

**FORD CASTLE,
NORTHUMBERLAND
CERTIFICATE OF LAWFULNESS
APPLICATION**

Heritage Report
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SLR 

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1.0 Introduction

In November 2021, SLR Consulting was commissioned by PGL Travel Ltd to assist them in obtaining the necessary consents for a programme of works at Ford Castle, Northumberland. This report has been prepared in respect to the refurbishment of a number of bathroom/toilet facilities of clearly modern date for which a Certificate of Lawfulness is requested.

The specific Listed Buildings at the Ford Castle Estate addressed by this report are:

1. Grade I Ford Castle (NHLE reference 1371004);
2. Grade II* Ford Castle north forecourt wall and gateway with laundry and service wing attached to rear (NHLE reference 1042186); and
3. Grade II* Ford castle east gateway, east forecourt wall and handyman's cottage (1154087).

These are shown on Plate 1.1 below.

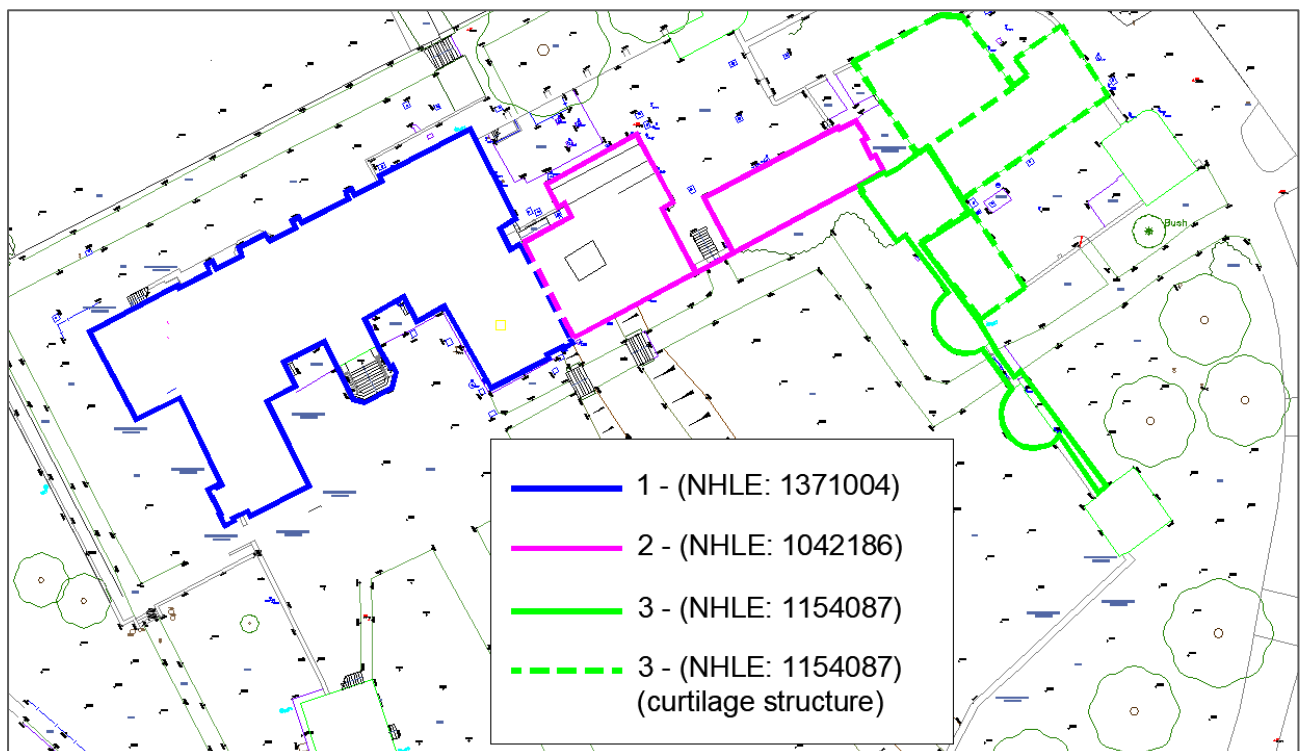


Plate 1.1: Block Plan of Listed Buildings Affected

Pre-application consultation has been held with Northumberland County Council Environment and Design Team (Kain, R 2021, pers comm., 11th November). Historic England were also contacted for pre-application advice (Lowe, M 2021, pers comm., 23 November) (PA01167589).

2.0 Proposals

The application for a Certificate of Lawfulness will cover all the floors and sanitaryware fittings within the following bathrooms except where features are explicitly referenced. Features in brackets will be either be retained or will be subject to a separate Listed Building Consent application for removal.

- (1) - B16, B17, B18, B19 (not toilet), G12 (not basins), DG85, G17, G18 (not toilet), F04, F05 (not heated rail), DF107, F13, F14 (not heated rail), F18, F20 (not wall tiles), DF129, F24, F33, F26 (not heated rail) F36, F39, S03, S16 (not heated rail), S18.
- (2) - B35.
- (3) G03A, G10, G08A, G014A, G15, G16, G18A, F07.

The proposed works are included within the following schedules of work:

- 2035-Doc 02 rev C-Clock Tower Scope of Works
- 2035-Doc 04 rev B -Scope of Works-Basement Only
- 2035-Doc 06- rev B Scope of Works – Ground Floor
- 2035-Doc 08- rev E Scope of Works - First Floor
- 2035-Doc 10-rev B Scope of Works – Second Floor

All light fittings, general redecoration schedules and emergency lighting/signage are also the subject of a separate Listed Building Consent application.

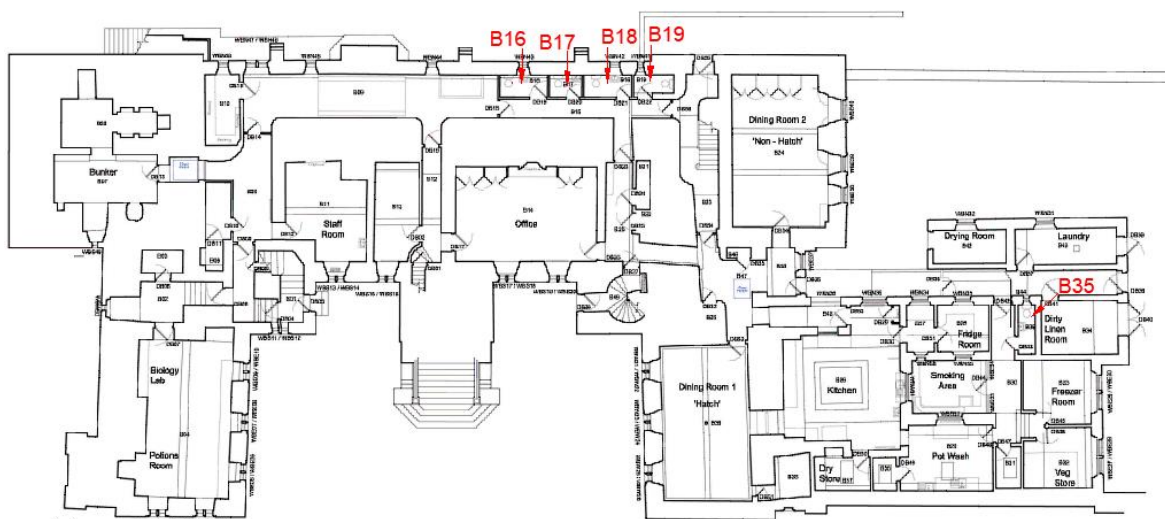


Plate 2.1: Ford Castle (1371004) basement level and Ford Castle north forecourt wall and gateway with laundry and service wing attached to rear (NHLE reference 1042186)

