

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

Document Prepared by: Andrew Rudge BSc (Hons) MSc PgDip IHBC

Document Reviewed by: Mitchell Pollington BA (Hons) MA MCIfA

Revision	Reason for Update	Document Updated

Contents

List of Plates	ii
1 INTRODUCTION	1
2 SCOPE OF ADDITIONAL WORKS	1
3 JUSTIFICATION FOR ADDITIONAL WORKS.....	2
4 CONCLUSIONS	4
5 REFERENCES	5

Figures

Plates

Appendix 1: Plans of Proposed Additional Works

List of 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 and the entrance hall after removal

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

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

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 concrete lintel, padstones and doorway.
- 3.15 Although this work will require the removal of existing material, this material does not form 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

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

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE

TITLE
Listed Application Alterations

DRAWN BY SWB	CHECKED BY OH	DATE 19/07/21
SCALE (@ A1) As indicated		PROJECT NUMBER 144
DRAWING NUMBER LBC-04		REV

Norwich:

Brettingham House
98 Pottergate
Norwich
Norfolk
NR2 1EQ

01603 631 319

Chelmsford:

The Aquarium
101 Lower Anchor Street
Chelmsford
Essex
CM2 0AU

01245 929 074

York:

Blake House
18 Blake Street
York
YO1 8QG

01904 803 800

London:

70 Cowcross Street
London
EC1M 6EL

020 3011 0820

Manchester:

Peter House
Oxford Street
Manchester
Greater Manchester
M1 5AN

0161 711 1740

Cambridge:

33/35 Regent Street
Cambridge
CB2 1AB

01223 778 160



info@lanproservices.co.uk