not applicable

### Accommodation

#### GROUND FLOOR

Reception/hallway. Drawing Room. Office. WC. Dining Room. Breakfast Kitchen. Laundry/boot room/boiler room.

#### FIRST FLOOR

5 Bedrooms/Dressing Room. 2 Bathrooms.

#### SECOND FLOOR

2 Attic Rooms. Eaves space.

#### BASEMENT

Small cellar.

#### EXTERNALLY

Enclosed gardens set out formally, amounting to circa 0.75 acres, including tennis court and outbuildings/double garage.

There is understood to be a separate paddock amounting to 1.98 acres or thereabouts, located to the south of the Parker's Arms public house. You should investigate the water supply to these paddocks.

### Construction

IN BRIEF - this is also described in the listing to the property.

The property is constructed of stone/rubble walls (main walls thickness circa 26 inches) with

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sandstone dressings underneath a pitched main roof. The roof is supported with a conventional timber frame.

Ground floors are a combination of solid/timber construction. First floors are of timber construction.

Attic floors are timber construction.

Windows frames are timber construction.

Garage - mix of rubble wall - brick / rendered wall/ flat roof.

### Means of escape

I recommend that soon after moving in you formulate a fire evacuation plan including the route of escape and exits from the property in the event of a fire. It is recommended that all occupiers are aware of the plan and it is prudent to practice the evacuation on occasion.

Means of escape in case of fire is relevant to all occupied buildings from domestic houses and flats. The requirements are covered by Approved Document B – (Fire safety, specifically B1 - Means of escape). This will be compromised by the protected nature of the building but perhaps the salient parts which help minimise the risk to occupants should be discussed with the listed building officer. In situations such as these it would be sensible to obtain further advice from the local fire officer. It would be sensible to consult with the Society for the Protection of Ancient Buildings, they have a detailed knowledge of issues for owners of listed property and may be able to assist.

The building regulations contain many parts including fire safety related matters within and around dwelling houses; satisfactory means of giving warning and means of escape in case of fire; stopping the spread of fire over internal and external linings; ensuring the stability of buildings in the event of a fire; and to ensure satisfactory access for fire appliances to buildings and facilities within dwelling houses. Other sections of the fire safety document also may be relevant.

### Security

There is a security alarm fitted, the plastic housing at the front elevation may have contravened conservation area policy/ listed status of the property, this should be investigated by your legal advisor and is worth due consideration as there is a risk of enforcement action (albeit considered low impact financially as removing it would be relatively inexpensive).

You should obtain any servicing records for the installation and make sure you know how it operates.

Care to ensure that any locking mechanisms to the windows are effective and do not contravene listed building status or your insurance policy.

### Energy

We have not prepared the Energy Performance Certificate (EPC). If we have seen the EPC, then we will report the 'Current' rating here. We have not checked this rating and so cannot comment on its accuracy. We are advised that the property's current energy performance, as recorded in the EPC, is:

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## About the property (continued)

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### Energy Efficiency Rating

F38 - this is low

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**Services****Gas**Mains ☐Other **Electricity**Mains ☒Other **Water**Mains ☒Other **Drainage**Mains ☒Other *Please see section K for more information about the energy efficiency of the property.***Central heating**Gas ☐Electric ☐Solid fuel ☐Oil ☒None ☐**Other services or energy sources (including feed-in tariffs)****Grounds**

The grounds are formal and comprise circa 0.75 acre, bounded by substantial grade 2 listed walls. Within the grounds there are a number of outbuildings, of varying levels of repair. There is a tarmac surfaced tennis court to the northernmost part of the grounds and there are two wells within the site (Newton is known for wells).

There is a separate paddock of just under 2 acres (source estate agent). This needs clarification.

**Location**

Newton is located in the heart of the Ribble Valley. Newton Hall is located close to the Parkers Arms (this was formerly the stables for Newton Hall). The Parkers Arms is a countryside pub and can get busy, particularly in the summer time.

**Facilities**

Newton is thinly populated with little or no services, access to the nearest town, Clitheroe is via car and is situated approximately 8 miles distant from the property.

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## D

## About the property (continued)

Mobile phone coverage is poor - it is understood that there is some coverage for EE at the present time.

Broadband speeds are claimed to be up to 17 MB with fibre optic speeds up to 76 MB (source Uswitch.com).

### Local environment

This is a rural village environment. There is a local village hall and a local pub.

Conservation area policy applies, this is an area of outstanding natural beauty.

### Other local factors

The property is located in a higher Radon risk area and it is recommended that precautions are undertaken to reduce the potential for Radon within this property. A Radon survey is recommended and because you have young children it would be sensible to have this investigated as soon as possible.

There are two wells within the property's grounds. It is not known historically whether Newton Hall has flooded in the past (there was no evidence from vendor inquiries) and we are not aware of any flooding but the report author is aware that there is a culvert traversing beneath the Parker's Arms, which has caused problems historically and at the present time works are being undertaken.

Your solicitor should investigate this matter further, particularly the line of the culvert. There is an electricity easement traversing the paddock and a right of way (traversing the paddock) to Hodder Croft located behind the Parkers Arms. You should ensure that you obtain insurance to protect your property from the risk of surface water flooding.

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## Limitations to inspection

Some aspects of the roof areas were difficult to inspect. This was due to lack of adequate access/ sight lines (for example at the rear of the roof and at the leading edges at the front of the property). Other aspects of the property having limited access, include areas with bushes, creeping plants close/adjacent to the building.

Materials containing asbestos are present in many buildings of this age and are suspected in Newton Hall. They are often enclosed and unexposed. Asbestos may be present in roof finishes, gutters etc. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the local authority or the Health & Safety Executive - [www.hse.gov.uk](http://www.hse.gov.uk). Specialist advice should be obtained before carrying out any work to these components. The cost of removal can be high.

1 2 3 NI

E1  
Chimney stacks

## RIGHT HAND SIDE CHIMNEY STACK TO MAIN HOUSE

3

This chimney stack is constructed of dressed coursed stone. It is considered to be in poor condition and requires immediate attention. You should budget for partial rebuilding including works to the flue systems. The chimney stack has three dated pots in situ and a TV aerial present.

Only a close up, more detailed examination (via scaffolding or with a cherry picker etc) will reveal the necessity (or not) to undertake more extensive rebuilding works, but you should be prepared for the worst case scenario. We noted deterioration / missing pointing (possibly sand and cement has been used historically), poor patching and deterioration of flashings.

Internally within the roof-space area, yellowing (staining) was noted to the inside face of the flue, further suggesting that a considerable amount of work will be required. Part of the flue system appears to have been removed at ground floor level. The gable window in this vicinity internally is poorly seated and needs attention, alongside general repairs.

All works should be carried out a competent contractor, conversant with Heritage properties. It is probable that the flue systems will need to be re-lined/repared. Adjacent works also include repairing the gable wall (possibly underlying structural repairs) where there are areas of loose render in situ. You should make provision for suitable flashing repairs in and around the vicinity of the chimney stacks, when roofing repairs are carried out.

Some of the flue systems have been removed internally and this should be taken into consideration.

## LHS CHIMNEY STACK TO MAIN HOUSE

3

This is of similar construction to the stack described above and has two very dated chimney pots and a TV aerial located in situ. This stack appears to have been patch repaired at some stage but is in a similar poor condition. You should budget for an overhaul/part rebuilding of this stack. It is probable that the flue systems will require attention internally as they could not be fully traced.

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## E

## Outside the property (continued)

LEFT HAND SIDE CHIMNEY STACK (3RD CHIMNEY STACK) 3

This chimney stack is of similar construction to the other two stacks and has three dated chimney pots in situ. This stack is in very poor condition and will require rebuilding/overhaul as part of roofing works.

NB. It was noted that the inside of the 2nd floor room has been dry lined at the gable elevation and there may be concealed defects present.

CHIMNEY STACKS IN GENERAL NI

Great care needs to be taken with items fixed to chimney stacks, for example TV aerials and satellite dishes, which impose added stresses and strains upon the structure for which it was not designed especially during very windy weather conditions. In extreme cases, structural failure can occur. Even where apparently sound, such fixings should be monitored and checked on a regular basis. Listed building consent should be cross checked for installations such as these.

Disused chimney flues (as is evident within Newton Hall) should be properly capped and ventilated to prevent condensation and dampness internally, especially where fireplaces have been sealed.

Chimney stack masonry is always at risk of deterioration due to frost/chemical action, commonly known as spalling, whereby the material softens and falls away, often at an increasing rate. This can be caused or quickly exacerbated, for example, by re-pointing with mortar of the incorrect type or too strong a mix. We suspect that some sand and cement repairs have been undertaken placing them at risk.

