



Design and Access 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: DAH-01

September 2023

1. Introduction

- 1.1. This Design and Access 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. Embleton Hall is a country house originally constructed in 1730 by Thomas Embleton and is of traditional solid wall construction under natural slate roofs. It is located on the outskirts of Longframlington and is a Grade II Listed Building.
- 1.3. The property is Grade II listed however is not within a Conservation Area.

2. Proposal

- 2.1. 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.
- 2.2. 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. The defective pointing 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.

- 2.3. Additionally, the staircase handrail on the East elevation 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 (photograph in appendix).
- 2.4. 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 (photograph in appendix).

- 2.5. 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.
- 2.6. An unused roof light on the North elevation (single storey) roof pitch will be removed and roofed in with materials to match existing. This roof light serves no purpose and is currently a source of water ingress. It is proposed to remove this defective window, re-roof and board/insulate internally as required.
- 2.7. Listed Building Consent is therefore required to undertake the proposals.

3. Impact & Design

- 3.1. 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.
- 3.2. The re-pointing works will allow the fabric of the building to breathe and behave as it was originally intended without causing further damage to any stonework. The valley gutter replacement will rectify water ingress issues to the property preventing further internal damage and damp.

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. Use

- 5.1 The existing and proposed use is one of a domestic dwelling.

6. Landscaping

- 6.1. The proposal makes no impact on the existing landscaping arrangement.

7. Access

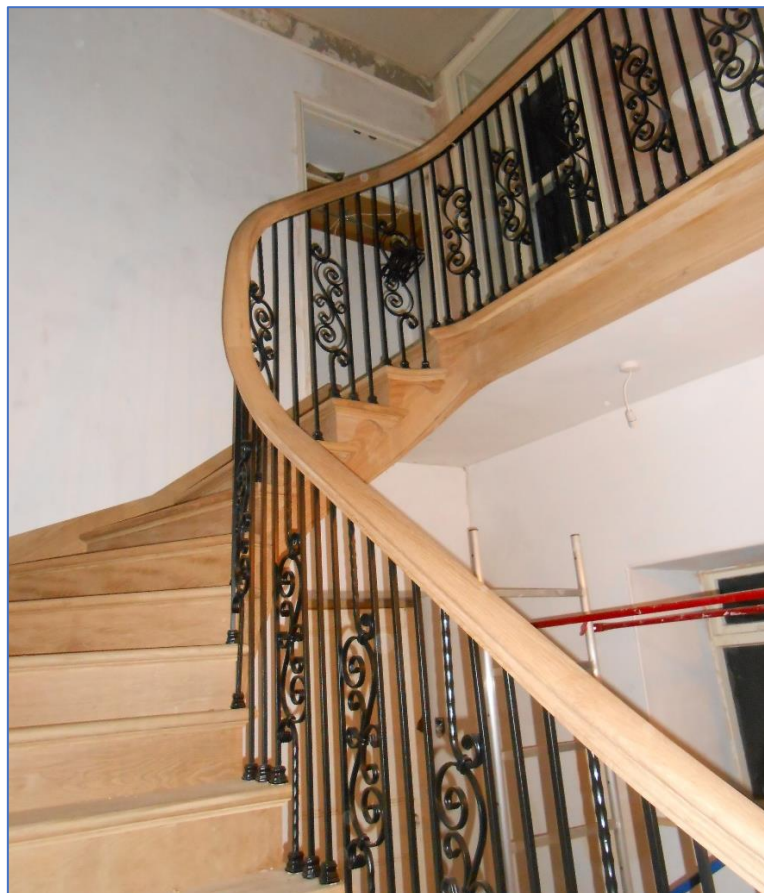
- 7.1. Access arrangement to the property remain as existing.

8. Conclusion

8.1. In our opinion the proposals to the property are in keeping with the existing property. They will not detract from its historical importance and will help to improve and maintain the building structure whilst reinstating the traditional appearance and construction materials of the property.

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

9. Photographs



Detailing of Internal Staircase which will be matched on external East elevation steps



Conservation lead vent hoods to cover extractor fan holes



Steps on East elevation to be repaired & handrail replaced



North Elevation 1



North Elevation 2



North Elevation 3 (lower)



South Elevation Georgian



South Elevation Victorian



West Elevation Georgian



West Elevation Victorian



East Elevation