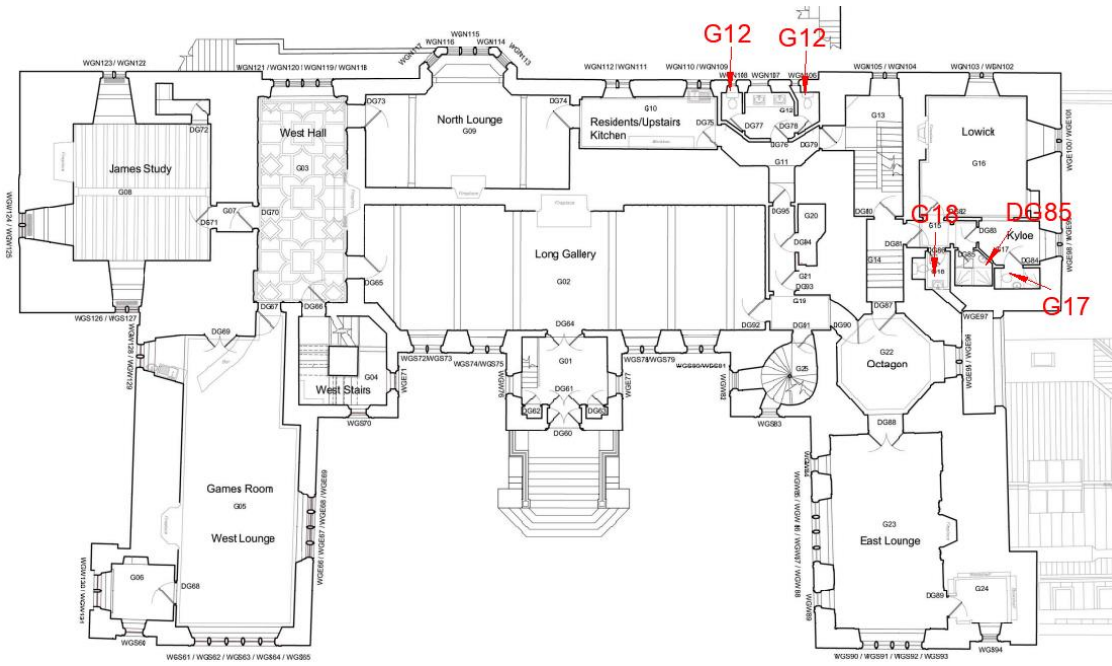


Plate 2.2 Ford Castle (1371004) ground floor level

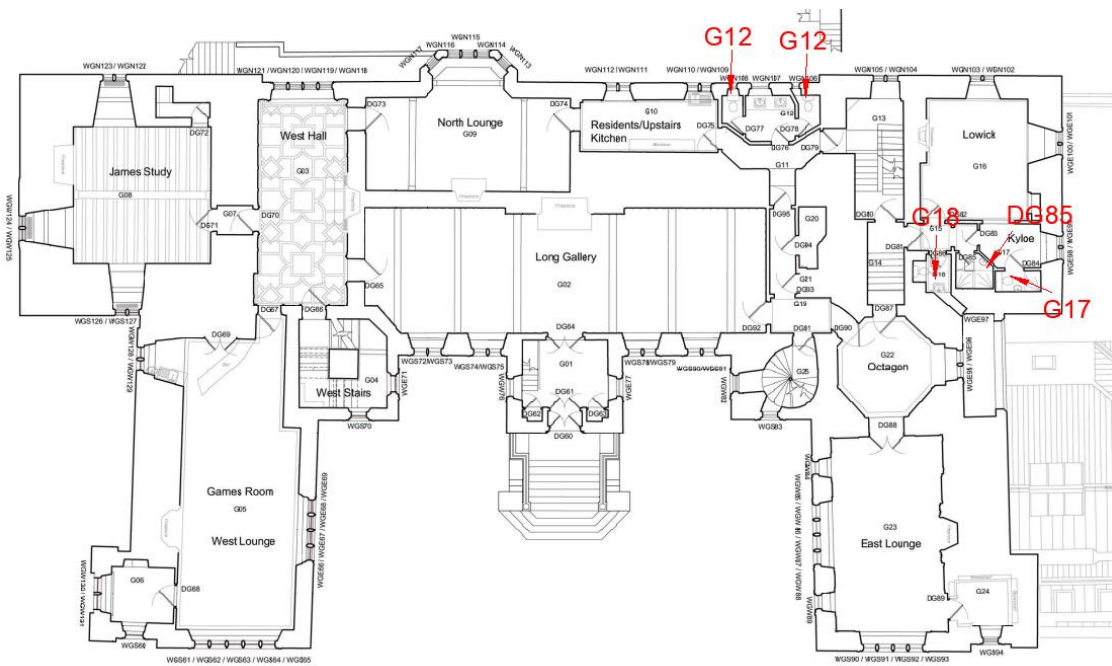


Plate 2.3: Ford Castle (1371004) first floor level

