
Heritage Design & Statement

South Lodge,
Ewart,
WOOLER,
NE71 6HH

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1.0 Introduction

- 1.1. This Heritage Statement refers to South Lodge, Ewart and has been prepared to form part of the application to obtain Listed Building Consent for the proposed improvements and alterations, as outlined in the accompanying drawings, in addition to a brief description of the proposed works, detailed later in this statement.
- 1.2. This Heritage Statement should be read in conjunction with the accompanying drawings:
 - 5289_L: Site Location Plan;
 - 5289_101: Plans, Elevations & Sections, As Existing;
 - 5289_102: Site Layout Plan, As Existing;
 - 5289_103: Plans, Elevations & Sections, As Proposed; and
 - 5289_104 Site Layout Plan, As Proposed.

2.0 The Nature of the Site and Asset

- 2.1. South Lodge comprises a pair of Grade II Listed detached lodge cottages, referred in the Listed Buildings Schedule as *South Lodges and Gateway*, Listing NGR: NT9643330952. The cottages date circa 1794, as stated on the Listed Building Description and served as one of the two gate lodges for Ewart Park, the former country house. Situated to the East of the site, the smaller of the two lodge cottages, in both size and height, will be referred as the Annex in this report and the drawings.
- 2.2. The Listed Building Description highlights the key characteristics of the property, which includes the following:
 - Painted roughcast with ashlar dressings and Welsh slate roof. Single-storey, 1-bay lodges, the left one heightened in early C19;
 - Right lodge has rusticated quoins, chamfered plinth and one original 4-pane sash in raised surround. Hipped roof with square corniced chimneys rising from roof pitch. Boarded door in left return;
 - Left lodge similar but slightly higher and with 6-paned sash in raised surround. Boarded door in later porch on right return;
 - From lodges short rendered linking walls, with flat coping, to square rusticated piers with pyramidal caps; and
 - Iron gates have 1/2 rail and ramped top rail with spearhead bars.
- 2.3. The principle access for South Lodge, is off the A697 on the Bendor corner junction, approximately 1.5km South East of the site, via Akeld Steads.
- 2.4. The site is positioned within the Ewart boundary, North of Akeld and is approximately 0.2 Acres (0.08 Hectares) with mature deciduous woodland, along the periphery of Tiledshed Woods to the North East of the site and Lodge Wood to the West of the site.

3.0 General Proposals & Need

- 3.1. South Lodge is currently vacant, prior to which, provided rented accommodation as a one bedroom dwelling. The main cottage to the West of the site, comprises a lounge and shower room at ground level. Lower level rooms, including a bedroom, kitchen and utility are contained within the walled courtyard, to the West of the main cottage. The Annex comprises one main room and ancillary space with the basic provision of services. An adjoining outbuilding, formerly an open courtyard, is accessed to the East of the Annex, which serves the main incoming electricity supply for the two lodges.
- 3.2. Initial proposals were to improve the thermal comfort and general décor to the main cottage, with minimal structural alterations, including retaining the existing structures within the courtyard. However, the property has not been occupied for some time and the current layout is unsuitable for modern living standards. A reconfigured living space has been proposed which would enhance the long term viability of the property.
- 3.3. The main scope of work is to demolish the lower level adjoining single storey ancillary areas within the West courtyard of the main cottage, including the bedroom, kitchen and utility to form a new enclosed living space, comprising of the following and as detailed on the proposed drawings:
 - Demolish the existing single storey ancillary areas. Excavate concrete yard to new formation level, removing all concrete. Set aside slates from the mono-pitched roof of the bedroom for re-use on the main roof;
 - Grade and compact the existing solum and lay 100mm thick oversite concrete thickened to 200mm to support new perimeter walls laid on Visqueen DPM and sub-base;
 - Establish new floor level and form blockwork perimeter walls and sleeper walls within the courtyard for new timber framed structure and suspended timber floor with insulation between floor joists;
 - Provide tanking compound to the existing perimeter courtyard walls along the sub floor void level, comprising Sovereign Hey',di K11;
 - Maintain sub floor ventilation within the courtyard, with 215 x 65mm rectangular air bricks, along the North, West and South elevations to the telescopic sub floor vent positions, as indicated;
 - Form structural timber frame inside existing yard walls with insulation. Internal walls comprising timber stud partitions;
 - Form new window openings to the West elevation and North elevation, as indicated. Set over openings internally with 100 x 100mm pre-stressed concrete lintels. Externally, stonework to each new opening shall comprise 150mm thick ashlar coursed to match existing natural stone lintels, jambs and sills with stooped ends built in; include weathered top, throating;
 - Timber roof structure bearing onto the structural timber frame with GRP roof covering on deck and insulation. Integrated polycarbonate roof lights. Falls laid to central gutter. Gutter outlet formed on the North elevation of the courtyard wall, discharging into a cast iron hopper and rainwater pipe; and
 - External joinery to the infilled courtyard comprising multi-pane timber framed double glazed windows to the newly formed openings and part double glazed solid timber door to the West yard door.
- 3.4. In addition to the extension within the West courtyard, improvements to the thermal performance and comfort would be undertaken, comprising of the following:

