



· INSTITUTE · OF · HISTORIC ·
BUILDING · CONSERVATION

NORTHERN BRANCH

NORTHERN NOTES

ISSUE 10 SPRING 2013



Seaton Delaval Hall in Northumberland was the venue for the IHBC Northern Branch AGM in October 2012. John Vanbrugh's masterpiece was the centerpiece of an event held before the meeting and later members visited Blyth Battery Coastal Defenses. Photo by Ken Hutchinson

INTRODUCTION

Welcome to the first newsletter of 2013.

This year promises to be a very busy and memorable year as the Northern Branch is hosting the IHBC Annual School at Carlisle in June. The latest news on the event is included in the newsletter and don't forget to put the dates in your diary 20/22 June. Thanks to our contributors for their excellent articles and as always we welcome any contributions from those interested in the conservation of historic buildings. This newsletter includes articles from all over the region including Middlesbrough, Cumbria and Northumberland. Any comments on the format or content of the newsletter will be welcome.

If you know of anyone who might be interested in reading the newsletter please forward a copy to them.

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1. What's on:

-Heritage Skills events continue throughout the year both in the North East and Cumbria. For details of this years programme contact Andie Harris, Heritage Skill Coordinator for details at admin@nect.org.uk. Tel. 0191 2329279

Conservation Forums hosted by English Heritage. Further details can be obtained from Clair Botham at English Heritage at Clair.Botham@english-heritage.org.uk tel. 0191 2691234

IHBC Annual School to be hosted by Northern Branch in Carlisle 20/22 June 2013.

If you want to keep up to date with all that is happening in the 'Heritage World' log on to the **IHBC NEWS BLOG** on the IHBC national website www.ihbc.org.uk . Up to date information is given including links to other sites to get all the information in full. You can even read all the back issues of Northern Notes on the North Region part of the website. IHBC members can get regular updates as they are published by signing up to the BLOG on their e-mail newsletter@ihbc.org.uk .

2. Committee meeting dates 2013

- 12th March 2013 at Blackfriars, Newcastle 2.00pm

All IHBC members are welcome to attend any meeting.

3. Middlesbrough College Sixth Form Centre

By Geoff Brown & Naomi Atherton

Miller Construction have recently completed works to construct a purpose built, £7M, Sixth Form Centre adjacent to the Middlesbrough College Main Campus, which includes the retention and restoration of the facade of a late 19th C redbrick warehouse.



Photo copyright Niven Architects

The Design Team appointed by Turner and Townsend on behalf of Middlesbrough College included Niven Architects, who's Director Siobhan McMahon stated that in order to meet the clients', and local authority planning requirements, *"It was felt that by keeping the front and side elevations of this building it would create an interesting link to the past architectural heritage of the area"*.

In contrast the new modern classroom spaces with large glazed frontages will help to create new 'street' frontages to Dock Street and Lower East Street in the redevelopment strategy".



Photo copyright Niven Architects

The warehouse building is constructed of a red coloured facing brick with recessed panels; brick soldier course arched windows and door openings, brick dentil details and with a gable ended façade, facing towards the new college building.

The façade and the northern return wall were suffering from historical structural movement, due to an amalgam of old age, settlement and lack of lateral restraint. The damage included vertical displacement of brick soldier course lintels over openings and

vertical cracking to the masonry walls was repaired by Millers specialist conservation contractor, Quadriga.

Ian Walker of Project Structural Engineer, Billingham George and Partners (BGP), stated that BGP's intention was to: *"reinstate the structural integrity of the facade with minimum intervention and disruption to the structure, but with maximum retention of existing features and details"*.

In order to prevent further structural movement and to facilitate the future use of the building, a new foundation system was designed incorporating a system of mini piling, accompanied by knuckle piles. This process being considered by BGP to be safer and less disruptive than traditional underpinning.

The use of Mini piling systems have the benefit of being usable in confined spaces, as found at this site, where the facade and northern walls meet at an acute angle, and where the knuckles allowed the walls to be supported without unnecessary damage to a facade where there were areas of distorted and cracked masonry.

