



Heritage Statement

In respect of

**Listed Building Consent for re-pointing works to elevations and replacement
of aluminium roof valley gutter to lead**

at

**Embleton Hall
Front Street
Longframlington
Northumberland
NE65 8DT**

Ref: HS01

September 2023

1. Introduction

- 1.1. This Heritage Statement has been prepared in support of a Listed Building Consent application in connection with the proposed re-pointing works to the elevations and replacement of an aluminium roof valley gutter to lead at Embleton Hall, Front Street, Longframlington.
- 1.2. The property is Grade II listed however is not within a Conservation Area. The full listing statement is below (Item 3).

2. Historical Background

- 2.1. Embleton Hall is a country house originally constructed in 1730 by Thomas Embleton, located on the outskirts of Longframlington, and is a Grade II Listed Building.
- 2.2. The house was owned by the Fenwick family from 1780 and at this time only comprised of what is now known as the north wing. This area of the house shows numerous historical architectural features typical of properties of a similar nature and of this time, such as a symmetrical façade with prominent main entrance, a longitudinal layout with rusticated quoins, under a steeply pitched natural slate roof.

In 1893 a substantial Victorian south wing was added differentiating between the Georgian and Victorian aspects of the house and includes for multiple roof pitches, decorative stone kneelers, water tables to gable ends, and detailing to the carved cornice work to the chimneys across all roof pitches.

- 2.3. There have been numerous historic applications for the property including internal and external alterations and repairs, and more significantly for the sub-division of the Hotel use into two large family dwellings.
- 2.4. The property has undergone extension and alteration since the original date of construction:
 - 2.4.1. In 1893 a sizeable Victorian south wing was added differentiating between Georgian and Victorian aspects.
 - 2.4.2. Alterations of kitchen layouts to better suit commercial uses.
 - 2.4.3. The introduction of a bar area to the drawing room.
 - 2.4.4. Alterations to the ground floor layout to create cloakroom facilities.
 - 2.4.5. The introduction of ensembles to a number of the bedrooms on the first floor areas.
 - 2.4.6. The installation of a rear first floor fire exit leading to an external steel fire escape staircase.

- 2.5. Other works to surrounding Listed Buildings and within the curtilage include for conversion of the stables to form a separate dwelling, an outbuilding to the rear of the hall to form a separate dwelling, and four new build dwellings in the lower part of the walled garden.
- 2.6. The elevations of the building have previously had re-pointing works/repairs undertaken. However, this consists of a poor mix consisting of sand/cement mortar, which is detrimental to the stonework construction.
- 2.7. The areas to be re-pointed are largely the North, South and West elevations, where incorrect mortar mix and defective pointing will be hacked out (with hand tools only) and re-pointed. There may be some small areas to re-point on the East elevation, but the staircase will require some re-pointing works also. Additionally, the handrail is in a poor condition, and it is proposed to replace this with a new wrought iron handrail with spindles of similar detailing to the internal staircase.
- 2.8. Listed Building Consent is therefore required to undertake the proposals.

3. Listing Details

- 2.1 The building is Grade II listed. The Listing Statement reads as follows:

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1154981**

Date first listed: **21-Oct-1953**

Date of most recent amendment: **15-Sep-1988**

List Entry Name: **EMBLETON HALL**

Statutory Address 1: **EMBLETON HALL, FRONT STREET**

Location

Statutory Address: **EMBLETON HALL, FRONT STREET**

The building or site itself may lie within the boundary of more than one authority.

District:

Northumberland (Unitary Authority)

Parish:

Longframlington

National Grid Reference:

NU 13049 01370

Details

This list entry was subject to a Minor Amendment on 16/06/2015

NU 10 SW 5/148

LONGFRAMLINGTON, FRONT STREET (East side), Embleton Hall

(Formerly listed as Embleton Hall Hotel and previously listed as Embleton Hall)

21/10/53

GV II

House. c.1730 for Thomas Embleton, extended to east in later C18; larger new house built on south of C18 extension in 1893 for Dr. J.C.J. Fenwick. C18 part squared stone with tooled dressings, C19 part sneaked stone with ashlar dressings; Welsh slate roofs. Overall L-plan. 1893 house in free Tudor style.

