

Heritage Statement

Proposed Repair and Alteration Works at Park Hall, Aislaby

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Appendix 1 Photographs of the Application Site

2 Introduction

This heritage statement has been prepared by Sanderson Weatherall LLP on behalf of Dr Alex Stevenson. The statement is in support of a Listed Building Consent Application for proposed external repair and internal alteration works at Park Hall, Aislaby.

In order to provide a clear understand of the works undertaken, the Heritage Statements includes:-

- A description of the history of the building
- A summary of the proposed external repair works and internal alteration works at Park Hall, Aislaby
- An assessment of the significance of these repair and alteration works against the buildings special architectural and historic character and appearance.

3 Description and History of Existing Buildings

3.1

Park Hall is a two storey (plus basement) residential property comprising of masonry walls of dressed stonework construction with ornate mouldings to the bays, window surrounds and chimneys.

The property is surmounted by a variety of roof arrangements. Viewed from the front of the garden and unfortunately at some distance, the front roof slope can be seen which is a hipped arrangement all covered in slate with stone ridges and hips. The left hand side roof slopes are a collection of roofs, again difficult to view but where visible these are of slate coverings which are a traditional blue/grey Welsh slate and stone ridges or hips including the turreted section. There is a flat roofed glazed sun room detail over the entrance doorway which is covered with a green mineral felt, the arrangement generally being out of character. Rear roof slopes are of duo pitched roof construction with traditional blue/grey Welsh slate. There is a rear mono pitch roof with slate coverings. The roof slope to the east wing cottage is finished with a proprietary bitumastic or similar type of overlay onto the original slate coverings indicating that this roof is at the end of its natural life expectancy. This roof covering is to be replaced on a like for like basis to match the Welsh slate coverings to the property.

3.2

The property is located on Main Road in Aislaby. See photos of the application site in Appendix 1.

Park Hall was constructed in the first half of the 19th century for James Wilkinson and sold on his death in 1856. The advertisement for sale described the house as being 'Romantically situate close to the neat healthy Village of Aislaby, overlooking the delightful Vale of the River Esk, and a magnificent and Picturesque Landscape', a description which holds true today.

The house was recently purchased in late 2015, prior to that the house was bought by the forebears of the previous owners, and has not been offered for sale in the intervening 159 years. During that time, Park Hall's most illustrious owner was Captain J S 'Fish' Dalglish CVO CBE RN, first Commanding Officer of HMY Britannia, the Royal Yacht, at the time of its commissioning in 1953- 54, and subsequently Commanding Officer of the aircraft carrier HMS Bulwark.

During Britannia's commissioning and sea trials, Captain Dalglish wrote an illuminating and often amusing series of letters to Rear Admiral Connoly Abel Smith, who was to take over command of the Royal Yacht in 1954, now published as 'Letters from a Fish to his Admiral' and available on the Britannia website (www.royalyachtbritannia.co.uk).

3.3

The property is listed Grade II as being of special architectural or historic interest.

The full entry reads:

House, early C19 with extensions and alterations. Stone with slate roof, coped gable ends and stone chimneys with antefixae. Two storeys, 2 windows in main block with long domestic wing to east. Sash windows with glazing bars. Garden front has 2 first-floor windows in eared architraves; and 2 late C19 square bays below. Entrance on west front in one-storey

extension to south of full-height canted stone bay with hipped roof and stone-bracketed eaves. Windows also have eared architraves and bracketed cills.

4 Proposed Repair and Alteration Work

The proposed external repair and alteration works are detailed on the supporting plans and drawing information.

The two separate dwellings will be transformed back to its originally intended single home and restoring the house to its original features.

As a summary the proposes comprise of the following;

4.1

Galsworthy House

Externals

Localised repairs are proposed to be undertaken to the slate roof covering to the property. The roof to the East Wing is to be replaced as it is at the end of its useful life. Defective localised slates will be replaced to match the style, material and size of the existing slates.