BGP's proposals to use the Helifix threaded bar system, provided a sympathetic and cost effective repair strategy to stabilise and reinforce the structure. Helifix stainless steel rods have been bonded into channelled out bed joints at various heights across the facade. Further, stainless steel threaded angle ties have also been installed to the soldier course lintels, to cross stitch and reinstate their structural integrity.



Photo copyright Niven Architects

By using this system very little of the existing fabric was required to be dismantled or rebuilt, to produce visibly unobtrusive repairs. To complete the repair, sympathetic re-pointing was carried out where necessary.

The retained façade forms part of the a new build, dedicated Sixth Form Centre consisting of: teaching spaces, student common room, staff offices and administration area, sports changing facilities, and a kitchen/servery and dining area.



Photo copyright Niven Architects

The development also includes an adjacent full size synthetic sports pitch and general soft and hard landscaping in keeping with the broader master plan for the area, and opened to its first intake of 6th Formers in September 2012.

4. IHBC Annual School 2013 in Carlisle **By Richard Majewicz**

At the time of writing the working group was putting the finishing touches to the programme. A draft programme is printed below. Please check the final programme nearer the time for any late changes.

IHBC ANNUAL SCHOOL 2013: DRAFT PROGRAMME

THURSDAY, 20 JUNE, 2012

12.30 – 14.00 Registration

14.00 – 17.00 Study Tours: ‘Skills for Project Management’:

Tour 1: Carlisle City Walk: Historic Quarter

Tour 2: Carlisle Castle Study – Future Options

Tour 3: Case Study: Development Potential - Methodist Hall, Fisher Street, Carlisle

Tour 4: Kirklington Hall & St. Martin’s Church, Brampton.

EVENING: Tullie House: Civic Reception & Museum Tour: Guest Speaker: John Grundy

FRIDAY, 21 JUNE, 2012

DAY SCHOOL - CROWN & MITRE HOTEL:

MORNING SESSION

09.00 -10.00 Registration:

10.00 -10.20 Welcome & Introduction (Jo Evans & Chair, David McDonald)

10.20-10.50 Legislation & Policy (Mike Brown, IHBC Policy Secretary)

10.50-11.20 Resources for Skill (Jo Reilly, HLF Trainer)

11.20-11.50 Skills Development for A Low Carbon World(Rory Cullen, National Trust)

11.50-12.30 Questions & Answers

12.30 – 14.00 LUNCH, NETWORKING & EXHIBITION

AFTERNOON SESSION: Chair David Lovie, Past President IHBC

2.00-2.30 Skills for Change (1): Outreach, Education and Training during Construction Projects: Alan Gardner

2.30-3.00 Skills for Change (2): Practical Approaches to Design in Historic Environments: Colin Haylock

BREAK, NETWORKING & EXHIBITION

Chair: Jules Brown, NECT

3.40-4.40: Project Case Studies:

Community Involvement (David Lovie)

Clay Buildings (Peter Messenger)

Focus on Marketing (Lakeland Arts Trust - tbc)

Seaton Delaval – Lay Training (Team Force – tbc)

Digital Technology (Northumbria University/Historic Scotland – tbc).

4.40-5.15: Questions & Answers

Closing Remarks: Chair

5.20: IHBC AGM

7.30: CROWN & MITRE HOTEL: Annual Dinner & Gus Astley Student Award Presentations

Closing Remarks: Chair

SATURDAY, 22 JUNE, 2012

STUDY TOURS:

10.00 – 12.00 Tour 1: Carlisle City Walk: Historic Quarter
10.00 – 13.00 Tour 2: Clay Buildings of the Solway Plain
10.00 – 15.00 Tour 3: Lowther Castle
10.00 – 16.00 Tour 4: Arts & Crafts Study Tour: Broadleys & Blackwell, Windermere.

