HERITAGE STATEMENT ADDENDUM

SEASCALE HALL
SEASCALE
CUMBRIA

PREPARED BY LANPRO SERVICES
ON BEHALF OF
NDA PROPERTIES

July 2021



Project Reference: 3152/01

Listed Building Consent Ref. 4/18/2207/LB

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Reason for Update	Document Updated
	Reason for Update

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1 INTRODUCTION

- 1.1 The following is an Addendum to a Heritage Statement produced in support of an application for Listed Building Consent for Seascale Hall, Seascale, Cumbria (Lanpro 2018).
- 1.2 The original Listed Buildings Consent application for the above property (4/18/2207/LB) received consent on the 5th October 2018 allowing for extensive internal and external refurbishment works. Following this consent the building has been subject to a programme of historic building recording to the standard of an Historic England Level 3 survey (Greenlane 2021; Historic England 2016).
- 1.3 The building recording was informed by a programme of dendrochronological dating (NTRDL 2021). This work was specifically intended to examine reused timbers revealed during the lifting of floorboards on the ground floor, although a wider investigation of the rest of the building was also undertaken in order to put any information collected into context. The assessment and associated dendrochronological dating undertaken as part of the building recording has been used to inform this addendum.

2 SCOPE OF ADDITIONAL WORKS

- 2.1 In accordance with the original consented scheme an initial strip-out of the property has been undertaken. This has identified the need for additional works not originally subject to the consented scheme. Consultation with the LPA's Conservation Officer has been undertaken and based on the advice received the applicant is now seeking Listed Building Consent for the additional works.
- 2.2 The additional works identified for Listed Building Consent consist of the following:
 - Replacement of all ground floor suspended timber floors with a solid limecrete floor
 - Removal of an unsafe wall between the kitchen and entrance hall
 - The addition of a single door opening between the Meat Room and Lounge 2
- 2.3 This Addendum will form part of the required submission documentation for Listed Building Consent. It is intended to be read in conjunction with the original Heritage Statement (Lanpro 2018) and the proposed plans provided in support of this application (Appendix 1):
 - Drawing Number: LBC 03 Proposed Limecrete Floors
 - Drawing Number: LBC 04 Location & detail of proposed new door & removed wall

3 **JUSTIFICATION FOR ADDITIONAL WORKS**

3.1 The justification for each of the works will be considered in turn below. When considering the justification for the proposed works the relative heritage values associated with the identified areas of work will be considered alongside their contribution to the overall significance of the building and their level of effect or impact on that significance, and corresponding need/justification.

Replacement of all ground floor suspended timber floors with a solid limecrete floor (Plates 1 and 2)

- 3.2 Following stripping-out, the existing floors were found not to be tied into the walls and to be constructed of random lengths and widths of timbers. These timbers were subject to damage from rot and evident infestation. These floors were only supported by random wedges of stone, broken in places, with over floors deflecting and unstable. As a result, the flooring in its current state is structurally incapable of supporting the required use and is undermining the wider structural integrity of associated sections of the building.
- 3.3 It is proposed to replace all suspended timber flooring on the ground floor with solid limecrete floors. The use of limecrete is considered an appropriate response to the circumstances and is in line with the established use of limecrete within the consented scheme where it is to be used in the former Wash Room and Meat Room.
- 3.4 Based on evidence set out in the historic building recording report (Greenlane 2021) ground floor flooring, where suspended timber flooring survives, includes a mix of narrow tongue and groove boards laid on machine cut joists, wide (probably) tongue and groove boards, and narrow tongue and groove floorboards laid on reused timbers used as joists.
- 3.5 The dendrochronological sampling undertaken has dated the reused timbers (notably in Rooms G4 and G7) as having had felling dates in the late 17th century, typically between 1684-1694, although one was slightly earlier. Although it is apparent that all of these timbers were reused it is not possible to be certain where they originated. However, the form of the reused timbers to floors indicate that they mostly comprised former purlins, although they could also represent parts of cruck or timber-framed buildings, with the curved pieces in Room G4 perhaps wind braces. The reuse of these timbers is likely to have resulted from when the building was substantially remodelled sometime after 1898, when a former extension and detached buildings were demolished.

Significance

3.6 The flooring identified is mixed and where 'historic' material survives it has been reused. Although the origin of the material cannot be confirmed, the dendrochronological dating confirms a largely late 17th century date for the felling of the trees used in these timbers. This would suggest they were originally associated with an earlier structure of late 17th or early 18th century date – perhaps former structures associated with the site of the subject

property itself that were removed in the late 19th century. If so, this would indicate that the flooring proposed for removal dates to the remodelling of the property, and reuse of the timbers in remodelling, sometime after 1898. As a result, the timbers are not in their original in-situ location and represent an ad hoc reuse of demolition / reclaimed material during the course of a phase of remodelling in the late 19th/early 20th century. The quality of the reused material is limited and subject to decay.