The chimney pots are usually bedded in mortar (known as flaunching) which also forms some protection to the exposed upper surface of the stack. This is usually not fully visible from ground level but is very prone to deterioration and should be checked and maintained on a regular basis. The chimney pots are very dated but any replacement will need to be clarified by the listed building officer.

E2  
Roof coveringsMAIN ROOF TO HOUSE 3

The main roof is pitched and covered with grey (understood to be Welsh) slates in declining courses. There is a lead covered ridge. A double storey outrigger is formed at the rear elevation and this has two lead lined valley gutters. Leadwork is dated in appearance. We noted disrepair to the main roof and historically are aware that this has been a point of weakness with Newton Hall. It is therefore sensible to budget for a full / comprehensive overhaul.

This disrepair has manifested itself in slipped/ loose slates, undulations to roof surfaces and in suspected developing rot/deterioration of the roof frame and poor detailing in the vicinity of chimney stacks and guttering.

We also noted that there appears to be "slate over flag" at the leading edge of the roof, particularly at the rear elevation and we suggest that this is further investigated in more detail by your roofing contractor as part of the repair works planned for the roof environs. We cannot fully determine at this juncture why this flagstone was needed. This may be a matter for a roofing consultant to advise further.

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It is important to also emphasise that these works need to be co-ordinated with repairs to guttering/chimney stacks and probably the upper sections of gable walls. It is probable that some of the roof timbers will need to be replaced and these may require input from a structural engineer. You will also need to liaise with the planning authority and conservation officer for this area.

#### LEFT HAND SIDE SECTION OF ROOF

This roof forms part of the main roof but is set back slightly, it is pitched and covered with natural slates and has a lead ridge covering. Overall, this section of roof appears to be in better condition than the other main roof section and internally the underside of the roof lining is plaster-boarded, it is possible that an underfelt is present suggesting some historic attention / works took place (according to the vendor - possibly the 1950's) and there was some evidence of this in the main roof space which has been under boarded with plasterboard).

It is important to emphasise that further underlying defects may still be present, particularly in the vicinity of the chimney stack (dry lined walls are present which may mask underlying defects) although no dampness was measured with a standard moisture meter. It is probable that the chimney stack / flashings will need urgent repairs, as will the dated guttering to this section of roof and repairs may need to extend - by necessity to the inside of the property in the "fitted out roof spaces".

#### OTHER MAIN ROOF SECTIONS

Other main roof sections comprises pitched flagged and slated / over-covered sections.

We feel that it would be prudent to implement a scheme of maintenance/overhaul to the remaining roof sections at the same time as carrying out works to the main roof, paying particular attention to detailing / guttering. The gutter detailing, for example to the two single storey bays at the rear of the property is poor and there is internal dampness which is probably linked, whilst re designing these detailing features is highly unlikely because they are protected, restoration and improvements to the roof/ guttering by way of a maintenance programme should be undertaken.

There is a "bitumastic" covering to the single storey bay roof (flagged), you should discuss its refurbishment in detail with the listed buildings officer and the roofing specialist.

Works should also extend to the outbuildings to the property but may negate the necessity to implement works to the garage/covered area (dependent on your plans for redeveloping these areas).

E3  
Rainwater pipes  
and gutters

#### FRONT GUTTER SECTIONS

We understood that the front timber gutter section has been more recently lead-lined (within the last decade). We did, however, note deterioration, particularly at the outfall areas of the gutter where it connects to the asbestos gutter at the LHS and it is probable that rot will be uncovered when roofing works are taking place. Whilst a large section of this timber gutter is likely to be salvageable, you should make provision for necessary repairs.

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## E

## Outside the property (continued)

NB. We cannot determine whether there is any underlying rot/ deterioration present, this will need to be taken into consideration. Principally, to the left hand side of the property there are asbestos gutter runs with metal downpipes and underlying corrosion is likely. The asbestos gutters rest on stone corbels, you should discuss suitable replacement options with the listed building officer.

ASBESTOS GUTTERS 3

We noted the presence of asbestos gutters, particularly at the left-hand side of the property and the rear. These gutters are of a reasonable capacity but are dated and it is recommended that they are replaced as part of a general overhaul of the roof sections, with materials which are in keeping with the age and characteristics of the property and its heritage status.

GUTTERS AT REAR 3

The guttering to the rear appears to be dated and there are a number of areas of disrepair noted. The capacity of the main gutters to the rear is suspect and further advice from your roofing contractor at the time of refurbishment is recommended.

It was virtually impossible to clarify the exact material for this gutter - it appears to be box sectional timber and rests on stone corbels but because the gutters were painted black it made a positive identification almost impossible.

Downpipes are mostly dated/ cast and some attention will be inevitable. Lead-work is partly concealed and detailing is poor, there is some underlying dampness present internally.

VALLEY GUTTERS/LEAD FLASHING DETAILING IN GENERAL 3

There are two valley gutters to the two-storey outrigger of the property. Internally within the roof space, we noted the presence of rot to the timber in this vicinity and there is a higher than normal risk that there is a current outbreak of dry rot within the roof timbers. This should be addressed as part of the improvement works which will need listed building consent.

Lead flashings to the property are dated and particularly the detailing to the smaller two-storey and single-storey bays to the rear of the property will need attention. We believe that these areas are causing some internal dampness within the property at the present time, this should be investigated further.

The detailing to the bays in particular is poor and debris build up was noted, this could be a further contributory factor to underlying dampness and the detailing will probably need attention. Cleaning may reveal further defects.

E4  
Main wallsFRONT ELEVATIONS 2

The front main wall is constructed of local stone and is pointed. There are sandstone dressings to each corner of the front main wall. There is an attractive central door with pediment over, to the front elevation. We noted deterioration/erosion of the stonework to the front of the property and this will require sympathetic repairs by an experienced stonemason. This wall is not plumb and in line but bearing in mind the considerable age of

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the property and the wall thickness, is considered to be within acceptable tolerances.

We noted the presence of an alarm to the upper right-hand side of the section of the wall; this may be in contravention of the Listing Building consent. This matter needs to be dealt with sympathetically with the local Conservation Officer.

A general scheme of maintenance is recommended, although there are no matters that are considered urgent at this time, particularly with regard to structural movement, in the medium term you should plan for re pointing with a suitable lime based mortar and corresponding repairs to eroded sections of sandstone.

#### REAR ELEVATIONS 2

The rear elevations comprise stone walls, with windows set within stone surrounds with mullions, lintels and cills present. Pointing to these areas is more urgently required and we suggest that this is contemplated over the next two years or so. NB. Any repointing to the front/rear elevation will require consultation with the Listed Buildings Officer and we strongly recommend that an experienced Heritage-based stonemason is consulted and then retained regarding these works.

#### RHS GABLE ELEVATION 3

This gable elevation has been rendered with what would appear to be a sand and cement mix.

The upper section, overall is very dated in appearance and the rendering is thought to stem from the 1950s.

At the upper section of the gable, the render is now coming away from the surface and it is recommended as part of the roof environ works that this elevation and the opposite left-hand side elevation are further assessed with regard to providing an appropriate replacement finish in line with conservation principles.

It is important that this building is allowed to breathe and some issues in connection with deterioration/dampness may be attributable to the wrong mix originally being specified.

It is important to establish the underlying condition of this gable wall and you should be prepared to undertake some relatively minor structural repair works, particularly in the vicinity of the flue systems. These works can be hidden and may be a stitch/helix solution will be appropriate. You should discuss this matter further with your chosen consultant who should be asked to oversee improvement works to this property.

#### LHS GABLE ELEVATIONS 3

Similar comments apply as to the right-hand side gable elevation (ref sand and cement finishes) but there is less cracking present. The upper section over the main house has a more recent sand and cement appearance finish and this wall is badly stained. We noted "slobber" pointing to part of the left-hand side gable elevation (front facing) and this section of wall (over the kitchen) is roughly pointed. Rendering is in generally poor condition and it is recommended that works are undertaken to this elevation at the same time as the right-hand side gable elevation. The circular window reveals are sandstone and some erosion was noted. There are older alarm boxes on the LHS gable

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## E

## Outside the property (continued)

elevations but conservation and listed building policy still may apply.

WALLS IN GENERAL 3

Because this is a protected property of considerable age it is essential that you ensure you obtain professional guidance regarding proposed restoration works.

External walls which are of solid construction are generally structurally robust but rely upon the thickness of the material and/or the impervious nature of any outer cladding to prevent moisture penetration to the interior. It is most important therefore that such walls are well maintained at all times if the risk of moisture penetration is to be minimised especially in exposed locations. Clearly, thinner walls are more vulnerable to penetrating dampness.

What is crucial is the application of the correct render or mortar to the main walls of Newton Hall in its ongoing repair and maintenance. There does appear to be inappropriate sand and cement repairs to both render and pointing in sections of the property and this is particularly evident at the gable elevations where sand and cement appears to have been used. Removal of the sand and cement render may reveal damage to the underlying stonework and this will generate options to consider (whether a slobber type lime based render is used or whether lime based pointing could be considered but this will depend on the condition of the underlying surfaces.