10.00 – 16.00 NECT Heritage Skills Fair: City Centre

5. IHBC Event at Seaton Delaval & Blyth Battery 9th October 2012 By Ken Hutchinson

The IHBC Northern Branch AGM was held at Seaton Delaval Hall in Northumberland on a sunny day in October and was sandwiched between a visit to the National Trust's newest property in the north-east and a visit to the restored wartime defenses of Blyth Battery. Stewart Ramsdale carried out his last responsibilities as long serving Chairman by chairing the meeting and then standing down to allow someone else to take over. As there were no immediate takers it was agreed to rotate the chair among the largely re-elected committee, many of whom are very busy organizing the IHBC National Conference to be held in Carlisle in the summer of 2013.

John Hunter and Nicola Henderson from English Heritage informed members of changes to the Heritage at Risk scheme which will in the future be extended to Grade 11 buildings as well.

The two events on the theme of Community Involvement in Heritage Schemes were organised by Ken Hutchinson who is a volunteer guide at Seaton Delaval Hall and the National Trust agreed to let members use their resource building for the meetings and kindly provided tea and coffee, two excellent speakers and four knowledgeable volunteer tour guides.

The day started with a talk by Marc Warr, Community Engagement Officer, National Trust, who gave the background to the purchase of the Hall from the present 23rd Lord Hastings following the death of the 22nd Lord Hastings and Lady Hastings in 2007. The National Trust agreed to purchase the property if half the cost could be raised locally through grants and community fundraising. The Local community rose to the challenge and the whole community including local schools undertook a wide range of activities to raise money. Appeals for help went around the north east and soon the £6 million needed was raised and the National Trust purchased the property on 16th December 2009. As the communities were very keen to get involved in the Hall, the National Trust broke from tradition and did not close the Hall for two years, to carry out a major refurbishment to get everything up to the normal standards for a National Trust property. Instead it opened on 1st May 2010 with hundreds of volunteers helping out all over the site to get visitors through the doors as soon as possible. This proved very popular and predicted visitor numbers exceeded all expectations especially as the property was not included in the National Trusts Handbook in the first year. In addition the National Trust from the outset

has tried to encourage as wide a community engagement as possible and has targeted parts of the community not normally seen as traditional visitors to National Trust properties. Over the first few years this has been successful and a wide range of diverse groups have visited as well as held activities at the hall. School visits take place weekly and part of the walled garden is used by different groups as community kitchen gardens. Over 150,000 people visited the site over the first two years over 50% more than expected.

Cheryl Moore, building surveyor at Seaton Delaval Hall gave an interesting and informative talk on the many building problems she has encountered at the Hall since she commenced work in 2010. As with many old properties taken over by the National Trust the list of works needed has grown and grown as well as a long list of top priority works. It was necessary to quickly make safe the interior of the main hall which had suffered major fire damage in 1822 as bits were falling on visitors & volunteer's heads. The whole of the interior was filled with scaffold and the National Trust offered visitors Scaffold Tours at £5 a head and these proved very popular with over 3000 visitors being able to get face to face with the damaged sculptures as well as watch the workmen carry out repairs over their shoulders.



Inside Seaton Delaval Hall. Photo by Ken Hutchinson

The whole property needs rewired as well as having fire alarms fitted. The east wing needs a new roof and the west wing roof needs a lot of attention as well. A lot of the external stonework needed attention and some decorative urns needed to be removed immediately for repairs and in some cases replacement. The presence of bats led to delays to work in the main hall. Before services can be laid in the courtyard and around the buildings an archaeological assessment had to be undertaken as well as a watching brief during the works. To undertake the main re-roofing works and rewiring of the east and west wings it was proposed to close the hall to the public to allow these works to take place over the quiet winter period.