3.7 As a result of the historic building recording, and dendrochronological dating, the evidential value associated with these timbers has been extracted and is now subject to preservation by record. The proposed removal and replacement of these timbers with a limecrete floor is therefore considered reasonable and will result in no loss or harm to the key attributes that confer significance on the subject property.

Removal of an unsafe wall between the kitchen and entrance hall (Plates 3 to 7)

- 3.8 During the course of consented on-site works, the wall between the kitchen and entrance hall was identified as unstable. As a consequence, the LPA's Conservation Officer agreed to its removal prior to receiving Listed Building Consent on safety grounds. This wall has now been removed.
- 3.9 As a result of the wall's removal the structural engineer has confirmed that the two main timber beams (long spans) in the kitchen are subject to deflection. As both kitchen beams span over a large area, steel beams are now required to mitigate for deflection to upper floors. The original timber beams will however be retained in-situ.
- 3.10 It is not proposed to rebuild the wall on the basis that there is insufficient space in the kitchen to enable its effective use should it be rebuilt. It is understood that this has been subject to prior consultation with the Conservation Officer and on the basis that the wall is not believed to be original, its removal has been agreed in principle.

Significance

3.11 As stated above, the wall removed was unsound and is not believed to be original but rather part of later remodelling. Although of some historic interest, the wall itself is of limited diagnostic and architectural/aesthetic merit, nor does it contribute meaningfully to an understanding or appreciation of the significance of the subject property. Its limited evidential value has also now been subject to building recording. As a result, its contribution to an understanding of the development and evolution of the subject building has been preserved by record. In addition, rebuilding the wall would result in a less useable space for occupants and is considered un-supporting of modern living standards. The historic beams, which are of more historical and evidential interest, will be retained in situ. In order to ensure they are able to meet the required loading standards, and maintain structural integrity, it is proposed to introduce steel beams. These will be installed below the timber beams and packed to offer the required structural support. This is also intended for the beam spanning centrally within the kitchen.

3.12 The removal of the wall is considered to be reasonable as is the intention not for it to be rebuilt. The retention of the timber beams and their necessary support is also considered reasonable, and will result in no loss or harm to the key attributes that confer significance on the subject property.

The addition of a single door opening between the Meat Room and Lounge 2 (Plate 8)

- 3.13 It is proposed to introduce a single door opening between the former Meat Room and Lounge 2 (Rooms G8 and G7). This is required in order to help improve the circulation within the house and avoid the restricted toy room access when refurbished and returned to use.
- 3.14 During the course of consented on-site works the plaster on the wall separating the former Meat Room and Lounge 2 was removed. This revealed a timber lintel and evidence of an opening on both sides of the dividing wall. It is proposed to introduce the new doorway within the wall where this earlier historic opening has been identified. This will require the removal of the rubble wall fill and the introduction of a concreate lintel, padstones and doorway.
- 3.15 Although this work will require the removal of existing material, this material does not from part of the main wall structure, but infill material used to seal up an earlier opening. Its interest is therefore limited, while the opportunity to reintroduce an opening where one was previously has the potential to not only improve living requirements but also re-establish a previous and more historic configuration. Subject to appropriate detailing the introduction of a new door opening in this location is therefore considered reasonable and to result in no loss or harm to the key attributes that confer significance on the subject property.

4 **CONCLUSIONS**

- 4.1 The works outlined in this Addendum have all been subject to consultation with the LPA's Conservation Officer and are understood to be in line with an agreed approach to gaining Listed Building Consent. The proposals have been informed by historic building recording and associated dendrochronological dating (Greenlane 2021; NTRDL 2021), which has assessed and recorded the subject property and associated fabric to be affected by the proposed works.
- 4.2 On the basis of this information, and the limited nature of the proposed additional works, it is concluded that the proposals will result in no loss or harm to the key attributes that confer significance on the subject property.

5 REFERENCES

Greenlane Archaeology 2021, 'Seascale Hall Farm, Seascale, Cumbria. Archaeological Building Recording', unpublished report

Historic England 2016, Understanding Historic Buildings. A Guide to Good Practice

Lanpro 2018, 'Heritage Statement. Seascale Hall, Seascale, Cumbria', report ref. GVA001/0897H

NTRDL 2021, 'Seascale Hall, Seascale, Cumbria. Tree-Ring Analysis of Timbers', Nottingham Tree-Ring Dating Laboratory report

Lanpro Services Ltd.