Within localised areas where there are weathered and deteriorated sections of mortar pointing present to the walls, these will be re-pointed using mortar to match the existing mortar mix and colour.

To current vegetation growth to the external of the property is to be removed to prevent any further water ingress.

Existing windows are to be retained, repaired and redecorated to match existing. Where windows are rotten and have failed, these will be replaced to match the style, material and size of the existing.

The existing dilapidated greenhouse is to be demolished and replaced with the construction of a new period orangery to match the existing style of the building. The new orangery will sit on what appears to be the original footprint or the greenhouse prior to the existing arrangement.

The existing sun room at first floor level above the entrance is to be as it is out of character of the existing building and is to be replaced with a period balcony with stone balustrade to match the existing balustrades throughout the property.

Internals

Ground Floor

Internally at ground floor level the proposals include for demolition of the greenhouse and construction of a new orangery. Orangery to be constructed of new dwarf external walls to orangery (on former position of greenhouse) new external wall of cavity wall construction, comprising internal face of 7N concrete blockwork and external leaf of stone to match existing, sandwiching a layer of 50mm Kingspan Kooltherm K8 Cavity Board with minimum 50mm clear cavity maintained. Secured via galvanised steel butterfly cavity wall ties. All brick/stone leaf ties to adjacent masonry via tooth bonding. Allow for cutting out stone as required. New damp proof course to be inserted at base of wall laid loose onto floor structure and lapped into adjacent existing wall. New lightweight timber glazed structure to head of stone dwarf walls and parapet roof with lantern arrangement.

Underfloor heating to be installed to the boot room, utility of the east wing and kitchen of the main house.

Minor alterations to kitchen with removal of separating wall between kitchen and pantry.

New finishes throughout with upgraded insulation in accordance with Building Control.

Within the ground floor east wing, the storage area is to become a boot room and internal wc therefore the existing external access door to the wc is to be blocked up and a window installed to match existing style and the existing window to the boot room to be removed and opened up to allow for new access directly into boot room from outside.

First Floor Accommodation

All wall positions to remain as existing with new finishes throughout.

New insulation throughout to comply with Building Control.

4.2 Justification for Proposed Works

The proposed repair works are considered necessary to prevent further deterioration to the building elements in disrepair and to ensure that the architectural and historical character of the building is maintained in an improved condition.

Various alterations have been made to the property such as the installation of first floor sun room that is not in keeping with the original character of the building. The proposal includes for removing these elements and replacing them with elements of a style and appearance that is more in keeping with the character of the building.

5 Assessment of the Significance of the Proposed Repair and Alterations

5.1

This section appraised the proposed repairs and alteration works against the buildings architectural and historical character and appearance. The two separate dwellings will be transformed back to its originally intended single home and restoring the house to its original features.

5.2

The proposed repair works to the external elements including the roof, external walls, windows and doors are all to be undertaken in an appropriate manner that is sensitive to the buildings architectural and historical character and appearance. The works are to be undertaken using materials that match the existing and that are in keeping with the character and appearance of the building.

The repair works are considered to be beneficial to prevent further deterioration to the building elements and will assist in ensuring that the architectural and historical character of the building is maintained in improved repair and condition.

Various alterations have been made to the property such as the installation of first floor sun room that is not in keeping with the original character of the building. The proposal includes for removing these elements and replacing them with elements of a style and appearance that is more in keeping with the character of the building.

The proposals have been prepared to ensure that they enhance and improve the character of the properties.

6 Conclusion

It has been demonstrated that the proposed external repair works and internal alteration at Park Hall are to be undertaken sympathetically in order that they do not have any negative impact on those features of the building which are of special interest, as identified in the listed building description.

This statement also identifies the benefits of the proposed repair and alteration works as the works will both improve and preserve the existing fabric ensuring that further deterioration does not occur to the elements of the property.

Appendix 1 Photographs of the Application Site