Following the talks the attendees were split into two main groups and taken on a guided tour by two volunteer guides per group to visit what is to be considered the best (not the biggest but the most complete) of Vanbrugh's works. Seaton Delaval Hall was built between 1718 and 1728 for Admiral George Delaval as a modest retirement retreat. It was built in English Baroque style by John Vanbrugh with the main hall raised up over a ground floor cellar with two main fronts facing north and south; it had a grand two storey entrance hall on the north side and a large saloon facing south. The main staircases were impressive cantilevered staircases rising at the east and west ends of the building up to bedrooms and the Admirals Belvedere on the top floor commanding views across the sea. Two wings were planned on the north side linked by open colonnades; the east wing was designed to house the stables and the west wing to house the servants.

The groups were taken round the Main Hall and its cellars, the west wing, the stables, ice house and gardens before attending the AGM.

After lunch everyone made their way along the coast to Blyth Battery situated about one mile south of Blyth Harbour. We were welcomed by a group of volunteers organised by their Secretary Lindsay Durward and her husband Colin who was the main Tour Guide. Blyth Battery was built to protect the Port of Blyth and potential invasion beaches during both world wars and comprises of gun emplacements, magazines, look-out towers search lights and mess rooms. The Battery has recently been restored thanks to a Heritage Lottery Grant in 2009 and an active group of volunteers maintain the Battery for visits by schoolchildren and general visitors.

Colin explained that the two six inch guns with a range of 7 miles were not actually fired in anger at the enemy during the conflicts. The battery was not completed until 1918 and missed the First World War hostilities. It was manned throughout the Second World War. Blyth Harbour was an important submarine base as well as being a busy port exporting coal and other goods. The battery saw little action and may have acted as a major deterrent and in doing so successfully protected the port.



South Gun Emplacement, Blyth Battery. Photo by Ken Hutchinson

After the war the buildings were used as chalets, lifeguard stations and beach equipment stores and public toilets. In the 1980's they were in disrepair and the Fortress Group published a study for their preservation in 1987 and following this they were listed Grade 11. Following a threat of demolition the Fortress Group and Blyth Local History Society came to an agreement with Blyth Council to manage the site as a heritage body in 1992. A conservation Plan was prepared by the North of England Civic Trust in 2004. In 2008 funding was secured to restore the buildings from the Heritage Lottery Fund, Blyth Council and English Heritage. In 2009 Blyth Battery opened to the public and run by Blyth Battery Volunteers.

The group were escorted round each building and got great views from the observation towers and gun emplacements. Each building has been painted in a different colour to show when they were built. The earliest structures built for the First World War are painted grey, buildings relating to the Second World War are painted pink and later structures painted white. We were taken into the underground magazine which is set at the back of the site to avoid attack from the sea and the air. This building had been converted into a museum for all the memorabilia displayed in various formats. The day concluded with tea and cakes in the cafe which occupies the former mess buildings.

6. Cumbrian Events

Richard Majewicz of the Cumberland Conservation Officers Group has forwarded details of three CPD events for inclusion in the newsletter:

CPD EVENT 1 – SITE VISIT: TOUR OF SEDBERGH CONSERVATION AREA



On a pleasantly sunny afternoon, Robert White led the group on a brief tour of the Sedburgh Conservation Area, first designated in 1969 by the West Riding County Council. The original boundary was drawn very tightly around the eighteenth century core of the town. In 1988 the boundary was considerably extended by the National Park Committee, in consultation with English Heritage, prior to the introduction of a Town Scheme Partnership. The revised boundary incorporated extensive areas around the centre including most of the nineteenth and early twentieth century housing, the grounds of Sedburgh School, most of the adjacent hamlet of Millthorpe and much of the

immediate setting of the town.

The first appraisal of the Conservation Area, by Envision, a Manchester based group of consultants who were then completing appraisals of Giggleswick and Settle for Craven District Council, recommended reducing the area, particularly the open field backdrop to the Howgill Fells and a large 1989 housing development.

Although medieval in origin the town developed rapidly in the late nineteenth/early twentieth century in part because of Sedbergh School, the major landowner and employer in the town whose dispersed campus lies mainly to the south of the town. Many buildings of this period still have contemporary fenestration and railings but these receive no additional protection – there are no Article 4 Directions covering domestic properties in the Yorkshire Dales National Park.