Plates





Plates 1 and 2. Photographs of the existing flooring





Plates 3 and 4. Details of the original wall beam between kitchen and the entrance hall after removal





Plates 5 and 6. Details of the original wall beam between kitchen & the entrance hall after removal

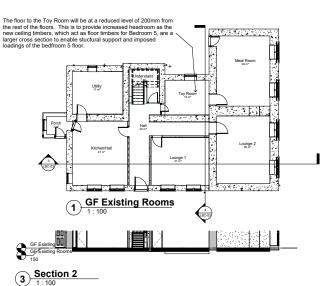


Plate 7. General view of the original wall beam between kitchen & the entrance hall after removal

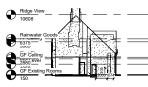


Plate 8. The location of the proposed door between Meat Room and Lounge 2 $\,$

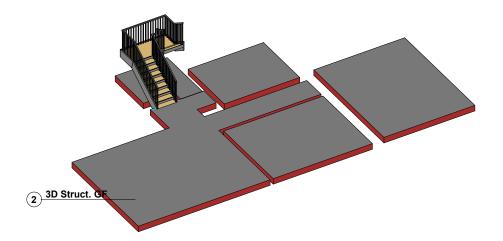
APPENDIX 1: Plans of Proposed Additional Works



G.F. Floor Schedule					
id	Name	Area	Floor Finish	Base Finish	
	•		•	•	
4	Lounge 2	60 m²	Carpet	Limecrete	
5	Lounge 1	21 m²	Carpet	Limecrete	
6	Toy Room	12 m²	Carpet	Limecrete	
8	Kitchen/Hall	27 m²	Vinyl/Tiles	Limecrete	
9	Understairs	7 m²	Original Pavings	Limecrete	
11	Hall	20 m²	Carpet	Limecrete	
12	Porch	3 m²	Vinvl	Limecrete	







LIMECRETE MIX

101A LIMECRETE ELOOR TO

These works MUST be carried out by Manufacturer's Specialist Contractor as recommended by The Limecrete Company; The Limecrete Company, Limecrete

Noticed Form, Carleton St Peter, Norfolk, NR14 7BD Phone 01508 528649 Registered in England No. 12433316: Contract Sarah Woodger 07891265800 or equal

 Remove the existing floor, excavate to required depth with care, do not undermine foundations, level and compact the surface. Any soft spots should be excavated and carefully backfilled with a competent material. This should be done as accurately and consistently backfilled with a competent material. This should be done as accurately and consistently as possible for best results plus even small variations over a large floor area will significantly effect the amount of material ultimately required.

Assess ground water issues consult architect/engineer to provide suitable drainage if required.

Membrane Layer

Lay the geotextile membrane over the substrata, overlapping the joints by 1 metre. Membrane to be turned up at edges adjoining walls by miniminum specified depth of substrate. Run the geotextile up the walls far enough to fold back onto the Insulating Hardcore foam glass gravel layer, membrane to be turned up at edges adjoining walls by minimum depth of substrate.

Substrate/Insulating Layer
Lightweight loose fill insulating aggregate (Glapor SG600 Recycled Foamed Glass (RFG)

gravel): Put in marker posts to indicate level off loose fill. Lay to allow for a compaction ratio of 1.3.:1 by measure e.g. loose fill to 195mm and compact to 150mm.

Material is distributed with a shovel or rake, It is important to ensure that an even fill depth

is achieved over the whole installation area. Should the compacted fill depth exceed 30cm

height, the installation must take place in several layers
Put in marker posts to indicate the final level of Insulating Hardcore foam glass gravel

after compaction, compact in layers as per manufacturers instructions

It is best to deposit Insulating Hardcore glass foam gravel from the back to the front so

distributed material no longer needs to be manipulated. The material is normally

distributed

with a rake or shovel. It is important to ensure that an even fill depth is achieved over the whole installation area. For deep fill areas the installation and compaction must take place in layers of maximum depth 300mm.

Compaction is executed with a plate vibrator (~80 - 120kg, approx frequency 100 Hz), or

steamroller (static, ~5t -~6.5t).

Compaction is finished when the target level is reached. Further compacting increases

material wear and brings no advantage in load bearing capacity and will reduce thermal performance.

Fold back the excess Geotextile around the edges over the compacted Insulating

Lay the second layer of geotextile and the Geogrid over the surface of the compacted Insulating Hardcore laver

Fold back the excess Geotextile around the edges 'before' laying the Geogrid, i.e. Fold back the excess of the second Geotextile.

If required, screed can be used to

weigh down geogrid to prevent rucking.

Lay edge insulation around perimeter walls to the depth of the screed, used as a screeding.