The key principle in old buildings is the provision of a sacrificial medium (lime based mortar) and allowing the property to breathe, otherwise considerable damage can be wrought on older buildings where modern Portland cements are used, locking in dampness and in more severe cases damaging stonework and damaging internal surfaces.

You should be prepared for the higher cost implications in utilising skilled crafts- persons but equally once these repairs and improvements have been undertaken, it will considerably enhance the property.

We are happy to direct one of our graduates Mark Ruth MSc (Architectural Conservation) to undertake some further limited research in this area further for you if this helpful (without additional cost). Published information includes The repair of Historic Buildings (English Heritage) ISBN: 1850745277 - Brereton, C - Published 1995 2nd Edition, for example.

E5  
Windows

Windows to the property are attractive and are primarily single/secondary glazed. It is understood that the section of windows to the front elevation have been replaced with ventrola units. We managed to open several of these units without any particular difficulty. The installation of these units should be cross referenced to conservation area policy and listed building consent. 2

To the side and rear elevations, window frames are in varying stages of condition and some need immediate repair. We believe that this will be best dealt with by an experienced joiner conversant with heritage properties who should draw up a schedule of repairs to retain the existing window frames. Please note that at the rear elevation, the attractive single storey bay window is specifically mentioned in the Grade II\* listing. You should obtain further information and discuss this matter with your appointed consultant.

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## E

## Outside the property (continued)

The gable window to the attic area (and timber lintel) needs more immediate attention as does the window openings to the cellar as they are showing signs of more extensive disrepair. Other encased timbers surrounding window openings are likely to need attention also.

In general, there are many types of timber framed window but all require periodic maintenance, in varying degrees, to maximise their life. Softwood timbers in particular to windows and doors are prone to decay which, depending upon original quality, can suffer significant decay even when well maintained. The frames can usually be repaired by cutting out and replacing rotted timber and/or filling but eventually this becomes uneconomic and complete replacement is necessary.

E6  
Outside doors  
(including patio doors)

Outside doors are timber construction and similar comments apply as per the involvement of an experienced Heritage-based joiner. Outside doors were operated and are in a serviceable condition but are of some age. It is assumed that you would wish to retain these doors, therefore ongoing planned maintenance is needed to doors and frames.

2

E7  
Conservatory  
and porches

At the front elevation of the property within a small courtyard bounded by stone walling and housing a well there is an access porch. This largely has a sand and cement rendered finish and a single pitch flag roof and lead flashings of dated appearance and timber joinery. The overall condition of this porch is dated and some maintenance works are required to joinery/rainwater goods/flushing details, as part of a general maintenance works to the property. General maintenance works / attention to the surrounding garden walls is needed.

2

E8  
Other joinery  
and finishes

Detailing to this property is attractive but sections are dated/ weathered due to the age of the building.

3

You should be aware that there is erosion and deterioration to sandstone / stone / other aspects of detailing and this will require continual maintenance and repairs and should only undertaken by those with recognised heritage skills otherwise permanent damage could ensue.

We recommend that you reflect on this matter and implement an on-going scheme of maintenance/repairs to the property. These should be considered as important matters initially, in order to prevent any accelerated deterioration of the property, these maintenance works will extend to the garden walling and detailing in these areas as well, such as ironwork and timberwork.

E9  
Other

Not applicable

NI

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## F

# Inside the property

## Limitations to inspection

The property was fully furnished with fitted floorcoverings and carpets. There were many areas of stored materials present.

With a property of this age, it is likely that underlying rot/infestation/damage will be uncovered during any breaking out works and you should be prepared to accept this as a risk factor in purchasing the property. We could not closely inspect every area of this property, due to the limitations outlined in this report and this should be carefully borne in mind as risk factors are present.

Timbers built into external walls for various purposes are often concealed and inaccessible for inspection. They are however at great risk of decay over time particularly where damp conditions exist but such problems may not become manifest until some failure occurs or until the structure is opened up, for example, when alteration or improvement works are undertaken. A contingency should always therefore be allowed for unforeseen repairs.

Tests have been conducted throughout the property for damp with an electronic moisture meter except where impermeable surfaces, finishes, furniture, built-in fittings and stored items prevented access. It should be noted that seasonal conditions and the lifestyle of the occupants can affect the degree of damp and condensation present and that it is only possible to advise as to the condition of the property pertaining at the time of the inspection.

1 2 3 NI

### F1 Roof structure

#### MAIN ROOF STRUCTURE

3

The main roof structure is pitched and timber framed, comprising trusses and purlins/rafters. Sections of the roof structure are very old. There is also corrosion to the metal strapping to roof timbers, deterioration of timbers, suspected developing rot and infestation present. The presence of an unvented pipe from the bathroom area is poor practice and will add to the background condensation/ dampness within the roof space and needs urgent attention.

We noted significant deterioration of timbers, particularly to the underneath of the valley gutter area, but also elsewhere in other areas within the roof we noted the presence of flight holes and associated raised/ high damp meter readings placing the timbers at risk. It is probable that some structural repairs will be needed when the roof is overhauled.

The timbers are also "coloured and stained" and this could be a sign of developing rot / deterioration and is a sign of dampness generally, it certainly increases the underlying risk present. Slates have been back pointed (this is known as torching) and in many areas this torching has fallen away.

Of particular importance is to establish the detailing to the leading edge of the roof and in particular the condition of the flue systems. There was "yellowing" of the gable wall in the roof space, this indicates that sulphates have been leaching in to the wall (which is damp) and will need to be considered as part of the repair programme. The timber lintel spanning the window is very damp and has deteriorated, it will need to be repaired or replaced.

We noted daylight in several areas of the underside of the roof and this corresponds with loose/ detached slates externally. The slates fixings (hooked fixings where seen) are likely to have corrosion present and these will need to be replaced.

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We understand you intend to consider developing this main roof structure and we believe that this is a good proposition, but will require input from a Chartered Structural Engineer and also Listed Building consent. It may be better in the longer term for this work to be carried out in tandem with a major overhaul of the roof but will depend on your discussions with the listed building officer in terms of appropriate / allowable works. It does not make a great deal of sense to overhaul the roof and then carry out invasive works to create a room (on the basis that there could be additional disturbance); it would be better to have this work carried out at the same time if possible.

To the underside of the attic room (the one with the circular window) it appears that this section has been under-felted - there is some limited evidence of this with an older bitumen/ hessian felt partly seen. Ventilation would be an issue especially if there is developing rot etc, some of the timbers also appear to have been replaced. This could correspond with repairs undertaken in the 1950's perhaps?

## F2 Ceilings

Ceilings within the property are a mix of plasterboard and lath and plaster. Whilst the ceilings have a number of blemishes and undulate, we did not note any areas of significant disrepair during the survey inspections. 2

We are aware that there have been an outbreak of dry rot in the utility room/boiler room at the rear of the property, although this outbreak does appear to have been limited. It is possible that some deterioration of timbers is in situ behind ceiling/plaster finishes, particularly to the left-hand side gable wall. You should make suitable provision for this.

Shrinkage cracks, irregularities, undulations and other blemishes are present in the plasterwork and although these are not considered to be serious in a property of this type and age, making good will be required when redecorating.

## F3 Walls and partitions

This property has been substantially altered during its history and there is evidence of removal of flue systems/installation of supporting timbers/steel work within the property. It is not known what date these works took place and we cannot clarify whether the covered supporting lintels/joists within the property are timber or metal. We did note the presence of a metal joist (partly corroded at its ends) within the cellar area and suggest that it is probable that the supporting work is in fact steel work. 2

In the absence of detailed information, notwithstanding that there may be no obvious signs of inadequacy from a superficial inspection, there is a risk that further support may be required incurring additional potentially significant expenditure and disturbance. If further investigation at a future date is required to establish the adequacy or otherwise of any supports this will invariably require opening up of the structure.

We noted raised damp meter readings particularly at the rear of the property; this is likely to be associated with penetrating dampness and dampness entering the property due to high exterior ground levels. We suggest that this matter is reflected on by an appropriate specialist and repairs, commensurate with the Heritage nature of this property are undertaken. Under no circumstances should a chemical injected DPC be considered as these can cause permanent damage. Internally within the property we did not note any particular areas of recent cracking that would cause concern with regard to active structural movement, however, it is possible that in areas, for example, that are dry-lined, that underlying cracking will be uncovered when breaking out works take place.

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## F

## Inside the property (continued)

It is common for internal wall plaster affected by rising damp to become contaminated with salts from the ground (hygroscopic). If left, such plaster will continue to attract airborne moisture so will not dry out negating the effects of any other work or treatment. In some cases, salts contamination can only be confirmed by chemical analysis.

