

HERITAGE STATEMENT

FOR PROPOSED REPAIR OF GATE PIERS AND BOUNDARY WALL TO
NEWTON HALL, NEWTON IN BOWLAND, LANCASHIRE , BB7 3DY

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1.0 INTRODUCTION

1.1 Overview

The gate piers and boundary wall at Newton Hall are the focus of this heritage statement. The gate piers and boundary wall are designated heritage assets in their own right and are grade II listed. They are located to the front of the Grade II* listed Newton Hall, both of which are located within the Newton Conservation Area, also a designated heritage asset.

The applicant proposes to dismantle the gateposts and a section of boundary wall abutting the east gate pier and rebuild them as existing.

1.2 Purpose

Sunderland Peacock and Associates Ltd have been commissioned to produce this document as part of a forthcoming application for listed building consent to dismantle and rebuild the gates posts as well as sections of wall to each side of the posts.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications on the affected heritage assets.

It is produced in response to policies set out in Paragraph 128 of the National Planning Policy Framework, 2012 as it states;

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”¹

This document has been commissioned by Mr and Mrs Bentley who are the applicants in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

¹ Department for Communities and Local Government (2012) National Planning Policy Framework

1.3 *The Author*

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is an Affiliate Member of the Institute of Historic Building Conservation (IHBC) and is currently working towards full membership of the institute and has experience in the surveying, analysis and recording of historic buildings.

2.0 **LOCATION AND DESCRIPTIONS**

2.1 *Site 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. The gateposts and boundary wall are located to the south of the building. NGR SD 69768 50401.

2.2 *Description*

Please see the historic England list description for an accurate description of the gate piers and walling within section 3.0 of this document as well as the following photographs.



PL01: (Left) South elevation of the west gate pier. PL02: (Right) North elevation of the west gate pier.



PL03: (Left) East elevation of the east gate pier. PL04: (Right) West elevation of the west gate pier.



PL05: (Left) South elevation of the east gate pier. PL06: (Right) North elevation of the east gate pier.



PL07: (Left) East elevation of the east gate pier. PL08: (Right) West elevation of the east gate pier.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 Designations

The gate piers and south boundary wall are grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated as such for their architectural and historical interest. They were listed on the 16th November 1954 and their 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.”²

Newton Hall is a grade II listed building and was designated as such on the 16th November 1954 and 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.”³

Newton Hall is located within the Newton Conservation Area which was designated on the 15th July 1974 as an area of architectural and historical interest. The special interest of the conservation area is derived from the following;⁴

- 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;

² Historic England (2017) List Description: Wall, gatepiers and gates south of Newton Hall, List Entry No: 1362271.

³ Historic England (2017) List Description: Newton Hall, List Entry No: 1072246.

⁴ Conservation Studio (2005) Newton Conservation Area Appraisal

- 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

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

4.1 *Background*

Newton Hall was constructed prior to 1765 by the Parker Family and was developed from an existing building, however no documentary evidence could be found to substantiate this date. 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."



PL09: An extract from a map of Newton in Bowland dated 1765.⁵

The above map of 1765 shows newton hall with a boundary located to the south and it is expected that gate piers and walling were extant at this time as part of the redevelopment and construction of Newton Hall indicating an increased social status for the building.



PL10: Early 20th century photograph of Newton Hall.

⁵ Lang. P. R. (1765) A survey with maps of lands lying in several townships in the counties of York and Lancaster belonging to Edward Parker Esq. Available from Lancashire Archives, Bow Lane, Preston, Lancashire PR1 2RE

The photograph clearly shows the gate piers and walls as well as individual stonework and pointing to the walls. The photograph also shows the pineapple finials which unfortunately have since been stolen.

5.0 PLANNING POLICY CONTEXT

5.1 Statutory Legislation

The proposals will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The duty at Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

5.2 National Planning Policies

The National Planning Policy for England is contained within the National Planning Policy Framework (NPPF) which was introduced in 2012.

The Historic Environment is covered within Chapter 12 of the NPPF, specifically paragraphs 126 to 141.

5.3 Local Planning Policies

Key Statement EN5 – Heritage Assets

“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 will be achieved through:

- *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.”⁶*

Policy DME4 – Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

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 enhances 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 and materials and existing buildings, structures, trees and open spaces will be supported.

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

⁶ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

6.0 STATEMENT OF SIGNIFICANCE

6.1 *Statement*

The gate piers and south boundary wall to Newton Hall are designated heritage assets and possess a level of significance in their own right which is acknowledged by their grade II listed status. The intrinsic value of the gate piers and wall lies in the fact that these are original historic features and materials which assist in the interpretation of the development of Newton Hall from its more humble origins.

The significance of the gate piers and wall is derived from their aesthetic appearance and the contribution this makes to the setting of Newton Hall and the character and appearance of the conservation area. The gate piers are associated with a visually prominent building within the village and are also located at a visually prominent location at the entrance into the village and also close to one of the village greens, all of which form an attractive view looking northwards into the village.