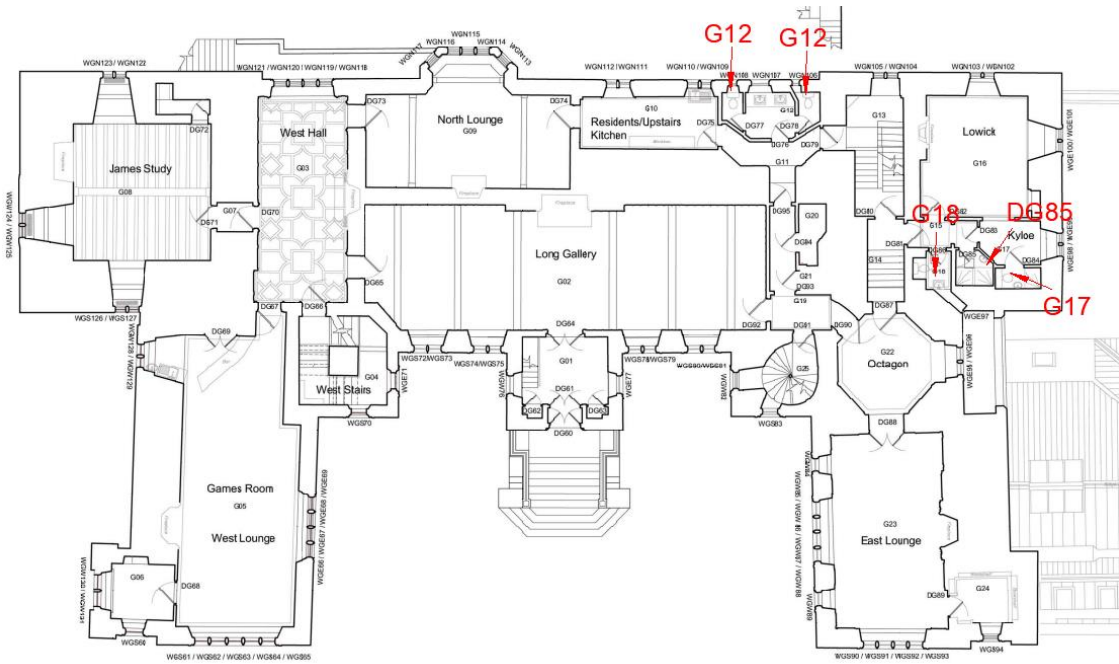


Plate 2.4: Ford Castle (1371004) second floor level

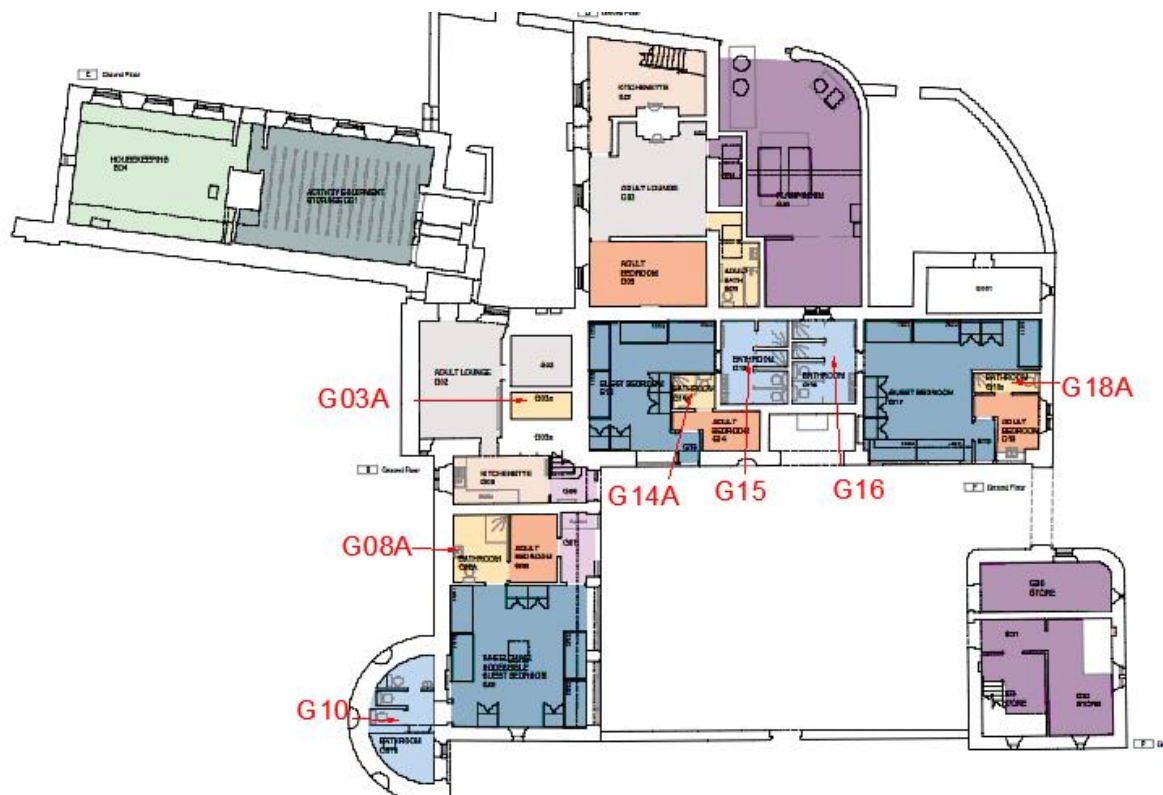
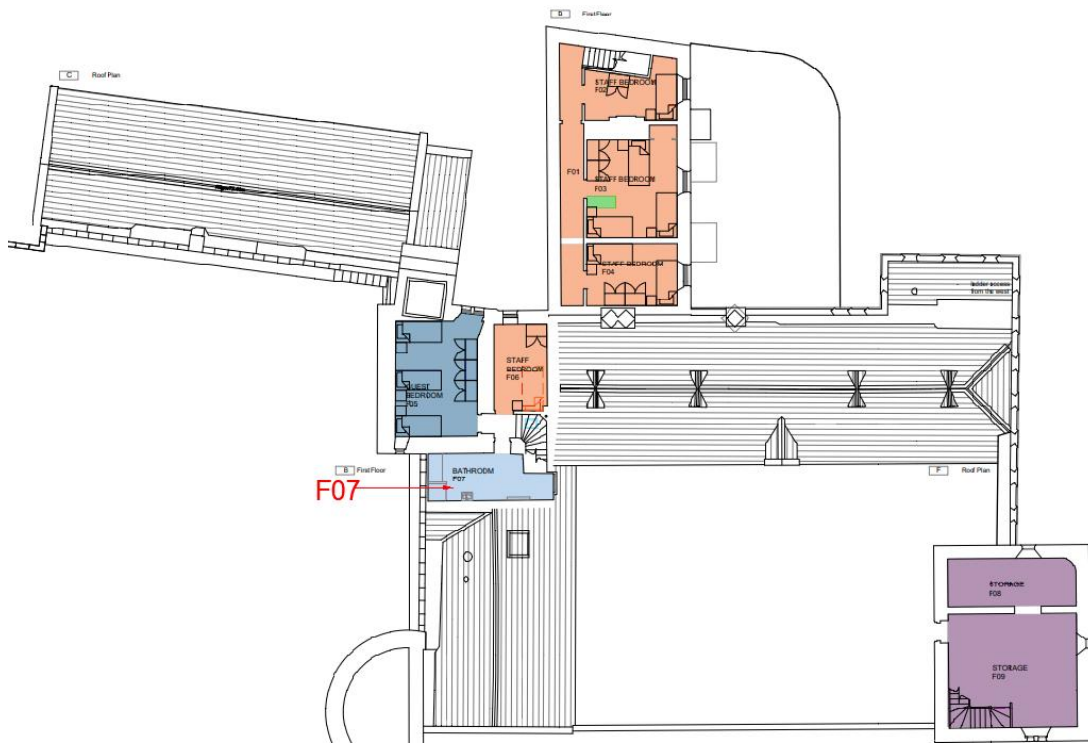


