HERITAGE STATEMENT IN SUPPORT OF LBC APPLICATION

FOR REPOINTING AND MINOR MASONRY REPAIRS

ALKRINGTON HALL WEST ALKRINGTON HALL ROAD NORTH MIDDLETON MANCHESTER M24 1WD

2 February 2021

Written by Mr David Wilkinson, Heritage Professional for over 25 years with experience of assessing, investigating, recording and carrying out sympathetic restoration & refurbishment of Listed, Historical building assets.

Client – Mr & Mrs Heath Snyder.

LISTING DETAILS

Heritage Category:

Listed Building Grade: II*

List Entry Number:

1068499

Date first listed:

15-Mar-1957

Statutory Address:

ALKRINGTON HALL WEST, ALKRINGTON HALL ROAD NORTH

1 Introduction

1.1 This heritage statement has been produced to support an anticipated listed building consent application to Rochdale Borough Council, for repointing and minor repairs to stone masonry, roof, gutters, drainage, and lead works at ALKRINGTON HALL WEST.

1.2 It has been written by Mr David Wilkinson Heritage Professional with over 25 years professional experience of assessing, investigating, and recording historic buildings in the United Kingdom for the applicants Mr and Mrs Snyder and as instructed a site survey was undertaken and recorded.

1.3 Alkrington Hall is listed at grade II*, under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest. Section 16 of the NPPF, "Conserving and Enhancing the Historic Environment", sets out the relevant part of national planning policy regarding heritage assets. Paragraph 189 states that: "In determining applications, local planning authorities should require an applicant to describe the significance of

any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets 'importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

2 Location

2.1 Alkrington Hall stands in Middleton parish, to the south of the centre of the town centre; the property is a substantial detached house, faces west, downhill towards Alkrington Hall Park & Woods.

Statutory Address:

ALKRINGTON HALL, ALKRINGTON HALL ROAD NORTH

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

District: Rochdale (Metropolitan Authority) ,**National Grid Reference**: SD 86590 05179

3 Significance

3.1 MIDDLETON ALKRINGTON HALL SD 80 NE ROAD NORTH 2/1 Alkrington Hall 15/3/57 G.V. II* House, Built. 1735-6. By Giacomo Leoni for Darcy Lever. Brick with ashlar dressings and C20 tile and slate roofs. 9-bay 3-storey double-pile plan with single-storey 3-bay wings to either side. Classical style. A well composed elevation, the central 3 bays being slightly advanced and having giant Ionic pilasters above a rusticated stone ground floor. Otherwise, the elevation is brick with rusticated quoins, first floor band and a coped parapet with recessed panels in the outer bays and balustrades in the inner above a cornice. Central door with over light and dropped keystone with date and coat of arms below a pedimented window on the first floor. All the windows of the central 3 bays have stone surrounds whereas those in the outer bays have fiat brick arches, keystones and stone sills. Glazing bars have been removed from windows on all but the top floor and some of the side windows. The hipped roof has 2 ridge chimney stacks. Wings to either side of later elates. Semi-circular arched stair windows to each of the side elevations which retain elaborate lead rainwater heads and downpipes. Flat rear with 9 windows on each floor and a central pedimented door with coat of arms and pilasters. Interior: several of the rooms have been split by C20 partitions but much of the original deep relief plaster ceilings, stone flooring and timber fittings remains. One stair has a deep moulded rail on column-on-vase balusters, column newels and a cut string whereas the other, which is C19, has a swept rail, plain square balusters, a cut string and a wreathed stop to the rail. The house is an important and imposing example of Leoni's work. It is one of only a few which survive in the North-West of England. Victoria Country History of Lancashire, 1911.

Taken from Historic England's overview and listing description.

Listing NGR: SD8659005179

4 **Planning contexts**

4.1 The most recent relevant planning and listed building consents were granted.

Application for works to a Sycamore tree within grounds of Alkrington Hall and subject to Tree Preservation Order No. 104

Alkrington Hall West Hall Drive Middleton M24 1WD

Ref. No: 18/01137/WTTPO | Received: Mon 08 Oct 2018 | Validated: Fri 14 Dec 2018 | Status: Decided

5 **Proposed works for which consent is now sought.**

5.1 It is proposed to replace all existing cement-based pointing at the house with hot. Lime-based pointing. Repairs to damaged spalling bricks, window mullion, cils, decorative stonework, copings, roofing repairs, chimney repairs & repointing, gutter downpipes, lead roof bay refurbishment and replacement and drainage over front basement area to the front, side, and rear elevations is also proposed

6 The existing building

6.1 The house is of 3 storeys in addition to an attic & basement, and is double depth in plan, with single storey porticos to front and rear. It has walls of coursed brickwork *with* water shot sandstone, edge-laid sandstone quoins, and sandstone dressings of various types to windows and doorways, characteristic of the 17th century, as well as some much later, flat-faced window surrounds, probably 19th century.

6.2 The building currently has cement-based pointing throughout its exterior to the significant detriment of the historic brick & stonework. In places this has led to the spalling of individual bricks & stonework.