Old house (now west wing) 2 storeys, 5 bays, not quite symmetrical. Rusticated quoins, sill bands. Left-of-centre doorway, with lugged architrave and pulvinated frieze between pilasters carrying pedimented hood on consoles, now blocked with small 12-pane sash window inserted; 12-pane sashes, the upper renewed, in architraves. Coped left gable on moulded kneelers; stepped-and- corniced left end and ridge stacks. 2-bay C18 extension to right hidden by 1893 building, except for right end coped gable with stepped-and-corniced stack. Left return of old house shows blocked 1st-floor door and attic window; rear elevation shows original central rear wing with stepped-and-corniced gable stack.

West (entrance) front of 1893 house 2 storeys, 2 + 2 bays. Plinth, sill bands. Twin-gabled right part set forward, with projecting porch; panelled door in architrave with paterae between engaged columns carrying pediment with phoenix crest. Large mullioned-and-transomed stair window over porch and projecting chimney breast to right. Other windows mostly plain sashes. Coped gables with moulded kneelers. Other elevations show similar detail.

Interior. West ground floor room of original house has contemporary panelling and cornice; fluted pilasters flank fireplace and former door position opposite; domed cupboard, with shaped shelves, alongside fireplace. East room has large stone fireplace. One bedroom has panelled wall. 1893 house has largely-unaltered interior including entrance hall with open-well stair and coffered ceiling; marble fireplaces.

Listing NGR: NU1304901370

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

236817

Legacy System: **LBS**

4. Scale

- 4.1. The scale of the proposal is in keeping with the existing property – the footprint will not be enlarged. The materials proposed are to take the property back to its traditional form. There will be no impact on neighbouring properties.

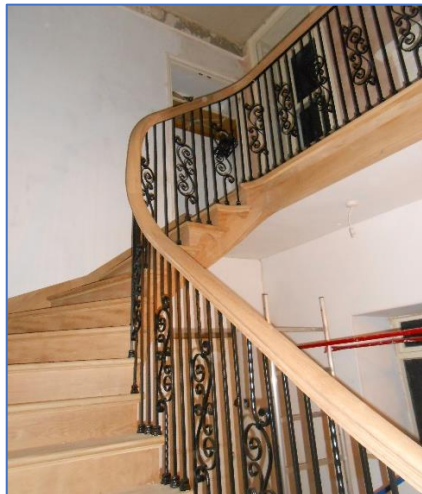
5. Design Matters & Impact/Effect on the Building

- 5.1. The proposed works are to retain and reinstate the original materials used withing the original construction of the property and therefore is not detrimental character of the property or its surroundings.
- 5.2. The elevations of the building have previously had re-pointing works/repairs undertaken. However, this is a poor mix consisting of cementitious mortar, which is detrimental to the stonework construction. This should be replaced with the following mix:

3-1 ratio mix
1 plastering
1 sharp
1 building sand
1 NHL 3.5 hydraulic lime

This will allow the fabric of the building to breathe and behave as it was originally intended without causing further damage to any stonework.

- 5.3. The areas to be re-pointed are largely the North, South and West elevations, where incorrect mortar mix and defective pointing will be hacked out (with hand tools only) and re-pointed with the above mix. There may be some small areas to re-point on the East elevation, and the staircase will require some re-pointing works also. Additionally, the handrail is in a poor condition and it is proposed to replace this with a new handrail with detailing of that similar to the internal staircase, as per the below image:



5.4. There are some redundant extractor fan holes which are to be patched up with stone to match existing, preventing any water ingress and internal water damage.

Existing remaining extractor fan holes are to be covered with conservation lead vent hoods:



5.5. The aluminium valley gutter located on the South East roof slope is currently defective and allowing water ingress into the property, again causing internal damage. It is proposed to replace this with lead work, as it would have been originally, to create a watertight area of roof and guttering and rectifying the water ingress issues.

5.6. The materials proposed are to take the property back to its traditional form and therefore is not detrimental character of the property or its surroundings.

6. Conclusion

6.1. In our opinion the proposals to the property are in keeping with the existing building. They will not detract from its historical importance and will help to maintain and reinstate the traditional appearance of the property whilst preventing deterioration of the building fabric.

6.2. We therefore ask that the application is considered for approval.

7. Photographs of the site



North Elevation 1



North Elevation 2



North Elevation 3 (lower)



South Elevation Georgian



South Elevation Victorian



West Elevation Georgian



West Elevation Victorian



East Elevation



Staircase on East Elevation to be repointed & handrail replaced



Staircase on East Elevation to be repointed & handrail replaced