In the late 1980s and 1990s YDNPA levered in an investment of some £300,000 into the town, much of it spent on surfacing the public network of narrow lanes or yards which link the main street and the back lanes. This also included a controversial scheme to resurface the Main Street with setts – due to bureaucratic and political intransigencies the poorly laid setts ended up being removed and replaced with tarmac. The final



scheme did, however, include widening of the pavements, something that had not been possible in the initial scheme but which resulted in a significant proportion of the complaints about the setts.

We are currently working with the parish council on a Sedbergh Townscape Initiative to try and revitalise the town. There are also some problem site such as 37-39 Main Street where YDNPA has served an Urgent Works Notice and a Repairs Notice.

(Group Photo by RM, remainder from Google)

CPD EVENT 2 – SITE VISIT: KILLINGTON HALL





Graham Darlington kindly arranged this visit to the Grade II Listed Killington Hall, where the Peel Tower, south of the main building, was undergoing considerable restoration.

The building is listed as a C15 house with alterations and additions of 1640 and 1803, built of stone rubble with ashlar dressings and slate roof. The Peel tower to south end is in ruin, is partially collapsed and, prior to the works, had no floor or roof.

The owner is restoring the Tower as a sympathetic and sensitive extension to the main house, and has already inserted new floors, rebuilt the rear of the building, consolidated much of the stonework at eaves level, renewed some of the severely damaged stone mullions and installed new concrete lintols to replace rotten timber lintols.

Thanks to Graham and Jeremy for their photos and to Andrew Newbold for allowing access to the building, his introduction to the overall project and for the guided tour of the current works.

CPD EVENT 3 – SITE VISIT: KIRKLINTON HALL



Kirklington Hall is a derelict and ruinous Grade II listed building, located between Brampton and Longtown, north east of Carlisle, which has finally been given the opportunity of a new lease of life through the generosity of its new owner.

Designer Pieter Rol, who has been involved with the property over the

last 5 years as the architectural consultant to both the previous and current owners, presented the group with a fascinating illustrated history of the site, the buildings and the family connections.

Originally built in the 1660s by the Appleby family, the hall was further extended in the C18th and C19th and has had many guises since. It was requisitioned by the RAF during the Second World War and briefly became home to evacuees from a school in Lancashire before being transformed in 1948 into a nightclub and hotel in the sixties. Rumours suggest that amongst the celebrities visiting the nightclub were the Kray twins. The club's notoriety was cut short in the 1970's when changes in the gambling laws forced its closure.



The hall fell victim to a fire, leaving its interior badly scarred. The roof was also taken off and the inside walls demolished leaving the building as it stands today. Nevertheless the facade remains largely complete and the structure boasts ornate Jacobean-style Dutch gables and within the previously formal gardens is a woodland walk and waterfall.

The hall was already deteriorating when it was listed in 1974. The previous owners proposed plans to convert the hall, stable block and coach house into 13 homes and add a stone wall wing with five properties and a courtyard garage block with four homes above. However, the current



owner's plans are far more modest. He intends to restore the original 1660's building as a private residence, and to repair and consolidate the remainder. It has been suggested that some of the work will be carried out by the Princes Foundation and through a Heritage Skills Initiative project run by the North of England Civic Trust.

There followed a site visit to see at first hand the state of dereliction and yet intricate detail of the property and the mammoth task that will be needed to bring this former elegant building back to life.

7. New Members and Movers

Vladimir Ladinski (Gateshead), associate member

Welcome to all new members.

Congratulation to Sarah Dyer on her recent upgrade to full member.

8. Caption Corner

Have a go at thinking up suggestions for this Photograph of members visiting Blyth Battery.



Photo by Ken Hutchinson

e.g.:

‘Once more unto the beach dear friends’

Or

‘I see no ships’

Or

‘I would not like to see the size of the charger for this battery!’

Or

‘Could I ask you for some observations on the design and use of this building?’

9. Contact Details

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