6.3 Window mullions. Cills, details, copings at all levels shows signs of weather and potential failure. There are considerable number of bricks over all floors and elevations including chimneys which have failed due to the cement-based pointing previously undertaken. Under earlier ownership

8 Assessment of impact

8.1 The cement-based mortar present in all elevations of the house is inappropriate for the historic brick and stonework with which the building is faced, because of its hardness and lack of porosity and permeability. This is evident in some places from damage to the faces of some stonework, and in any case is generally accepted to be detrimental to historic buildings which were originally built with lime mortar, although the full extent of negative symptoms may not become apparent for many years. The cement pointing also detracts from the building's aesthetic value.

8.2 Careful removal of the existing cement mortar with hand-tools where possible or tungsten mortar rakes on low impacted grinding tools if cement is to hard causing damage to the bricks, and its sensitive replacement by an appropriate hot lime mix (see separate method statement), will

benefit the heritage asset through improved moisture movement, and enhancement of appearance. The replacement or repairs of a window mullion, cils, details, copings if carried out like-for-like, will similarly be to the benefit of the heritage asset, as an essential repair.

8.3 There are at least two rainwater lower floor downpipes which have been either damaged or removed and replaced with plastic soil pipes which would benefit from removal and cast lead pipes to match the existing would enhance the building aesthetic value.

8.4 Drainage over the front elevation basement area is crude in design and is causing significant water ingress, we propose the installation into the existing soakaway to take water away from entering the basement from the ground above.

8.5 Roof coverings have been replaced and are not like for like nor in keeping with the fabric of the building, however this work was carried out previously, is out of sight so doesn't affect the aesthetics of the overall building. We propose general refurbishments and renovations generally along with lead repairs, replacing broken tiles, pointing ridge & hip tiles then generally cleaning debris to allow movement of water to outlets. Raking and pointing behind and over lead bays with hot lime mortar is required to ensure the roof is watertight.

8.6 The two chimneys owned by the client requires full refurbishment, damaged brick replacement, lead work, repointing with hot lime, replacement of pots & flaunching.

8.7 The overall flat lead bays have previously been replaced like for like, there is at least one bay which is split and should be replaced with code 5 lead to LSA standards by a skilled worker.

Justification

The previous works carried out to the property are not in keeping, incorrect materials and application and does not provide any contribution aesthetically, architectural, or historic significance. If the proposed works recommended are not carried out further impact to the fabric of the building will be greatly impacted.

Conclusion

For the reasons set out in this Heritage statement the proposed alteration and repairs is totally compatible with the preservation of this listed building.

As the proposals comply with policies and practise aim at conserving and enhancing the historic environment contained in NPPF, adopted local plan and statutory duties of planning (Listed & Conservation Areas) Act 1990.

Compiled and written by Mr D Wilkinson Lime Masters Ltd 02/02/2021

General building elevations



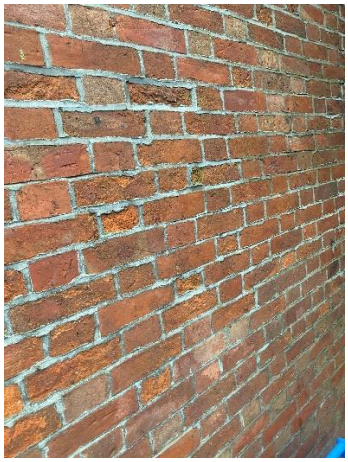
Front


Rear


Side

Pictures of existing defects noted in this statement.

Cement based pointing casing brick faces to fall off due to moisture not being able to escape.







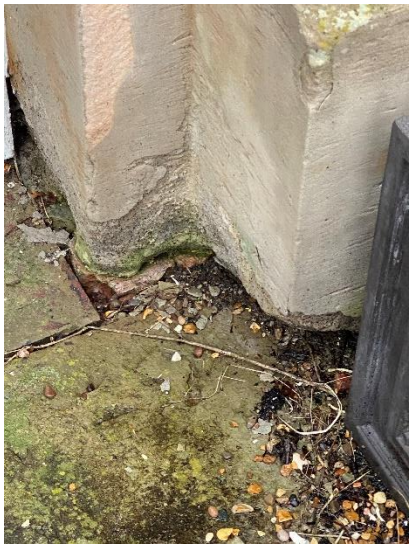
Sand stone plinths , cils ,copings and details showing signs of delamination over a long periods of badly executed maintenance using un suitable materials and workmanship..


Top stone copings repaired with cement.


Sandstone bay portico showing defective sandstone.


Damaged breakdown of sandstone cils.

 Sandstone delamination.

 Sandstone mullions / pillars showing signs damage.

 Sandstone details / headers showing delamination.

Roof, chimney and rainwater.

 Split in one lead flat bay.


Plastic soil pipe connected to original lead downpipe.


Chimney showing defective mortar joints, lead flashing and broken pots



Front elevation over basement were bad installation of DPC sheeting is causing water to enter basement.