Boundary wall features are significant features within conservation areas and the gate piers and wall help to maintain the character and appearance of the conservation area by virtue of their scale and the role they play in the definition of building plots and street boundaries.

However the aesthetic appearance of the gate posts and walls has been compromised as a result of the lack of maintenance over the years which has resulted in the instability of the gate piers and a leaning section of boundary wall abutting the east gate pier. This has created a health and safety risk to the occupants of Newton Hall and also to the general public. The aesthetic value of the gate piers has also been negatively affected by the theft of the attractive and significant pineapple finials which once adorned the top of the gate piers.

The other heritage values that the building possesses are limited in terms of evidential, historical and communal values.

The gate piers and wall possess no communal value other than through communal enjoyment of these features as part of the village and the conservation area. The evidential and historical value is also limited in relation to the gate piers and wall, however these values relate the age of the gate piers and wall as well as their part in the evolution of Newton Hall and help to define it as a polite architectural building as part of the formal garden boundary to the front of the building. The gate piers and wall will also have a relationship with the past families that occupied the hall. These values themselves are not manifested within the physical fabric of the features and as such will not be harmed by the proposed works.

7.0 PROVISIONAL OUTLINE SCHEDULE OF WORKS AND METHOD STATEMENTS

7.1 Gate Piers

Scope of Works:

Dismantling and subsequent rebuilding of both the east and west gate piers located to the south of Newton Hall. Existing stonework to gate piers to be re-bed and repointed throughout. Addition of 'acorn' piers.

Purpose of the Works:

The gate piers contain areas of loose stonework and open mortar joints caused by mortar degradation. As a result, the stonework has become unstable leading to concerns regarding the health and safety of the occupants of Newton Hall and members of the public.

Method Statement:

Dismantling:

Prior to the dismantling of the gate piers, each individual stone is to be clearly numbered and its orientation and finished face is to be clearly marked and clearly identified using an appropriate reference number. This will allow the stonework to be erected back in its original order, orientation and finished face. Once numbered, or during numbering, the gateposts are to be photographed so that each stone can be accurately re-bed into its corresponding place as part of the rebuilding of the gate piers. Photographs are to consist of overall and detailed photographs and should be carried out by the contractor to the satisfaction of the local authority conservation officer. Each stone is to be numbered with a durable medium that will not be easily removed but can be removed when required, such mediums include chalk, HB pencil or water soluble paint, but this will depend on the hardness and texture of the stonework. Each stone is to be carefully cut out and removed by hand and through the use of hand tools. No mechanical equipment is to be used in order to dismantle the gate piers in order to minimise any potential damage to the stonework. Once removed, each stone must be cleaned of mortar and securely and safely stored on site in the sequence by which each stone was removed in preparation for rebuilding. This process will ensure that the wall is rebuilt exactly like for like.

Rebuilding:

The dismantled gate piers are to be rebuilt using the dismantled stonework in the order that the stonework was dismantled in using photographs as reference. All stone are to be laid on to a clean and clear surface of the stone below. All rebuilding is to be carried out using a Hydraulic Lime Mortar 1:3 using moderately hydraulic lime NHL 3.5 and well graded aggregates from 2.5mm to 75 microns. All aggregates to be to BS EN 13139:2002 and to be well graded, non – staining, clean, sharp, coarse sand and be uncontaminated by clay and silt (Provisional specification only). All rebuilding work will be carried out during a period of suitable weather so as to avoid periods of high and low temperatures.

The curing of the completed repointing and rebedding is to be managed to prevent it from drying too quickly. This is to be carried out by protecting the repointing with suitable sheeting and applying water using a hand or pump action spray to dampen the repointing and the surrounding stone to ensure that it does not cure too fast. This process should be carried out for a minimum period of one week after the repointing has occurred.

7.2 Boundary Wall

Scope of Works:

Dismantling and subsequent rebuilding of the abutting section of wall to the east gate pier. Existing stonework to the affected section of wall to be re-bed and repointed throughout.

Purpose of the Works:

The affected section of wall which abuts the east gate pier is currently leaning and has become unstable as a result. The wall is proposed to be rebuilt as it now presents a health and safety risk to the occupants of Newton Hall and members of the public.



PL13: (Left) and PL14: (Right) discernable lean noted to east section of boundary wall.

Method Statement:

Dismantling:

Prior to the dismantling of the affected wall, the affected section of wall is to be raked out in order to remove the existing cement mortar pointing from the wall surface. Raking out of existing masonry is to be strictly done by hand using the correct hand tools i.e. a mason's quirk. Under no circumstances should mechanical methods of removal be used in order to prevent damage to the stonework.