Plate 2.5: Ford Castle East Gateway, East Forecourt Wall and Handyman's cottage (NHLE 1154087) Ground Floor Bathrooms



**Plate 2.6: Ford Castle East Gateway, East Forecourt Wall and Handyman's cottage (NHLE 1154087)
Ground Floor Bathrooms**

3.0 Special Interest

To confirm that the proposals for the removal and replacement of sanitary ware would not affect the special interest of the building, the interests of each building are set out below to assist the decision-maker. The Ford Castle Northumberland Conservation Plan Final Draft (Simpson & Brown Architects 2012/2013) has been utilised where appropriate.

3.1 (1) Ford Castle (1371004)

Description

The multi-phase Ford Castle holds historic and architectural interest in features dating from the thirteenth century through to the twentieth century. To avoid unnecessary repetition, the historic and architectural interests of the Castle are described together below. Archaeological interest is also set out.

Architectural and Historic Interest

A manor at Ford was first referenced in 1282. Surviving elements of the early building are limited, restricted to some fabric of the basement and ground floor of the western wing of the Castle.

Its embattlement as a fortified manor house was permitted in 1338 when William Heron was provided with a licence to crenellate. At this time a stone quadrangular castle was constructed around four corner towers connected by a curtain wall. The tower located at the north-west corner ('King James Tower') is the only wholly surviving tower of fourteenth century date within the main body of the Castle, its basement level being particularly significant in its unaltered medieval date. Surviving parts of the corresponding north-eastern tower are limited, restricted to fabric of its western elevation within the basement and ground floor of the extant building. The conjoining fourteenth century curtain wall between the towers is also extant in part hidden internally to later phases, with diminishing fabric between the basement and first floor of the Castle (for example in the northern elevation of part of the long gallery).

By 1367 the Castle was key in the defence of the borders. Reflecting this, it was taken by the Scots in 1385 and left ruinous. William Selby occupied a presumably restored Castle in 1509 before it was taken by Scots King James IV (whose brief occupancy led to the naming of the King James Tower) and purposefully partially destroyed through fire, being recorded as predominantly ruinous again in 1541. Shortly after this a failed attack from French troops (fighting on behalf of the Scots) was described with a Thomas Carr being recorded as resisting the attack from a tower.

In 1589 a major rebuilding was undertaken with the two northern towers and their conjoining curtain enveloped within an Elizabethan mansion of three floors with Tudor mullioned windows. The two southern towers were retained externally to the buildings to flank a new, near symmetrical, entrance front with a new driveway extending to the south between them.

The Elizabethan mansion incorporating the earlier medieval towers and northern curtain wall was subject to some remodelling by Sir Francis Blake in 1694. The extent of the remodelling is likely to have included the replacement of a spiral staircase in the western part of the house with a stair with landings (F01). This remains extant today.

Eighteenth century early 'Gothicism', involving numerous locally known architects (George Raffield, James Nesbit and Alexander Gilkie), saw the emphasis of improvements on embracing the existing gothic fabric of the Elizabethan building, removing the Tudor windows and replacing them with lancet windows (which remain to the King James Tower) and the addition crenelations for example. Of particular note, from around the 1780s, new forecourt walls protected under a separate listed and

included here for context were established. These extended from the southern elevation and around to the east and south (NHLE references 1042186, 1154087 and 1041285).

A major period of Victorian investment within the Castle was undertaken for Lady Waterford after a period of neglect. This saw the reversal of much of the eighteenth-century Gothicism and the refacing of much of the exterior facades. This was undertaken by David Bryce. His Victorian interiors have been lost but his replacement of the majority of the gothic lancet windows across much of the building is evident, with eighteenth century Gothic examples limited to the King James Tower. The windows were generally replaced with seventeenth century style rectangular stone cross windows.

Two toilet closets within the Castle, one to the basement floor (B19) and one to the ground floor (G18) retain toilets of Victorian character. Bryce also extended the basement floor to the east, creating a service wing (protected under a separate listing NHLE reference 1042186), allowing the removal of the kitchen from the main house. This separately listed extension exists with little subsequent alteration with characteristic service yards and courts.

The twentieth century (known as the 'Joicey' period with the Castle coming under the ownership of Lord Joicey) saw the loss of Bryce's Victorian interiors. Two new water closets were installed to the ground floor, in the vicinity of the entrance hall (the long gallery) (room G12). The original basins and marble surrounds survive. In each of the principal bedrooms a wash basin was also installed. The marble surrounds survive in bedrooms 'Heron', 'Waterford', 'Delaval'. The sink in 'Heron' is original but the sinks in 'Waterford' and 'Delaval' appear later. The examples in the 'Blake' and 'James' bedrooms are entirely modern replacements. An underground boiler and fuel store was also installed to the north of the Victorian service range in the 1930s which facilitated an improved hot water supply to the Castle and the use of radiators and heated towel rails.

Also, at this time a new corridor was created at the first floor (bedroom) level to enable access to a suite of bedrooms now known as the Cheviot and Joicey bedrooms. Arts and crafts doors were also installed throughout the building at this time. Joicey's work was completed in 1939 but the start of WWII meant that the Castle was never utilised as a country mansion. During the war it was used as a hospital for the British Red Cross and St John's Ambulances. Thereafter it was used by the National Association of Boys Clubs of Great Britain and a field study centre.

In summary, the Castle is of high historic importance, with known associations with notable historic individuals and periods of conflict between England and Scotland. Architectural importance principally arises from the exterior of the Castle but with a particular element to the interior being exceptional; the basement to the King James Tower which is wholly medieval in date. Otherwise, the highest levels of architectural importance are present in the fabric of the medieval towers (principally the King James Tower) and to the general the façade of the castle which displays a palimpsest of a number of different architectural styles and trends reflecting successive phases of investment. Again, it is the King James Tower which is notable here, containing medieval stonework and an original slit window amongst later eighteenth century gothic examples. The extensive windows to the rest of the building comprise leaded windows predominantly of nineteenth century date (Bryce for Waterford) set within sixteenth to twentieth century stonework. Other interior features of some note include stone fireplaces of sixteenth/seventeenth century date (primarily to the principal rooms of the ground floor but also present within five bedrooms to the first floor). Later Victorian fireplaces with simple regency style grey veined white marble surrounds are apparent to other bedrooms, some with the Waterford crest. Other notable features due to their number and conformity are the arts and crafts styled doors attributable to the Joicey period and main staircases including a restored sixteenth century newel stair in the east wing and a seventeenth century stair with landings in the west wing.