Internal wall/partition finishes can be very varied from traditional plaster to forms of dry lining including old lath and plaster and modern plasterboard together with other forms of panelling which could include asbestos containing or other potentially hazardous materials. Methods of maintenance and applying secure fixings to such finishes will also vary and it is important to establish the precise nature of the wall/partition and any finish to it prior to undertaking works.

Some shrinkage cracks, irregularities, undulations and other blemishes are present in the plasterwork and although these are not considered to be serious in a property of this type and age, making good will be required when redecorating especially in damp affected areas.

F4  
Floors

Ground floors to the property are a mixture of suspended timber/solid construction. There is a slight spring to the main suspended floors. It is not known in the solid floor areas whether a suitable damp proof membrane has been installed, although it is not considered to be a particularly onerous issue. 2

The suspended timber floors to the property may reveal underlying defects, but we did note within the cellar that areas of the floor have been renewed (probably in the 1950s when major works are understood to have taken place). The support for some of the timber floors may need to be improved, as there was springing noted to the ground floors. We also noted corrosion of steel RSJ to the cellar; this will need to be repaired/replaced. Adequate sub floor ventilation needs to be considered.

At first and second floor levels, floors are out of trim and it is very likely that historic infestation/deterioration/ damage of timbers will be uncovered when carpets/coverings are removed. It is unlikely that the floors will be free from defect and you should not assume that they are.

Floors are out of level but are considered to be well within acceptable tolerances for the age and characteristic of this property.

F5  
Fireplaces, chimney  
breasts and flues

There are a number of chimney breasts/fireplaces within the property. We would also draw to your attention that several of the chimney breasts have been removed; this may have affected the internal flue systems. 3

Should you decide to reinstate fireplaces/flue systems, then it is important that the flues are properly lined in accordance with best practice. It is unlikely that the majority of flue systems within the property are lined and you should make financial provision in terms of your planned improvements. The creation of open fireplaces or fireplaces with enclosed stoves would further enhance the property. It is probable that significant repair works will be needed to flue systems, particularly within the roof space environs.

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F6  
Built-in fittings  
(e.g. wardrobes)

The property has a variety of built-in fittings/wardrobes. Some wear and tear was noted to these units and it is not known whether they will be suitable for your intended purposes. A number of areas of period joinery were noted; these are an attractive feature of the property. It is not envisaged that any particular significant repairs will be needed at the present time. You should be aware that areas concealed behind fitted cupboards (for example) could contain rot/damage, especially in those areas where underlying walls are damp.

1

F7  
Woodwork  
(e.g. staircase and  
joinery)

The property has two staircases; an original staircase and an installed staircase providing access to the attic areas. The original staircase is an attractive period feature of this property and no significant defects were immediately obvious. This staircase is out of trim, although this is to be expected for a property of this age. The more recently installed staircase providing access to the attic rooms is also an attractive feature of the property, although access to the left-hand side attic room is more problematic, as the access door is narrow (understood to form part of a flue system).

1

In other areas of the property there is period joinery, including skirting boards/timber flooring. You should maintain these and carry out any necessary repairs/maintenance as appropriate. You should be aware that areas concealed behind skirting boards (for example) could contain rot/damage, especially in those areas where underlying walls are damp.

Internal doors are generally well presented, some internal glazing however may not contain safety glass, this is a hazard and has been condition rated 3.

3

F8  
Bathroom and  
kitchen fittings

The property has a slightly dated kitchen, but it is serviceable. The kitchen units show appropriate wear and tear for the day to day use they have been subject to.

2

Bathrooms within the property are a mixture of ages, but are still considered to be in serviceable condition. No significant improvements (apart from improving extractor ventilation) are recommended for these areas, unless they are for aesthetic purposes.

F9  
Other

This property has been significantly structurally altered internally. It is unlikely that Building Regulation approval would be in existence for this property, as these works are understood to have taken place in the 1950s.

1

It is apparent that sections of the left-hand side main roof have been underfelted; these works are more recent in origin, possibly in the last 10-15 years or so. This should be further investigated by your legal adviser.

The property does offer scope for further internal improvements, including the provision of an attic room and the creation of additional amended layouts, particularly to the first floor. This is an important matter to have clarified by an appropriate designer conversant with historic buildings.

Internal finishes are varied but are considered to be appropriate and in generally fair order with normal wear and tear being present.

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## G

## Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

### Limitations to inspection

Please note that we have not made any specialist tests to the mains or other services to this property. It is important that all mains services/appliances have current certification, particularly with regard to the provision of mains electricity and heating (oil fired), to prevent any potential health and safety issues arising with unforeseen defects.

1 2 3 NI

#### G1 Electricity

*Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.*

The property is understood to have been partially rewired, however, there is no recent test certificate. With a property of this size, it is important that you establish a base point with regard to the condition of the electrical services and as such we strongly recommend that you now commission a NICEIC qualified electrician to inspect the entire property and carry out any necessary safety improvements. 3

#### G2 Gas/oil

*Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.*

Newton has no mains gas. 3

This property has an oil-fired central heating system, with the oil tank being located to the rear of the garage, within an enclosed area. We are not aware of any OFTEC certification for the oil-fired boiler and for the central heating system/oil tank. It is strongly recommended that you commission a full survey of the central heating and hot water system as a matter of urgency.

#### G3 Water

We discussed the incoming water main with the existing owner and were informed that there are no lead pipes remaining within this property. This is impossible to verify. We asked about water pressure and were informed that there is no particular issue with water pressure in the property, however, this may become a problem, dependent on the number of water outlets that will be required, particularly at first and second floor level. 2

#### G4 Heating

The property is heated via an oil-fired central heating system. The boiler is dated, as are the radiators. It is important that the entire heating and hot water system is tested by a specialist OFTEC registered heating engineer. They may recommend improvements in terms of efficiency and life expectancy of the system. 3

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G5  
Water heating

The property has an indirect central heating system and there are immersion heaters/hot water cylinders present. We noted a plastic header tank, but also a galvanised water tank, which was difficult to inspect, due to the fact that it was concealed behind panelling. A full test of the water heating system is strongly recommended by an appropriate specialist.

3

G6  
Drainage

We lifted three inspection chamber lids (there is a fourth inspection chamber lid but this was concealed beneath a large number of logs). In each of the inspection chambers there are some blemishes/repairs needed, but we carried out a standard flush test as in everyday use and did not note any backing up or significant defects. General maintenance repairs to the drainage system are therefore recommended. There is a risk that underlying defects may be in existence to the uninspected chamber. We noted the water pipework to the external toilet to the property is leaking and this should be repaired immediately by a reputable plumber.

2

G7  
Common services

The property has two wells within the grounds and Newton is known for spring water. It is not known whether these wells are connected. This may be an issue to be researched as part of mapping out the history of Newton Hall.

NI

G8  
Other services/features

The property has a garden pond in situ. It is not known how this garden pond is filled. There are two wells within the curtilage of the grounds. You should make sure that these are well secured. We have not made any tests of external lighting/ power supply. We noted a leak to the external w/c, this needs immediate attention.

3

The AGA is understood to be electric (source owner) - and will need to be checked by a specialist.

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# Grounds (including shared areas for flats)

## Limitations to inspection

The grounds to the property are large.

Please note it was not possible to fully inspect the paddock areas to the property on the first two inspections as they were heavily grassed. However we returned to inspect the paddock areas on 06/08/2016 because we were advised that they were being mown just prior to that date.

The location / direction of the culvert in existence underneath the Parker's Arms should be identified and it should be determined whether this culvert or any other rights of way pass underneath the paddock areas. There is an electricity easement traversing the site.

Within the main formal grounds of the property (which are extensive) there are areas of shrubs/vegetation precluding detailed access, particularly of some sections of the large scale stone boundary walls.

In the paddock there are overgrown areas.

1 2 3 NI

## H1 Garage(s)

The property has a double garage with a concrete base and a flat asphalt felt covered roof over composite style boarding. The garage roof is very dated but there were no signs of leakages at the time of inspection. Access to the garage is via an electrically-operated up-and-over door and also internally, fire defense is limited.

It should be noted that in the Conservation Area brief, the garage is described as a weakness, vis a vis

*'the intrusion of garages or areas of hardstanding to the village scene (for example), the prominently sited hardstanding in front of the old reading room, which spoils the vista of 19th century cottages viewed across the green and the large garage to the rear of Newton Hall which interrupts and intrudes through the line of the 18th century garden wall.'*

We believe that this comment in the Conservation Area appraisal may be a matter that could prove to be strategically advantageous with regard to any proposed redevelopment of this area. We must emphasise that there are absolutely no guarantees whether you will be successful in gaining Listed Building consent/planning consent for changes to the garage area, but because they are mentioned as a weakness within the Conservation Area, a design-led development sympathetic to the overall historic character (design improvement) of Newton Hall may prove more successful.