Put shuttering in place to the thickness of the screed, which is 100mm

Lime to be Singleton Birch Secil NHL5 or Castle NHL 5 or equal and approved mixed

approved aggregate . Proportions 3:1 aggregate/lime by volume. Ensure Flatness/surface

regularity Binder (by volume) and the synthetic fibres (at a ratio of 1kg per tonne dry screed mix), add sufficient water

to make a stiff but pourable mix. Add sufficient water to make a stiff but pourable mix [DO NOT OVER WATER]

PRODUCT MUST BE MIXED FOR 20 MINS AFTER THE ADDITION OF ALL OF THE WATER.

Lay and tamp to the shuttering level, float the floor to an appropriate finish for the floor covering specified. After 24 hrs brush the surface of the floor using a stiff brush to remove any sinter skin (this is particularly important if laying tiles or slabs onto the screed).

Protecting the floor

Ensure the floor does not dry/cure too quickly or too slowly. As with all lime products ensure the room is well ventilated with ambient temperatures between 10 and 18 degrees, while at the same time making sure that no direct heat/ventilation is applied to avoid spot drving.

In warm dry weather you will need to wet down the lime screed (do not saturate) to help prevent the product drying too quickly. Wetted hessian can be laid over the surface with plastic sheeting over the top -

over the surface with plastic sneeding over the top— this will keep moisture in.

Do not turn on underfloor heating or undertake any heavy work on the floor until it is thoroughly set and

dry. Stop works if temperature falls below 5 degrees.

AVISON YOUNG

Rev	Description	Date
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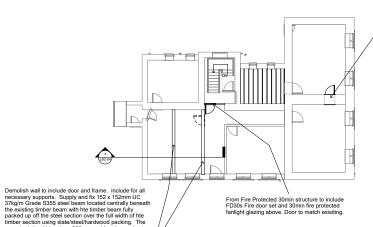
CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

Seascale Hall Farm

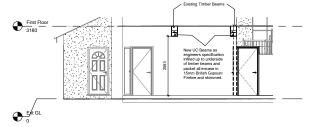
Proposed Limecrete Floors

NDA Properties Limited

DRAWN BY SWB	TS CHECKED BY		16/07/21	
SCALE (@ A1) As indicated		PROJECT NUMBER 144		
DRAWING NUMBER			REV	
LBC-03				
	SWB SCALE (@ A1) As indicated DRAWING NUMBER	SWB TS SCALE (@ A1) As indicated DRAWING NUMBER	SWB TS SCALE (@ A1) PROJECT As indicated 144 DRAWING NUMBER	SWB TS 16/07/2 SCALE (@ A1) PROJECT NUMBER AS indicated 144 DRAWING NUMBER



Demolish Rubble wall section up to a height of 2100mm from Finish Flora Level, Include all necessary raking/dead shoring supports. Supply and Fix 140x 100mm Instack, Ltd Supreme R 15A precast concrete lintels given 150mm en bearing, number to suite the wall this/cnessas per engineers specification sat tight side by side to the full width of the wall (approx 9No). Include an end bearing of 150mm over concrete padstones built into the walls. Include for formation of reveal and jambes either side of the coession.



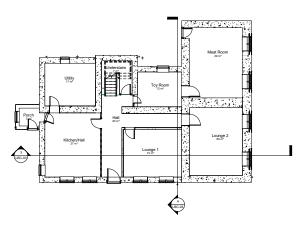
4 Section 3

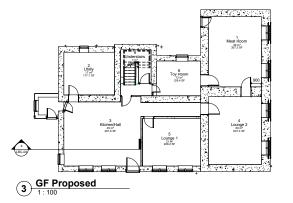
1 Internal Alterations Listed Application

new steel should be given 200mm end bearing and sat on 350 x 2158 x 100mm deep concrete padstones. The steel should be shot blast and primed and boarded with 15mm british gypsum. Support lintels to be placed

beneath the existing full length timber structural beam to the external wall to the front elevation, partially acting as a door lintel and build up with Concrete common brick set

in Sand Cement to the underside of the existing timber floor support lintel and wedge to support the entirre weight of the timber lintel accross the RSJ support. Enclose the perimeter with 15mm fireline and skim. Include for timber section supports for the fireline boarding at 300mm centres.





Rev Description Date

AVISON YOUNG

CODE SUITABILITY DESCRIPTION

STATUS PURPOSE OF ISSUE

PROJECT

Seascale Hall Farm

TITLE

Listed Application Alterations

NDA Properties Limited

DRAWN BY SWB	OH	D BY	19/07/2	21
SCALE (@ A1) As indicated		PROJEC 144	T NUMBER	
DRAWING NUMB	ER			REV
LBC-04				

2 GF Existing

Norwich:

Brettingham House 98 Pottergate Norwich Norfolk NR2 1EQ

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Chelmsford:

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01245 929 074

York:

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