Archaeological Interest

The layers of fabric within the Castle building, hold archaeological interest in their evidential value which illustrates successive periods of engineering and craftsmanship. Furthermore, the land bound within the later curtain walls to the south of the building, which includes the footprint of the earlier quadrangular fourteenth century castle and its likely thirteenth century predecessor, is likely to hold archaeological deposits of high importance.

3.2 (2) Ford Castle north forecourt wall and gateway with laundry and service wing attached to rear (NHLE reference 1042186)

Description

This section of the Castle was constructed in the two phases. The north forecourt walls were constructed in 1781 by J Nisbet. The laundry and service wing to the rear which includes the kitchen space were added by David Bryce for Lady Waterford in the mid nineteenth century.

Architectural and Historic Interest

The historic interest of the asset lies in its association with two specific periods at the Castle, reflecting the continued importance of the Castle as a place of residence with successive owners investing in specific architectural trends to enhance the courtyard experience or practical extensions; the north forecourt walls were added in the late eighteenth-century as part of the wider gothicisation of the Castle whilst the kitchen and laundry were added by Lady Waterford to the rear to remove these operations from the body of the Castle.

The crenelated walls extend either side of a gateway set in a pointed arch with an imitation portcullis in a blank trefoiled arch with a modillion cornice above including pierced quatrefoils in the parapet.

The kitchen and laundry to the rear are single storey in plan under Lakeland slate roofs. They both incorporate typical Victorian sash windows. The listing description references Victorian period laundry equipment within the laundry house but access was not gained as part of this assessment and so this cannot be verified here. Access to the kitchen complex, however, allowed observation of a series of rooms appearing to be original in their layout with various rooms/stores obviously set aside for different tasks, the presence of a large Victorian refrigeration unit in one room being a particular feature of note (room B32). Original doors and architraves were observed and a number of sash windows including one particularly large window to the main kitchen space (B26) overlooking a service yard. This incorporates a twelve over twelve arrangement and is inclusive of folded wooden shutters housed within a shallow reveal. Also, in the main kitchen space (B26) and a side kitchen (B29), some original tiling was observed to comprise a tile trim.

Archaeological

The archaeological interest of the asset lies in the fabric of the building which may hold evidence of successive phases of alteration and decoration, albeit this is anticipated to be limited with the asset essentially representing three discrete single-phase buildings. The ground beneath the asset may hold evidence of gardens associated with the Castle which were known to extend from the eastern elevation of the main Castle complex from atleast the eighteenth century.

3.3 (3) Ford Castle east gateway, east forecourt wall and handyman's cottage (NHLE reference 1154087)

Description

This section of the Castle primarily comprises the east forecourt walls which were constructed in 1781 by J Nisbet and a handyman's cottage that was added in 1862. Attached stables to the rear were added in the mid nineteenth century also and are cautiously referenced as a curtilage structure, as is a servant's block to the north of the Stables.

Architectural and Historic Interest

The historic interest of the asset lies in its association with two specific periods at the Castle, reflecting the continued importance of the Castle as a place of residence with successive owners investing in specific architectural trends or practical extensions; the east forecourt walls were added in the late eighteenth-century as part of the wider gothicisation of the Castle whilst the handyman's cottage, stables and servant's quarters were added by Lady Waterford during a Victorian period of extensions.

The east crenelated wall houses cruciform slits and contains two half drum towers displaying arched niches to the ground floor and pierced quatrefoils above. These flank an eastern gate holding an imitation portcullis. The northern-most tower houses a dovecot in a central roundel whilst the southern-most tower houses a clock.

The handyman's cottage extends into the northern-most tower across two floors and three bays. The buildings attached to the east of the walls, referenced by the listing description as 'garages' but which are now converted to accommodation were likely stables during the Victorian period. The listing description references these are having no special interest. The servant's quarters to the north of the former garages/stables are not mentioned but these are of typical Victorian character including sash windows and Victorian fireplaces.

Archaeological Interest

The archaeological interest of the asset lies in the fabric of the building which may hold evidence of successive phases of alteration and decoration, albeit this is anticipated to be limited. The ground beneath the building may hold evidence of gardens associated with the Castle which were known to extend across its footprint from at least the eighteenth century.

4.0 Potential Harm

This section of the report will briefly present an assessment of the potential harm caused by the general refurbishment of the sanitary ware and flooring for each bathroom.

The location of each bathroom proposed for re-fitting under a Certificate of Lawfulness is shown on the floor plans presented above. A basic photographic is provided for reference. The Ford Castle Conservation Plan (2012/2013) is referenced as appropriate.

Ford Castle (NHLE 1371004): Basement Room B16:

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior and internal walls – 'neutral' (after 1950).
External wall – 'considerable' (1862)

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**.

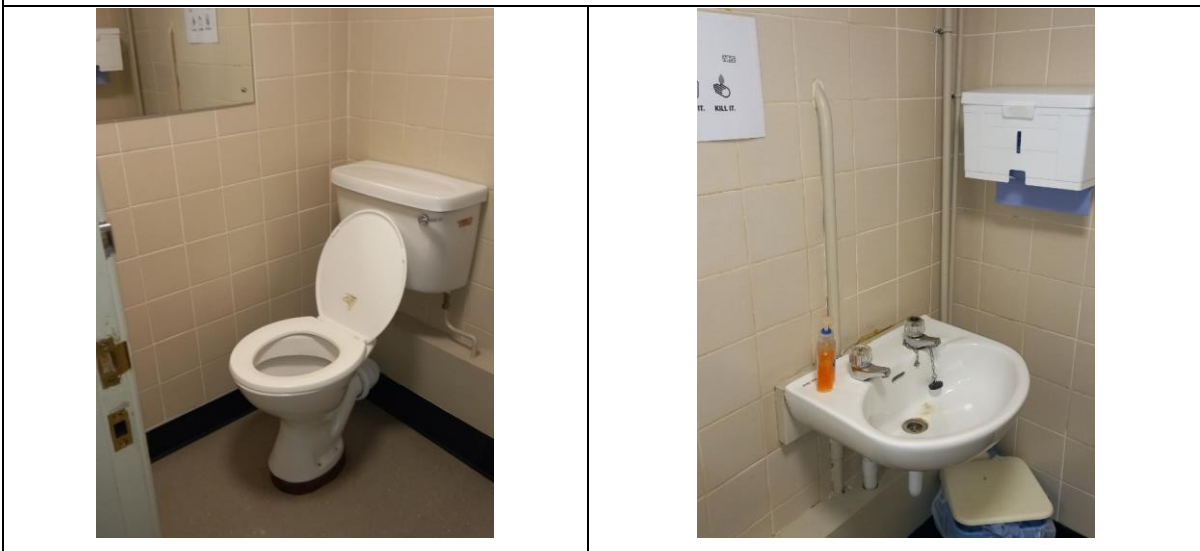
However, in the very unlikely event that any significant intervention to the external wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry. A similar measure may be appropriate for the removal of the vinyl floor covering which at basement level may reveal an original surface, which could be preserved through a basic visual record should a buildings archaeologist be present.