The external wall to the garage has buckled. This forms part of the boundary wall and this may need to be re-built in the next 10-15 years or so.

## H2 Permanent outbuildings and other structures

### COVERED PASSAGEWAY

There is a covered passageway to the left-hand side of Newton Hall. The very dated roof to this covered passageway is possibly corrugated asbestos, although it does not present a significant risk at the present time. It is thought that any improvements to the property (particularly redevelopment of the garage area) would incorporate sympathetic restoration of this area with materials more in line with the character of the Hall.

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## OTHER OUTBUILDINGS

There is an attractive outbuilding which leads directly onto the spur road. This building is in poor condition, but would be a suitable store. We noted the presence of a blocked up door and this potentially could be reinstated (subject to obtaining Listed Building consent and approval from the local authority as it fronts the highway). This could perhaps be upgraded along with appropriate repairs/maintenance works to the surrounding walls. 3

## GARDEN WALLS

Garden walls to Newton Hall are independently Grade II listed. They are attractive high-standing walls and there is no imminent sign of failure/collapse, although it is important to recognise that they are of considerable age / are out of plumb and will require on-going maintenance/partial re building repairs as part of your occupation/ownership of this property. You should budget accordingly in this respect by way of a suitable sinking fund. 2

We are classifying this area as condition rating 2, requiring on-going maintenance works.

Of some disappointment is the recent theft of the pineapple features to the front gateposts (described as finials). These are noted within the Lists for the property and it may be prudent to consider replacing these in consultation with the Conservation Officer.

At the northernmost part of the site, the gateposts are leaning and the timber gates are showing signs of deterioration. It is probable that repairs to the timber gates will be needed and you should have the garden walling in this area closely monitored for any further movement taking place. If this is the situation, then structural repairs may be necessary. This area is "off road" so does provide some weight to the argument to create an access, this will need to be investigated regarding rights of way / access etc.

## TENNIS COURT

We noted the existence of a tarmac-surfaced tennis court. This is of reasonable, level condition, although is not of county standard. We understand that the winding mechanism to the netting requires some attention as does some of the fencing surrounding it. 2

## PATIOS/ EXTERNAL AREAS

The property has substantial patio areas. The flagging to these areas is slightly uneven and day to day maintenance repairs will be required. Some sections of the wrought-iron fencing and timber and wrought iron gates within the property environs will require attention and this should be planned as part of an on-going maintenance programme. 2

The front garden is enclosed and is an attractive feature of Newton Hall. The rear garden is fully enclosed and bounded by high stone walls and is a very attractive feature of this property. The overall impression gained is that the gardens have been well maintained to date, although there is some natural wear and tear, due to the age of the property. You should implement a scheme of maintenance repairs.

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H

## Grounds (including shared areas for flats) (continued)

H3  
Other

In general, the gardens and external areas to the property have been well tended by the present owner and are particularly attractive in the summertime when plants and shrubs are in full bloom.

There is a pond in existence and this could provide a potential hazard for those with young children (as are the wells). The timber outbuilding adjacent to the tennis court is understood to rotate on a chassis and whilst this appears to have seized and the shed requires significant attention, it would undoubtedly provide a very attractive feature of this property, if it was to be fully refurbished.

It should be emphasised that the repairs to external garden walls to this property will require Listed Building consent/consultation with the Conservation Officer for the Ribble Valley and you should plan appropriately for this.

The walls to the paddocks are dry stone and there are some areas considered to require more immediate attention in the near future, the wrought iron access gate is very old. We walked around the paddocks and there was no evidence of Japanese Knotweed although we must emphasise that there were still areas inaccessible. The access gates require reinstatement and there are rights of way to the adjoining house (Hodder Croft), there is also an electricity wayleave traversing the land and the location of the culvert requires determining.

You should make inquiries as to a suitable water supply for the paddocks if they are to be used for livestock or equestrian grazing purposes (this may need consultation with the local authority regarding planning). Please remember that with heavy hooved animals considerable maintenance planning is needed.

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## I

## Issues for your legal advisers

We do not act as the legal adviser and will not comment on any legal documents. However, if during the inspection we identify issues that your legal advisers may need to investigate further, these will be listed and explained in this section (for example, check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.

### I1 Regulations

We draw to your attention that this is a Grade II \* listed property and you should occupy this property on the principle that you will be a "custodian for future generations".

It is important that the historic works to the property internally and externally have appropriate consents in place with the local authority (be it Conservation Area or be it Listed Building consent). Any contravention of such statutory obligations is a criminal offence and you could be liable to a substantial fine.

Please note that the same comments apply to the Grade II listed garden walls to Newton Hall.

### I2 Guarantees

It is not thought that any guarantees of any substance are in situ.

### I3 Other matters

It is important that your Solicitor obtains an indemnity for any enforcement action that may be taken by the local authority if there are any suggested allegations that the property has been changed.

This is important, because it is evident that works of improvement have been undertaken since then which may will have required Listed Building consents or latterly conservation area policy / planning policy (e.g. article 4 declaration/ PPG15 etc). An example of this could be installation of a plastic alarm box to the front elevation or the installation of TV aerials to the chimney stacks/ windows etc.

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# Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot be reasonably changed.

## J1 Risks to the building

1. Condition of main roof sections including chimney stacks, roof frame, leadwork, gutters etc, gable walls (particularly upper sections).
2. Dampness, this is a serious issue, particularly from the roof environs and at the rear of the property. Immediate attention is needed to carry out a comprehensive overhaul of the roof. Longer term planning to minimise rot/ corrosion is needed.
3. Lack of appropriate on-going maintenance plan (very important matter to have developed).
4. Condition of the flat roof sections to the garage (less of a concern).

## J2 Risks to the grounds

1. Surface water flooding.
2. Damage to garden walls (please implement a planned maintenance programme as soon as possible for this property).
3. Claims for rights of way.

## J3 Risks to people

1. Condition of services.
2. Higher levels of Radon Gas.
3. Presence of wells/pond within the site.
4. Asbestos.

## J4 Other risks or hazards

1. Please note that it was not possible to inspect all internal and external /boundary areas of the property, underlying defects may be present.
2. We are not aware of any particular issues and have asked the owner whether she is aware of the presence of any Japanese Knotweed (she is not aware) within the property or within the paddock environs.
3. There is always a potential risk for enforcement action from the local authority, bearing in mind that this house is protected as a Listed Building and works have been undertaken.
4. Redevelopment of the garage area is not guaranteed, access from the rear of the garden area is unknown and needs further research.

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This section describes energy related matters for the property as a whole. It takes account of a broad range of energy related features and issues already identified in the previous sections of this report, and discusses how they may be affected by the condition of the property.

This is not a formal energy assessment of the building but part of the report that will help you get a broader view of this topic. Although this may use information obtained from an available EPC, it does not check the certificate's validity or accuracy.

**K1**  
Insulation

This property is considered to be poorly insulated and has a poor EPC rating at present.

**K2**  
Heating

OPTIONS FOR CONSIDERATION - GENERAL COMMENTARY ONLY - DETAILED CONSENTS WILL BE NEEDED. INPUT FROM SPECIALISTS IS REQUIRED.

NB. Listed building consent / planning and building regulation approvals will need to be considered.

**BIOMASS**

In addition to the oil fired central heating and hot water system, it is possible that a Biomass Boiler would assist and is worthwhile considering further. Biomass woodfuelled heating systems, also called biomass systems, burn wood pellets, chips or logs to provide warmth in a single room or to power central heating and hot water boilers. A stove burns logs or pellets to heat a single room and can be fitted with a back boiler to provide supplementary hot water/ heating as well. A boiler burns logs, pellets or chips, and is connected to a central heating and hot water system.

This is not understood to be a designated smokeless zone but this matter should be checked.

**THERMAL STORES**

A thermal store is a way of storing and managing renewable heat until it is needed. In a domestic setting, heated water is usually stored in a large well insulated cylinder often called a buffer or accumulator tank. A thermal store may contain one or more heat exchangers, usually in the form of internal coiled pipes or external flat plate heat exchangers. It may also include an electrical heating element, such as an immersion heater. A purpose built thermal store can take inputs from a number of different technologies, provided it has been designed and sized to work with them all. It might store heat from a wood fuelled boiler, solar water heating or a heat pump.

A thermal store will provide:

Space heating and mains pressure hot water. Space heating only (which may be the case with a heat pump system). Hot water only (common in the case of a solar water heating system). The full potential of a thermal store is realised when it is used to store and manage a number of different heat inputs and outputs. For example, excess solar heat for space heating or to act as a heat pump preheat when this is used to supply hot water. There is an electric immersion hot water vessel installed to this property.