Each individual stone is to be clearly numbered and its orientation and finished face is to be clearly marked and clearly identified using an appropriate reference number. This will allow the stonework to be erected back in its original order, orientation and finished face. Once numbered, or during numbering, the wall is to be photographed so that each stone can be accurately re-bed into its corresponding place as part of the rebuilding of the gate piers. Photographs are to consist of overall and detailed photographs and should be carried out by the contractor to the satisfaction of the local authority conservation officer. Each stone is to be numbered with a durable medium that will not be easily removed but can be removed when required, such mediums include chalk, HB pencil or water soluble paint, but this will depend on the hardness and texture of the stonework. Each stone is to be carefully cut out and removed by hand and through the use of hand tools. No mechanical equipment is to be used in order to dismantle the wall in order to minimise any potential damage to the

stonework. One removed, each stone must be cleaned of mortar and securely and safely stored on site in the sequence by which each stone was removed in preparation for rebuilding. This process will ensure that the wall is rebuilt exactly like for like.

Rebuilding:

The dismantled section of wall using the dismantled stonework in the order that the stonework was dismantled in using photographs as reference. All stone are to be laid on to a clean and clear surface of the stone below. All rebuilding is to be carried out using a Hydraulic Lime Mortar 1:3 using moderately hydraulic lime NHL 3.5 and well graded aggregates from 2.5mm to 75 microns. All aggregates to be to BS EN 13139:2002 and to be well graded, non – staining, clean, sharp, coarse sand and be uncontaminated by clay and silt (Provisional specification only). All rebuilding work will be carried out during a period of suitable weather so as to avoid periods of high and low temperatures.

Repointing:

The new mortar is to be applied and compressed within the joint using a pointing key with a suitable width for the joint sizes. The entire joint must be filled with the new mortar until it is over filled. The new mortar should then be allowed to set before cutting back any excess mortar to create a slight recess between the stones. The surface of the joint is to receive a stippled finish by using a churn brush to stipple the surface of the joint.

The curing of the completed repointing is to be managed to prevent it from drying too quickly. This is to be carried out by protecting the repointing with suitable sheeting and applying water using a hand or pump action spray to dampen the repointing and the surrounding stone to ensure that it does not cure too fast. This process should be carried out for a minimum period of one week after the repointing has occurred.

Please note that the repointing of the boundary walls and re-bedding of the stone copings has already been granted under Listed Building Consent Application Number 3/2017/0777.

7.3 Finials

It is proposed that reclaimed acorn finials are installed to the top of gate piers in order to replace the previously stolen pineapple finials.



PL11: Proposed reclaimed acorn finial.

8.0 HERITAGE IMPACT ASSESSMENT

8.1 *Heritage Impact Assessment and Mitigation*

Element	Justification	Impact of Proposal	Mitigation
Dismantling and rebuilding of gate piers.	The gate piers are in a poor state of repair and are now considered to be unstable due to stonework being loose, with open mortar joints, all as a result of degradation of the existing mortar, where in areas there appears to be none at all. The instability of the loose stonework now presents a health and safety risk to the occupants of Newton Hall and the general public.	Positive impact – no loss of historic fabric, removal of inappropriate cement pointing were present. Works will see the gate piers conserved as an important feature of the setting of Newton Hall and the conservation area. No harm will be caused to Newton Hall, its setting or the character and appearance of the conservation area. Repair works will provide enhancement of the listed gate piers and the conservation area.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to comply with written method statements.
Dismantling and rebuilding of leaning section of wall abutting the east gate pier.	The section of wall to be rebuilt is now considered to be leaning in a north facing direction and presents a health and safety risk to the occupants of Newton Hall and the general public.	Positive impact – no loss of historic fabric, removal of inappropriate cement pointing were present. Works will see the section of wall conserved as an important feature of the setting of Newton Hall and the conservation area. No harm will be caused to Newton Hall, its setting or the character and appearance of the conservation area. Repair works will provide enhancement of the listed gate piers and the conservation area.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Work to comply with written method statements.

Installation of reclaimed stone acorn finials to replace the stolen pineapple finials.	The original pineapple finials once mounted to the top of the gate posts have since been stolen, therefore removing an important feature of the gate piers, Newton Hall and the conservation area.	The installation of new finials would enhance the existing gates posts and help to restore a sense of completeness following the theft of the original finials. Enhancement to the setting of Newton Hall and to the appearance of the conservation area.	Work to be undertaken by competent / suitably qualified contractors / workers to ensure work is carried out with minimal harm to historic fabric. Details and material samples to be submitted to Local Planning Authority to ensure control through a suitable planning condition.
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9.0 CONCLUSIONS AND RECOMMENDATIONS

9.1 *Conclusion*

The gate piers and wall to the south of Newton Hall make an important contribution to the setting of Newton Hall and also the character and appearance of the conservation area. However the aesthetic values of these features are at risk due to lack of maintenance resulting in them becoming unstable and now present a health and safety risk.

The proposals described are recommended in order to restore stability to the gateposts and wall and improve their overall condition, which will result in the enhancement of the gate piers and wall themselves, as well as an enhancement of the setting of Newton Hall and the character and appearance of the conservation area.

The proposals represent less than substantial harm to the designated heritage assets with the public benefits being the sustaining of the significance of the heritage asset as well as the removal of risks to the heritage asset. The repairs will also see that the gate piers and wall present no further risk to public health and safety and to the health and safety of the occupants of Newton Hall.