Ford Castle (NHLE 1371004): Basement Room B17

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)	Interior and internal walls – 'neutral' (after 1950 or early twentieth century 'Joicey'). External wall – 'considerable' (1862)
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The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the external wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry. A similar measure may be appropriate for the removal of the vinyl floor covering which at basement level may reveal an original surface, which could be preserved through a basic visual record should a buildings archaeologist be present.



Ford Castle (NHLE 1371004): Basement Room B18

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior and internal walls – 'neutral' (early twentieth century 'Joicey'). External wall – 'considerable' (1862)

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the external wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry. A similar measure may be appropriate for the removal of the vinyl floor covering which at basement level may reveal an original surface, which could be preserved through a basic visual record should a buildings archaeologist be present.



Ford Castle (NHLE 1371004): Basement Room B19 sink and floor only. Note toilet will be retained

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior and western and southern internal walls – 'neutral' (early twentieth century 'Joicey'). Eastern interior wall – moderate' (1862). External wall – 'considerable' (eighteenth century)

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom (with the retention of the toilet). Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the external wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry. A similar measure may be appropriate for the removal of the vinyl floor covering which at basement level may reveal an original surface, which could be preserved through a basic visual record should a buildings archaeologist be present.



Ford Castle North Forecourt Wall and Gateway with Laundry and Service Wing Attached to Rear (1042186) - Basement Room B35

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)	Room B35: Interior – 'neutral' (1862). Walls 'moderate' (1862)
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The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. A best practice measure comprising attendance by a buildings archaeologist may be appropriate for the removal of the vinyl floor covering which at basement level here may reveal an original surface associated with a Victorian phase (kitchens). This could be preserved through a basic visual record should a buildings archaeologist be present.



Ford Castle (NHLE 1371004): Ground Floor Room G12 toilets and floor only. Note basins and heated rail retained

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior 'moderate' (early twentieth century 'Joicey'). Exterior wall - 'considerable' (1862). Internal walls - 'moderate' (multi-period).

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom (basins and heated rail retained). Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the external wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.

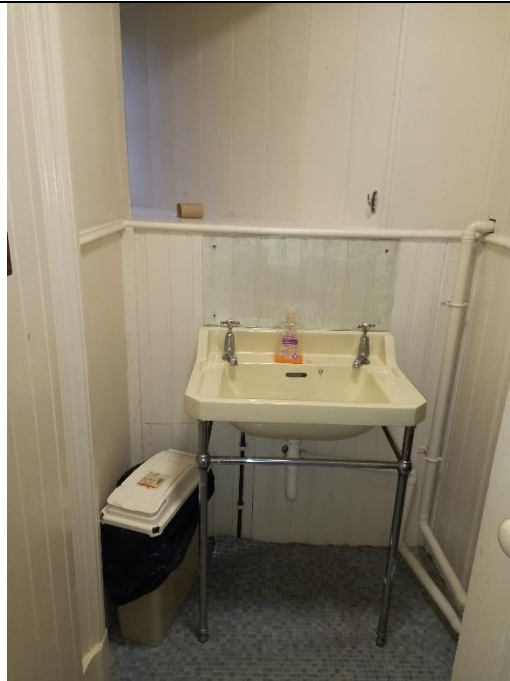


G18 – sink and floor only. Note toilet to be removed under LBC only

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior 'moderate' (1862) southern wall - 'considerable' (medieval). Other walls - 'moderate' (multi-period).

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of the sink and floor. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the south wall behind the sink is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.



Ford Castle (NHLE 1371004): Ground floor room DG85

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior - moderate (1862) (note post-dates the Conservation Plan so interior re-assessed as 'neutral'). Exterior wall to south (length of showers) - considerable (medieval). Internal wall to west - moderate (early twentieth century 'Joicey'). Other internal walls to north and east (to doorway, sink and G17) are modern

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the south wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.



Ford Castle (NHLE 1371004): Ground floor room G17

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior - moderate (1862) (note post-dates the Conservation Plan so interior re-assessed as 'neutral'). Exterior wall to south (sink) - considerable (medieval). Internal wall to north and west (to doorway and DG85) are modern

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the south wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.



Ford Castle (NHLE 1371004): First floor Room F04

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'neutral' (early twentieth century 'Joicey').
External walls 'considerable' (1862)

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the external walls is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.

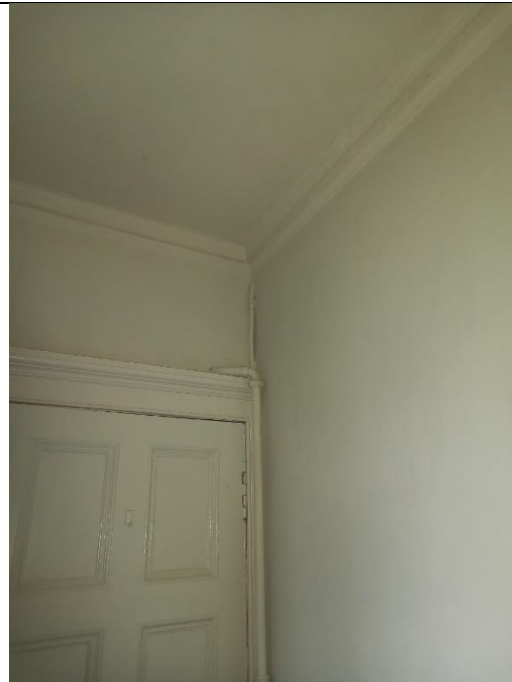


Ford Castle (NHLE 1371004): First floor room F05. Note heated rail to be removed under LBC only

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior 'neutral' (early twentieth century 'Joicey'). All walls – 'considerable' (1862/not known (rail section))

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom (heated rail and doorway removal to be considered separately under a LBC application). Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the walls is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.



Ford Castle (NHLE 1371004): First floor room DF107

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – neutral (modern) (not assessed). Eastern wall 'moderate' (1862). Northern wall (toilet) – 'outstanding'/'considerable' (includes medieval/unknown fabric). Western and southern walls modern.

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the northern is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.