**SOLAR PANELS**

Planning and building regulation approvals would need to be considered. These could be

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## K

## Energy efficiency (continued)

sited on the south facing roof slope but would alter the external characteristics of the property. This is worthy of further consideration but will be subject to further investigations /structural and other calculations. The installation of solar panels is reversible but you will need to be careful regarding any planning/ building regulation and also lease terms offered and should seek legal advice on this matter. Solar water heating systems use free heat from the sun to warm domestic hot water.

A conventional boiler or immersion heater can be used to make the water hotter, or to provide hot water when solar energy is unavailable. The benefits of solar water heating are as follows: Hot water throughout the year. The system works all year round, there will be a need to heat the water further with a boiler or immersion heater during the winter months. Reduced energy bills. Lower carbon footprint. Solar hot water is a green, renewable heating system and will reduce carbon dioxide emissions.

K3  
Lighting

Because of their inefficiency, incandescent light bulbs are gradually being replaced in many applications by other types of electric lights, such as fluorescent lamps, compact fluorescent lamps (CFL), cold cathode fluorescent lamps (CCFL), high intensity discharge lamps, and light emitting diode lamps (LED). The EU are in the process of phasing out the use of incandescent light bulbs and supply of this type of bulb is scarce.

K4  
Ventilation

It is recommended that you re assess the internal ventilation to the property particularly within the bathroom and en suite areas. Upgrading to larger capacity air extraction units could be helpful in minimising the effects of internal humidity build up but their installation may need to be cross referenced to listed building consents.

K5  
General

Air source heat pumps could be considered (ASHP).

Air source heat pumps can generate less CO<sub>2</sub> than conventional heating systems. They are cheaper than ground source heat pumps and relatively easier to install, particularly for retrofit, although their efficiency can be lower than with ground source heat pumps.

ASHPs can provide heating and hot water. They require very little maintenance. Some can be used for air conditioning in the summer.

They do require electricity to run and are more suited to sub floor heating systems.

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L

# Surveyor's declaration

"I confirm that I have inspected the property and prepared this report"

Signature	<input type="text"/>		
Surveyor's RICS number	<input type="text" value="0084831"/>	Qualifications	<input type="text" value="MBA FRICS"/>
For and on behalf of			
Company	<input type="text" value="Michael Holden Chartered Surveyors"/>		
Address	<input type="text" value="Great Harwood Town Hall Chambers, Town Square"/>		
Town	<input type="text" value="Great Harwood"/>	County	<input type="text" value="Lancashire"/>
Postcode	<input type="text" value="BB6 7DD"/>	Phone number	<input type="text" value="01254 916455"/>
Website	<input type="text" value="www.michaelholdenfrics.co.uk"/>	Fax number	<input type="text" value="01254 916455"/>
Email	<input type="text" value="enquiries@michaelholdenfrics.co.uk"/>		
Property address	<input type="text" value="Newton Hall, Newton In Bowland, CLITHEROE, Lancs, BB7 3DY"/>		
Client's name	<input type="text" value="Mr Mark Bentley"/>	Date this report was produced	<input type="text" value="10 August 2016"/>

## RICS Disclaimers

1. This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the *Unfair Contract Terms Act 1977* it does not apply to death or personal injury resulting from negligence.

2. This document is issued in blank form by the Royal Institution of Chartered Surveyors (RICS) and is available only to parties who have signed a licence agreement with RICS.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.



Please read the 'Description of the RICS Building Survey Service' (at the back of this report) for details of what is, and is not, inspected.

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# What to do now

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If you are a prospective or current home owner who has chosen an RICS Home Survey you should carefully consider the findings, condition ratings and risks stated in the report.

## Getting quotations

You should obtain reports and at least two quotations for all the repairs and further investigations that the surveyor has identified. These should come from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for;
- describe in writing exactly what you will want them to do; and
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers or plumbers). Some work may also need you to get Building Regulations permission or planning permission from your local authority. Your surveyor may be able to help.

## Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out (for example, by structural engineers or arboriculturists) to discover the true extent of the problem.

## Who you should use for these further investigations

Specialists belonging to different types of organisation will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact your surveyor.

## What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed. If you are a prospective purchaser, you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

This guidance does not claim to provide legal advice. You should consult your legal advisers before entering into any binding contract or purchase.

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# Description of the RICS Building Survey Service

## The service

The RICS Building Survey Service includes:

- a thorough inspection of the property (see 'The inspection'); and
- a detailed report based on the inspection (see 'The report').

The surveyor who provides the RICS Building Survey Service aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading the property;
- provide detailed advice on condition;
- describe the identifiable risk of potential or hidden defects;
- where practicable and agreed, provide an estimate of costs for identified repairs; and
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

Any extra services provided that are not covered by the terms and conditions of this report must be covered by a separate contract.

## The inspection

The surveyor carefully and thoroughly inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and defects (both major and minor) that are evident. This inspection is intended to cover as much of the property as physically accessible. Where this is not possible an explanation is provided in the 'Limitations to inspection' box in the relevant sections of the report.

The surveyor does not force or open up the fabric without owner consent, or if there is a risk of causing personal injury or damage. This includes taking up fitted carpets, fitted floor coverings or floorboards, moving heavy furniture, removing the contents of cupboards, roof spaces, etc., removing secured panels and/or hatches or undoing electrical fittings. The under-floor areas are inspected where there is safe access.

If necessary, the surveyor carries out parts of the inspection when standing at ground level from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp-meter, binoculars and a torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

## Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests other than through their normal operation in everyday use. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources; the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue. Intermittent faults of services may not be apparent on the day of inspection.

## Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access, these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and therefore are inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

## Flats

When inspecting flats, the surveyor assesses the general condition of outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases) and roof spaces, but only if they are accessible from within the property or communal areas. The surveyor also inspects (within the identifiable boundary of the flat) drains, lifts, fire alarms and security systems, although the surveyor does not carry out any specialist tests other than through their normal operation in everyday use.

## Dangerous materials, contamination and environmental issues

The surveyor makes enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, he or she recommends further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that these materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within the Control of Asbestos Regulations 2012. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in the regulations), and that in place are an asbestos register and an effective management plan which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

## The report

The surveyor produces a report of the inspection for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with a detailed understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on maintenance of a wide range of issues reported. Purely cosmetic and minor maintenance defects that have no effect on performance might not be reported. The report is not a warranty.

The report is in a standard format and includes the following sections.

- A Introduction to the report
- B About the inspection
- C Overall opinion and summary of the condition ratings
- D About the property
- E Outside the property
- F Inside the property
- G Services
- H Grounds (including shared areas for flats)
- I Issues for your legal advisers
- J Risks
- K Energy efficiency
- L Surveyor's declaration
- What to do now
- Description of the RICS Building Survey Service
- Typical house diagram

## Condition ratings

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows.

**Condition rating 3** - defects that are serious and/or need to be repaired, replaced or investigated urgently.

**Condition rating 2** - defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.

**Condition rating 1** - no repair is currently needed. The property must be maintained in the normal way.

**NI** - not inspected.

Continued...



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## Description (continued)

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

The surveyor may report on the cost of any work to put right defects (where agreed), but does not make recommendations on how these repairs should be carried out. However, there is general advice in the 'What to do now' section at the end of the report.

### Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Building Survey Service for the property. If the surveyor has seen the current EPC, he or she will provide the Energy Efficiency Rating in this report, but will not check the rating and so cannot comment on its accuracy. Where possible and appropriate, the surveyor will include additional commentary on energy related matters for the property as a whole in the K Energy efficiency section of the report, but this is not a formal energy assessment of the building.

### Issues for legal advisers

The surveyor does not act as 'the legal adviser' and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, check whether there is a warranty covering replacement windows).

The report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in the report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.

In the case of sole practitioners, the surveyor may produce the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

If the property is leasehold, the surveyor gives you general advice and details of questions you should ask your legal advisers. This general advice is given in the 'Leasehold properties advice' document.

### Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property or may be of a more general nature, having existed for some time and which cannot reasonably be changed.

## Standard terms of engagement

1 **The service** - the surveyor provides the standard RICS Building Survey Service ('the service') described here, unless you and the surveyor agree in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Examples of extra services include:

- plan drawing;
- schedules of works;
- re-inspection;
- detailed specific issue reports;
- market valuation and re-instatement cost; and
- negotiation.

2 **The surveyor** - the service is to be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors, who has the skills, knowledge and experience to survey and report on the property.

3 **Before the inspection** - this period forms an important part of the relationship between you and the surveyor. The surveyor will use reasonable endeavours to contact you regarding your particular concerns about the property and explain (where necessary) the extent and/or limitations of the inspection and report. The surveyor also carries out a desk-top study to understand the property better.

4 **Terms of payment** - you agree to pay the surveyor's fee and any other charges agreed in writing.