- Within the main cottage, form timber framed internal walls with 50mm thick PIR insulation boards overlaid with plasterboard;
- Internal secondary glazing to the existing multi-pane windows, comprising polyester powder coated extruded aluminium in white finish within the existing frame dimensions. The dimensions of the secondary glazing would ensure that the sight lines of the existing frames would not be impaired, and the secondary glazing frames would not be viewed externally;
- Domestic hot water and central heating to be supplied from the existing combination gas fired system boiler and upgraded central heating system with TRV's; and
- Within the main roof voids to both the main cottage and the Annex, thermal improvements will comprise of 240mm Thermafleece Cosywool, or equivalent, insulation cross-laid between and over the ceiling joists, maintaining 50mm clear air spaces to the eaves.

- 3.5. The roof to the main cottage will be re-covered. The existing slates will be taken off and set aside. Once the existing timber slating battens have been replaced, the set aside items will be reinstated. In addition, set aside slates from the mono-pitched roof of the bedroom will be reused for any missing or damaged slates. The lead core rolls to the hips and ridges will be replaced with new code 4 lead.

A general range over will be undertaken to the annex roof to reinstate any slipped slates and replace any missing or damaged slates.

- 3.6. A complete new electrical wiring scheme is to be installed to serve the property which shall be carried out to current regulations and will use existing service routes where possible to minimise damage to existing finishes. Where cables are to be laid within the floor, previously disturbed floorboards will be taken up and existing routes followed as far as possible. There is a floor void hatch within the shower to enable sub floor access for service runs. In addition, service runs including electrical and plumbing will be incorporated into the new internal timber stud walls, limiting the need to chase services into the existing building fabric.

4.0 Impact of the Proposed Work & Design Consideration

- 4.1. Although the existing single storey structures within the West courtyard will be demolished, a number of these are more recent structures which have been altered over the years, evident with previous walled-in doorways and are not suitable for modern living. The thermal properties of the ancillary spaces are poor, since they comprise of single skin brickwork and are likely to have been converted from former outbuildings.
- 4.2. The new structural timber frame and roof will be built off the new low-level blockwork perimeter walls within the courtyard. Other than packing and detailing of lead flashings, where required, the structure to the proposed extension will otherwise be independent to the original building fabric of the house and the West courtyard perimeter walls.
- 4.3. Since the roofline of the extension is below the height of the West courtyard walls, the enclosed courtyard would conceal the proposed extension, minimising any significant visual impact of the extension onto the existing building and would not be visible from the public viewpoint.

- 4.4. Although new window openings will be formed on the West and North elevation of the courtyard walls, these are not visible from the principal elevation or main road. Minimal works will be undertaken on the front elevation, other than forming air bricks at low level for the sub floor ventilation. This elevation is generally obscured from full view with the adjacent mature beech tree. External redecoration will be carried out in the form of painting to the external joinery and the rainwater goods.
- 4.5. The proposed windows to the new openings would comprise of timber framed double glazed units. The fenestration, material and finishes, would aim to replicate the existing, however, the bedroom window will require a casement opening window, since this will serve as an emergency means of escape, in order to comply with Part B of the Building Regulations.
- 4.6. The roof to the main cottage will be re-covered using the existing slates once the existing timber slating battens have been replaced and a vapour permeable membrane, comprising Proctor Group Roofshield, incorporated. This will maintain the original fabric and minimising any detrimental impact.

5.0 Conclusion

- 5.1. The information submitted as part of this application to obtain Listed Building Consent for the proposed improvements and alterations, as outlined in the accompanying drawings, sets out the sympathetic proposal in minimising the impact on the lodge buildings, maintaining the characteristics of South Lodge.
- 5.2. The proposal of reconfiguring the living space, including the extension within the West courtyard, would enhance the long term viability of the property, since the alterations offer a more practical use of the internal layout, suitable for a modern habitable environment and safeguarding the property as a dwelling.
- 5.3. Although the extension will step down from the main internal floor level, the layout provides a more accessible living environment for ambulant disabled. The current arrangement with multiple levels and stairs of varying heights is unsuitable.
- 5.4. The proposal takes into consideration the listed status of the property, ensuring there is little or no detriment to the building, whilst enabling improvements to the thermal performance and comfort of the building. Works will be approached with due consideration to the historic significance of the building and to the adjacent surrounding area.

End of Heritage Design & Access Statement

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6.0 Annotated Photographs



Above: Rear elevation of the bedroom and adjoining kitchen within the West courtyard

Below: Kitchen and utility within the West courtyard



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Above: Existing kitchen internally
Below: Existing utility internally



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Above: Doorway to West courtyard. Note, proposal for the new window opening to the right of the doorway

Below: South elevation of the West courtyard. Note, no significant alterations under the proposal





Above: North elevation of West courtyard wall, under the proposal, two new window openings will be formed

End of Supporting Photographs