Ford Castle (NHLE 1371004): First floor room F13

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'moderate' (1862). Walls – 'moderate' (eastern wall (rail) Tudor, others 1862)

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm.**



Ford Castle (NHLE 1371004): First floor room F14 . Not including heated rail to be subject to a Listed Building Consent application

Ford Castle (NHLE 1371004): First floor room F14

Interior – ‘neutral’ (1862). Walls – ‘moderate’ (1862(rail)/unknown date)

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom (heated rail to be subject to a separate LBC application). Potential harm to significance – **no harm**.



Ford Castle (NHLE 1371004): First floor room F18

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – neutral (modern) (reassessed).
External wall (sink) – 'considerable' (1862).
Eastern wall – 'moderate' (early twentieth century 'Joicey' but part neutral modern).
Internal walls to bedroom – neutral (modern)

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the external wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.



Ford Castle (NHLE 1371004): First floor room F20 - Note not including wall tiles to be subject to a LBC application

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior– 'moderate' (after 1950). Internal walls 'moderate' (eighteenth and twentieth century fabric). Western extremity of northern elevation (toilet location) – 'considerable' (1862)

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom (wall tiles to be considered separately under a LBC application). Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the wall to the rear of the extant toilet is undertaken which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.



Ford Castle (NHLE 1371004): First floor room DF129

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'neutral' (early twentieth century 'Joicey'). Northern wall (low wall)– 'considerable' (1862). Other walls – 'moderate' (early twentieth century 'Joicey')

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the northern wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.



Ford Castle (NHLE 1371004): First floor room F24

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'moderate' (1862). Northern wall (low wall)– 'considerable' (1862). Other walls – 'moderate' (early twentieth century 'Joicey')

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the northern wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.



Ford Castle (NHLE 1371004): First floor room F33

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'neutral' (early twentieth century 'Joicey'). External wall – considerable' (eighteenth century). Other walls – 'moderate' (early twentieth century 'Joicey'/unknown)

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the external wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry.



Ford Castle (NHLE 1371004): First floor room F26

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'neutral' (1862/early twentieth century 'Joicey'). Walls – 'moderate' (northern (sink) and eastern (back of showers) unknown date, western wall (rail) 1862, southern wall (mirror) early twentieth century 'Joicey')

Note heated rail retained

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**.

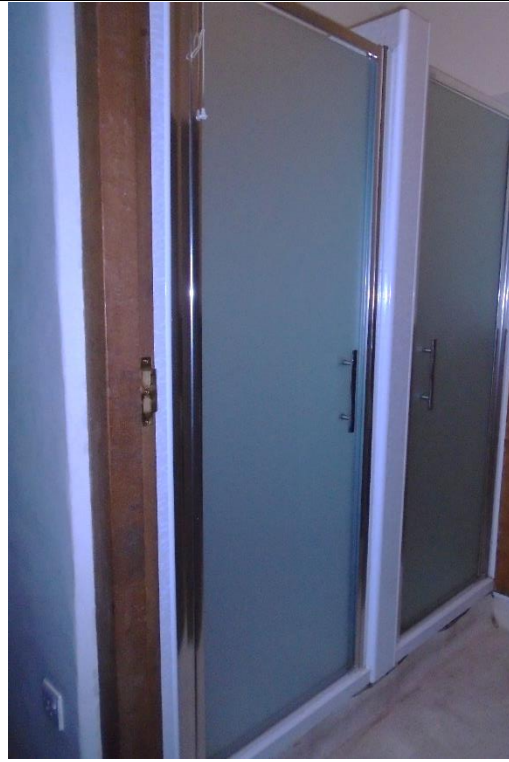


Ford Castle (NHLE 1371004): First floor room F36

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'neutral' (early twentieth century 'Joicey').
Walls – 'moderate' (early twentieth century 'Joicey')

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**.



Ford Castle (NHLE 1371004): First floor room F39

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'neutral' (early twentieth century 'Joicey'). Walls – 'moderate' (early twentieth century 'Joicey').

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm.**



Ford Castle (NHLE 1371004): Second floor rooms S03

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'neutral' (1862). Walls – 'moderate' (1862)

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**.



Ford Castle (NHLE 1371004): Second floor room S16. Note heated rail to be retained

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'moderate' (early twentieth century 'Joicey'). Walls – 'moderate' (early twentieth century 'Joicey')

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**.



Ford Castle (NHLE 1371004): Second floor room S18

'Significance' and (date) as per Conservation Plan Final Draft (2012/2013)

Interior – 'neutral' (early twentieth century 'Joicey').
Walls – 'moderate (early twentieth century 'Joicey)'

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**.



Ford Castle east gateway, east forecourt wall and handyman's cottage (NHLE 1154087): Ground floor room G03A

Walls at 1862 would anticipate to be of moderate significance. The interior as presented is considered to be neutral

The overall significance of the Castle would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**.



Ford Castle east gateway, east forecourt wall and handyman's cottage (NHLE 1154087): Ground floor room G10

Walls at eighteenth century would be of considerable significance. The interior as presented is considered to be neutral

The overall significance of the Listed Building would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to walls is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry. A similar measure may be appropriate for the removal of the vinyl floor covering which at ground level here may reveal an original associated with a Victorian phase surface, which could be preserved through a basic visual record should a buildings archaeologist be present.

No photograph available

Ford Castle east gateway, east forecourt wall and handyman's cottage (NHLE 1154087): Ground floor room G08A

Western wall eighteenth century and anticipated to be of considerable significance. Rest at 1862 would all be of moderate. Interior considered to be neutral

The overall significance of the Listed Building would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. However, in the very unlikely event that any significant intervention to the western wall is required which would display a visible horizon, it is anticipated that a best practice response would comprise monitoring by a buildings archaeologist with opportunity provided for the recording of any exposed historic masonry. A similar measure may be appropriate for the removal of the vinyl floor covering which at ground level here may reveal an original surface associated with a Victorian phase surface (stabling), which could be preserved through a basic visual record should a buildings archaeologist be present.



Ford Castle east gateway, east forecourt wall and handyman's cottage (NHLE 1154087): Ground floor room G14A

Walls are likely modern partitions. The interior is considered to be neutral.

The overall significance of the Listed Building would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. A best practice measure comprising attendance by a buildings archaeologist may be appropriate for the removal of the vinyl floor covering which at ground level here may reveal an original surface associated with a Victorian phase (stabling). This could be preserved through a basic visual record should a buildings archaeologist be present.



Ford Castle east gateway, east forecourt wall and handyman's cottage (NHLE 1154087): Ground floor room G15

External northern wall potentially at 1862 and would be anticipated to be of moderate significance in accordance with the Conservation Plan for the Castle listing. Other walls likely modern partitions. The interior is considered to be neutral.

The overall significance of the Listed Building would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. A best practice measure comprising attendance by a buildings archaeologist may be appropriate for the removal of the vinyl floor covering which at ground level here may reveal an original surface associated with a Victorian phase (stabling). This could be preserved through a basic visual record should a buildings archaeologist be present.