5 **Cancelling this contract** - you are entitled to cancel this contract by giving notice to the surveyor's office at any time before the day of the inspection. The surveyor does not provide the service (and reports this to you as soon as possible) if, after arriving at the property, the surveyor decides that:

- (a) he or she lacks enough specialist knowledge of the method of construction used to build the property; or
- (b) it would be in your best interests to have an RICS HomeBuyer Report or an RICS Condition Report, rather than the RICS Building Survey.

If you cancel this contract, the surveyor will refund any money you have paid for the service, except for any reasonable expenses. If the surveyor cancels this contract, he or she will explain the reason to you.

6 **Liability** - the report is provided for your use, and the surveyor cannot accept responsibility if it used, or relied upon, by anyone else.

## Complaints handling procedure

The surveyor will have an RICS-compliant complaints handling procedure and will give you a copy if you ask.

**Note:** These terms form part of the contract between you and the surveyor.



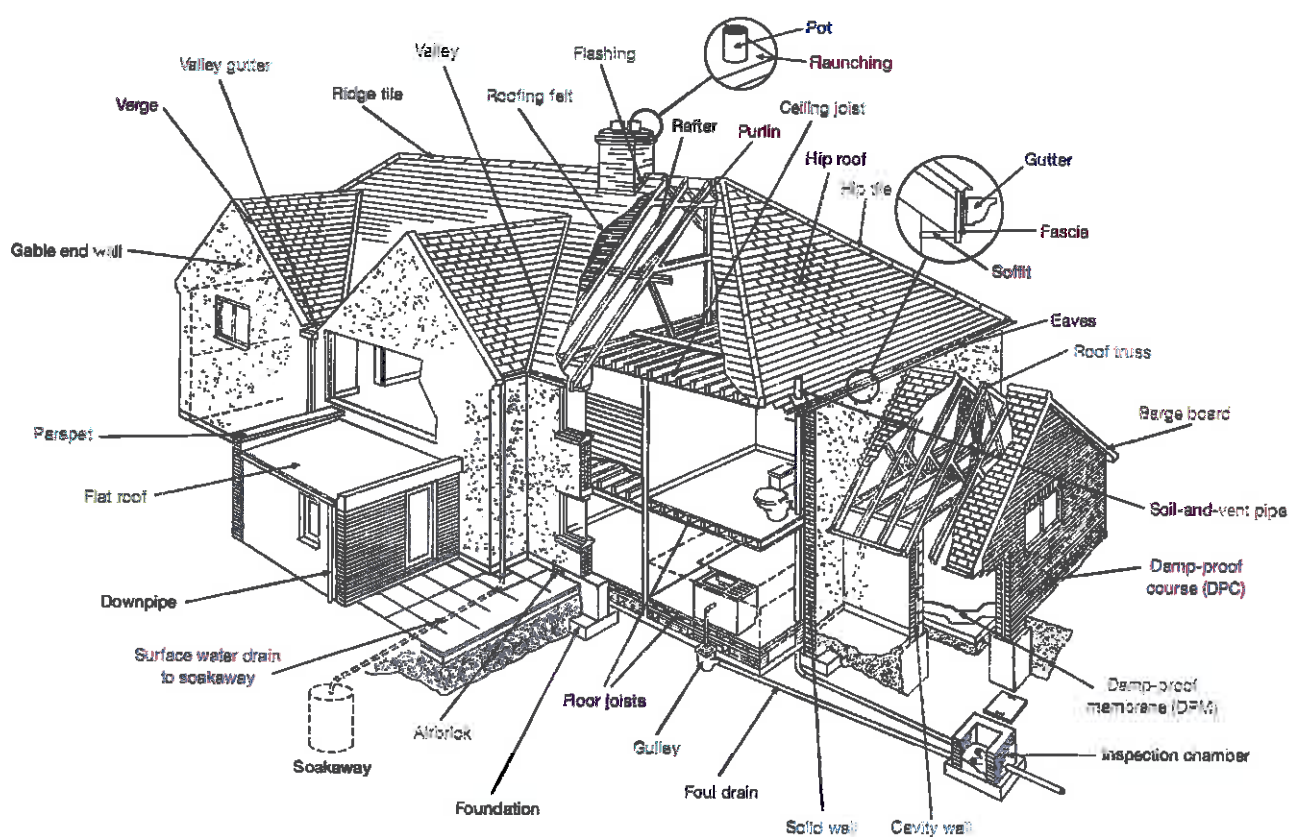
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# Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



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Historic England

NORTH WEST OFFICE

Mrs Lynda Jubb  
Jubb and Jubb Ltd  
Suite 30, Manor Court  
Salesbury Hall Road  
Ribchester  
Lancashire  
PR3 3XR

Direct Dial: 0161 242 1416

Our ref: PA00455301

5 December 2016

Dear Mrs Jubb

**Pre-application Advice****NEWTON HALL, NEWTON IN BOWLAND, LANCASHIRE, BB7 3DY****Advice**

Newton Hall is a mid 18<sup>th</sup> century house, symmetrical in form, of four bays with a central door under a pediment. The formality of the front elevation is strengthened by the enclosing garden wall and imposing gate piers which align with the front entrance to the property.

Although built as a house for a local landed family, by the 1830's the house functioned for a period as an Inn, only to return to use as a dwelling in the late 19<sup>th</sup> century. It is unclear how ornate the interior of the building was originally, however there is now limited original decorative fabric remaining. This could be a result of the buildings use as an Inn or heavy headed alterations occurring in the 1960's.

Despite the lack of significant fabric internally, the building remains a high quality example of a 18<sup>th</sup> century dwelling, built for the gentry of Lancashire and as a result is a grade II\* listed building. The building has recently been purchased and the new owner is looking to make a number of alterations, on which we have the following comments.

We welcome the intention to repair some of the damage which occurred to the house as part of 1960's intervention. The garage extension in particular does not sustain or enhance the significance of the building and proposals to remodel this section of the building are welcomed.

In progressing the detailed design of this element, carefully consideration needs to be given to the detailing the roof etc and the proportions of the new windows. However,



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.





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we are comfortable with the contemporary approach being taken in its design.

With regard to the internal alterations, only limited interventions are proposed and mostly relating to modern fabric and on the whole we are happy with the scheme. However, we can advise that where evidentially historic fabric does remain, for example the truss in the cottage element, this should be left in situ. Careful consideration also needs to be given to the design of the intended new staircase.

With regard to the proposal to replace all windows in the property, it will be necessary to appraise each window to determine the age of the fabric and whether any historic glazing remains in situ. Historic fabric should be retained wherever possible and the findings of a window survey should influence the approach taken with regard to upgrading the windows.

As part of the proposals, repairs will also be undertaken to the building and the detail of these should be agreed with Ribble Valley's specialist advisor.

A pavilion is also intended to be constructed in the rear of the garden. The current proposals show the building to be sensitively positioned and of an appropriate scale. We therefore don't believe the new build would have a harmful impact on the grade II\* and is therefore acceptable in principle.

The current scheme is well considered and responds appropriately to the significance of the grade II\* listed building. We don't believe it is necessary to be further involved in the discussions at this stage, unless the scheme alters significantly resulting in loss of additional historic fabric.

**Next Steps**

Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they address any heritage considerations we may have.

Yours sincerely

Marie Smallwood  
Inspector of Historic Buildings and Areas  
E-mail: [marie.smallwood@HistoricEngland.org.uk](mailto:marie.smallwood@HistoricEngland.org.uk)



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

Telephone 0161 242 1416  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



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*Historic England will use the information provided by you to evaluate any applications you make for statutory or quasi-statutory consent, or for grant or other funding. Information provided by you and any information obtained from other sources will be retained in all cases in hard copy form and/or on computer for administration purposes and future consideration where applicable.*



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Pre-application consultation - Newton Hall, Newton-in-Bowland, ...

**Subject:** Pre-application consultation - Newton Hall, Newton-in-Bowland, (Ribbles Valley) Lancashire  
**From:** <georgianmidlands@talktalk.net>  
**Date:** 07/12/2016 12:59  
**To:** "lynda@jubbandjubb.co.uk" <lynda@jubbandjubb.co.uk>  
**CC:** Consult <Consult@georgiangroup.org.uk>, "Marie.Smallwood@HistoricEngland.org.uk"  
 <Marie.Smallwood@HistoricEngland.org.uk>

Dear Lynda,

**Newton Hall, Newton-in-Bowland, Lancashire**

Thanks for arranging our recent, highly informative site meeting at Newton Hall. As promised please find below the Group's initial comments on the scheme. Newton Hall is a GII\* listed building and is also located within a conservation area. Its garden walls and gate piers are separately listed at GII.

As your excellent heritage and planning statement makes clear Newton Hall has a more complex building history than the present listing description suggests. The building's core probably dates from the first decade of the eighteenth century, rather than the mid eighteenth century as suggested by the listing description. It was again extended in the late eighteenth or early nineteenth centuries, and became an inn in the early to mid-nineteenth. The bulk of the house's historic fixtures and fittings were probably removed in the mid to late twentieth century and a small single-storey extension was constructed to the rear around the same time.

In regards to the proposals on which we have been consulted there are relatively few issues of concern to the Group. We would welcome the opportunity to briefly draw your attention to the following points however.


- The Group would welcome the opportunity to comment on detailed proposals for the new stair between the 1<sup>st</sup> floor and the attic once they have been formulated. Whilst we would not object in principle to continuing the existing principal stair into the attic, this does represent a significant intervention within the building's historic plan-form which will need to be carefully handled. (The Group does normally object to proposals of this kind, however twentieth century alterations to this part of the house's interior have reduced the stair hall's significance considerably). The Group has no objection to the partial removal of the existing poorly designed twentieth century attic stair.
- The roof structure within the 1<sup>st</sup> floor of the wing should remain unaltered, the truss is probably of eighteenth or early nineteenth century date and one of the few remaining visible features from the period surviving within this part of the building. Its post should therefore be retained.
- There would not appear to be a strong justification for replacing the twelve-light hornless sash windows within the principal façade. We would therefore recommend that they be retained and repaired where necessary.
- The Group has no issues with the broad approach taken to the design of the replacement to the existing twentieth century rear wing, but would welcome the opportunity to comment on detailed proposals when they are formulated.
- During our site meeting, there was a brief discussion on the issue of whether the principle façade was originally rendered or not. We would agree with the view informally expressed by Historic England that it probably was, and would welcome a more detailed exploration of the evidence for this. If such evidence can be conclusively found, then we would actively encourage the façades re-rendering in an appropriate material.

Thanks once again for given the Group the opportunity to comment at this early stage in the formulation of proposals, we greatly appreciate it. If the Group can be of any further assistance, please do not hesitate to contact us.

Kind Regards



James Darwin, (Senior Caseworker)

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# REPAIR PROPOSAL

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

REF: 5270 VERSION 1.00 DATE: JANUARY 2017

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**spa**

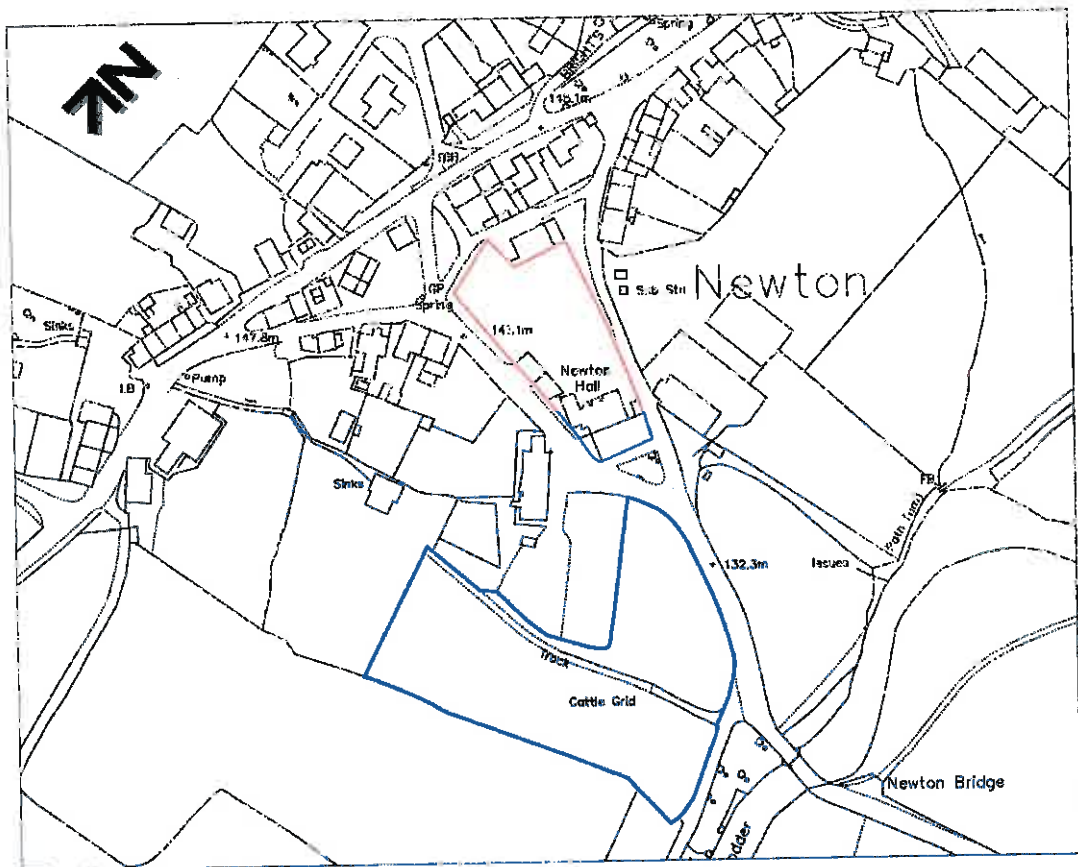
SUNDERLAND PEACOCK ARCHITECTS  
SURVEYORS

## 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 imposts. 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.

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**RIBBLE VALLEY BOROUGH COUNCIL**

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990, section 191 as amended by section 10 of the Planning and Compensation Act 1991

**REFUSAL OF CERTIFICATE OF LAWFULNESS OF PROPOSED WORKS TO A LISTED BUILDING**

**APPLICATION NO:** 3/2017/0045  
**DECISION DATE:** 01 March 2017  
**DATE RECEIVED:** 18 January 2017

**APPLICANT:**

Mr M Bentley  
Newton Hall  
Newton in Bowland  
Clitheroe  
BB7 3DY

**AGENT:**

Mr R Maudsley  
Sunderland Peacock and Assoc  
Hazelmere  
Pimlico Road  
Clitheroe  
BB7 2AG

**EXISTING USE OR ACTIVITY:** Re-roofing; repair of chimney stacks including leadwork, pots and flaunching; re-pointing external boundary walls and re-bed stone copings; repair/make good rainwater goods, replacing damaged and corroded brackets, repair of cracking to render wall finish to the east gable end; cleaning and re-laying of paving to rear patio.

**AT:** Newton Hall Newton in Bowland BB7 3DY

Ribble Valley Borough Council hereby give notice that the application for a certificate of lawfulness for proposed works to a listed building **has been refused**. The reason(s) for this decision are as follows:

1. The submitted Building Survey and proposals for the removal of cement pointing and render suggest that Newton Hall's character as a building of special architectural and historic interest will be affected by the proposed works.



JOHN HEAP

DIRECTOR OF COMMUNITY SERVICES

**PTO: Notes Overleaf**

**Notes:**

**1 If your application is refused**

If a properly made application is wholly or partly refused, or it is granted in a different form from the application, or is deemed to have been refused (because the authority have not determined the application within the time-limit of eight weeks of receiving the completed application), you can appeal to the Secretary of State.

**2 Appeals against refusal or failure to give decision on application**

Section 195:

(1) Where an application is made to a local planning authority for a certificate under Section 191 or 192 and -

- (a) the application is refused or is refused in part, or
- (b) the authority do not give notice to the applicant of their decision on the application within such period as may be prescribed by a development order or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the applicant may by notice appeal to the Secretary of State.

(2) On any such appeal, if and so far as the Secretary of State is satisfied -

- (a) in the case of an appeal under subsection (1)(a), that the authority's refusal is not well-founded, or
- (b) in the case of an appeal under subsection (1)(b), that if the authority had refused the application their refusal would not have been well-founded.

he shall grant the appellant a certificate under Section 191 or, as the case may be, 192 accordingly or, in the case of a refusal in part, modify the certificate granted by the authority on the application.

(3) If and so far as the Secretary of State is satisfied that the authority's refusal is or, as the case may be, would have been well-founded, he shall dismiss the appeal.

(4) References in this section to a refusal of an application in part include a modification or substitution of the description in the application of the use, operations or other matter in question.

(5) For the purposes of the application of Section 288(10)(b) in relation to an appeal in a case within subsection (1)(b) it shall be assumed that the authority decided to refuse the application in question.

(6) Schedule 6 applies to appeals under this section.

**3** The Secretary of State may decide to dismiss an appeal, or allow it (wholly or partly) and grant a certificate. His decision may be challenged in the High Court, by the appellant, *but only on a point of law*.

**4** Appeal forms are obtainable from the Department of the Environment, Room TX103, Tollgate House, Houlton Street, Bristol BS2 9DJ, Tel: 0117 987 8546, Fax: 0117 987 8639. By properly completing an appeal form you will help to ensure that your appeal is dealt with quickly.