Ford Castle east gateway, east forecourt wall and handyman's cottage (NHLE 1154087): Ground floor room G16

External northern wall potentially at 1862 would anticipated to be of moderate significance. Other walls likely modern partitions. The interior is considered to be neutral.

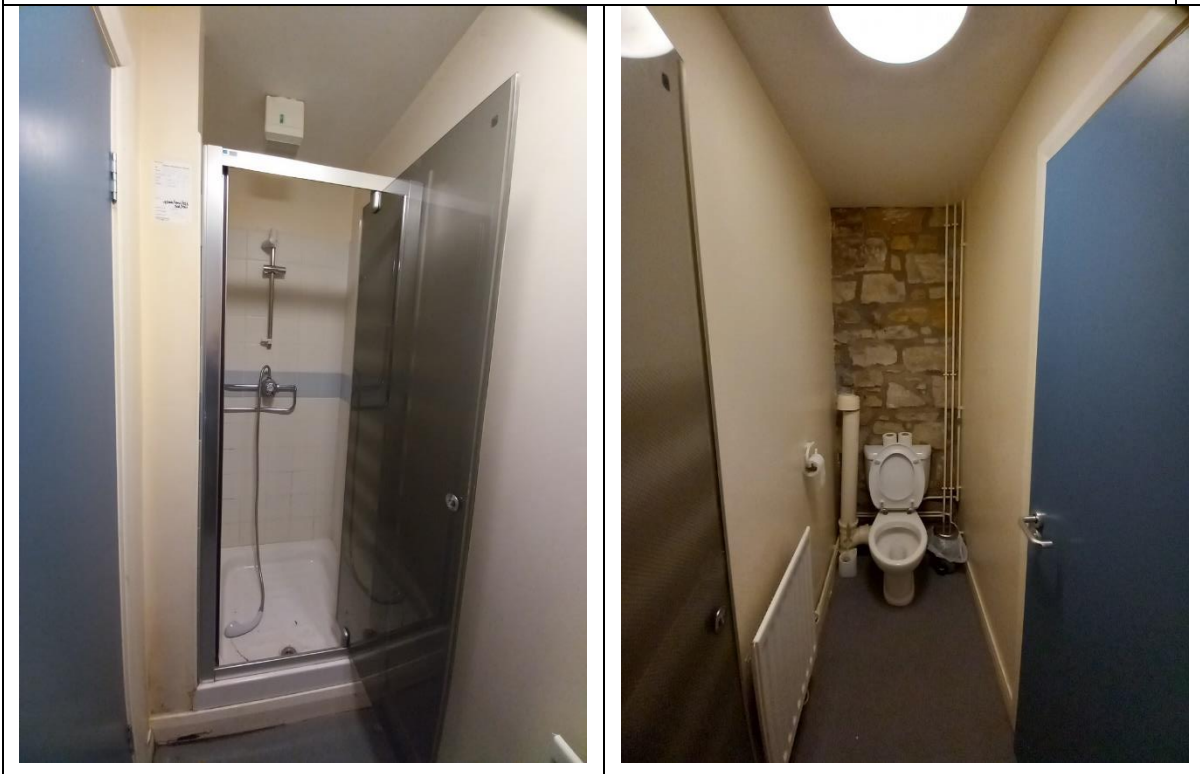
The overall significance of the Listed Building would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. A best practice measure comprising attendance by a buildings archaeologist may be appropriate for the removal of the vinyl floor covering which at ground level here may reveal an original surface associated with a Victorian phase (stabling). This could be preserved through a basic visual record should a buildings archaeologist be present.



Ford Castle east gateway, east forecourt wall and handyman's cottage (NHLE 1154087): Ground floor room G18A

External eastern wall (to rear of toilet) potentially at 1862 and would be of moderate significance. Other walls likely modern partitions. The interior is considered to be neutral.

The overall significance of the Listed Building would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**. A best practice measure comprising attendance by a buildings archaeologist may be appropriate for the removal of the vinyl floor covering which at ground level here may reveal an original surface associated with a Victorian phase (stabling). This could be preserved through a basic visual record should a buildings archaeologist be present.



Ford Castle east gateway, east forecourt wall and handyman's cottage (NHLE 1154087): First Floor Room: F07

Walls potentially at 1862 and would be of moderate or considerable significance in accordance with the Conservation Plan for the Castle listing. The interior is considered to be neutral.

The overall significance of the Listed Building would not be anticipated to be affected by the refurbishment of this bathroom. Potential harm to significance – **no harm**.



5.0 Conclusions

This report has provided an assessment of the special interest of the Listed Buildings at Ford Castle where PGL Travel Ltd wish to refurbish a number of bathroom/toilet facilities of clearly modern date for which a Certificate of Lawfulness is requested.

- Ford Castle (1371004) - B16, B17, B18, B19 (not toilet), G12 (not basins), DG85, G17, G18 (not toilet), F04, F05 (not heated rail), DF107, F13, F14 (not heated rail), F18, F20 (not wall tiles), DF129, F24, F33, F26 (not heated rail) F36, F39, S03, S16 (not heated rail), S18.
- Ford Castle north forecourt walls and laundry and service wing (1042186) - B35.
- Ford Castle east gateway, east forecourt wall and handyman's cottage (1154087) - G03A, G10, G08A, G014A, G15, G16, G18A, F07.

The proposed works are demonstrably able to be accommodated without affecting the overall understanding of the significance of the Listed Buildings and should be considered for a Certificate of Lawfulness against the overarching principal of ensuring the long-term viable use of the Castle which will ensure its long-term conservation.

As a best practice measure, a watching brief by a buildings archaeologist could be undertaken during specific works. This could be during the removal of some of the floor coverings and in the very unlikely event that historic fabric to certain walls is disturbed to any extent that would display a visible horizon. Locations are as follows:

- Ford Castle (1371004)
 - B16 – external wall
 - B17 – external wall
 - B18 – external wall
 - B19 – external wall
 - G12 – external wall
 - G17 – south wall behind sink
 - G18 – south wall behind sink
 - DG85 – south wall (length of showers)
 - F04 – external walls
 - F05 – all walls
 - DF107 – northern wall behind toilet
 - F18 - external wall
 - F20 – rear of toilet
 - DF129 – northern wall
 - F24 – northern (low) wall
 - F33 – external wall
- Ford Castle north forecourt walls and laundry and service wing (1042186)
 - B35 - floor covering
- Ford Castle east gateway, east forecourt wall and handyman's cottage (1154087)
 - G10 - all walls and floor covering
 - G08A – western wall
 - G14A – floor covering
 - G15 – floor covering
 - G16 – floor covering
 - G18A – floor covering

All light fittings, general re-plastering and redecoration schedules and emergency lighting/signage will be the subject of a separate Listed Building Consent application.

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