

Michael Atkinson

ARCHITECTURE & HERITAGE



GENERAL LAMBERT'S HOUSE

31 & 33 NARROWGATE, ALNWICK, NORTHUMBERLAND, NE66 1JN

HERITAGE STATEMENT

MAY 2019

Michael Atkinson | BA BArch DipPPM (Newcastle) MACons (York) RIBA AABC

Clarewood, 144 New Ridley Road, Stocksfield, Northumberland, NE43 7EH
07800 593 347 | info@atkinsonarchitecture.co.uk | [@architecturo](https://www.instagram.com/atkinsonarchitecturo)

Michael Atkinson

ARCHITECTURE & HERITAGE

0250/REP-HS/01/MA

6th May 2019

GENERAL LAMBERT'S HOUSE

31 & 33 NARROWGATE, ALNWICK, NORTHUMBERLAND, NE66 1JN

HERITAGE STATEMENT

1.0 INTRODUCTION

This Heritage Statement has been prepared to accompany detailed application for listed building consent at General Lambert's House, 31 & 33 Narrowgate, Alnwick, Northumberland, NE66 1JN for Stablewood Leisure Ltd.

2.0 LOCATION, SETTING + HISTORY

General Lambert's House is located on the west side of Narrowgate, part of the medieval street pattern of Alnwick, and a little north of its junction with Pottergate. The property lies within the line of the suggested C15 town wall and in close proximity to Alnwick Castle. There are large, extensive gardens to the west of the property which includes a coach house and stables albeit in a ruinous state.

General Lambert's House appears to date from the late C17 or early C18. Originally two single-pile houses fronting Narrowgate, extension was subsequently made westwards incorporating the coach house and stables by c.1800. There was considerable remodelling and re-facing of the frontage to Narrowgate by c.1830. This building work unified both houses externally and internally also including a new south staircase, two storey dining room to the rear and new slate and lead roof coverings. At this time the property was owned by a prominent Alnwick solicitor, John Lambert.

The present building footprint was fully established by c.1860. After Lambert's death the house was passed onto his son Anthony, also a solicitor and in 1861 was sold to William Dickson of Thorp and Dickson Solicitors later to become Dickson, Archer and Thorp Solicitors. Continued occupation of the house by the firm was

maintained until 2003 until closure. A ten-year period of vacancy elapsed until the house was purchased by Stablewood Leisure Ltd.

3.0 DESIGNATIONS

General Lambert's House merits protection under heritage legislation and is grade II* listed (NHLE reference number – 1041425).

For several years the house has been included on Historic England's Heritage at Risk register, as priority category A.

The house is located in the Alnwick Conservation Area, designated in 1972.

4.0 DESCRIPTION

The principal elevation facing Narrowgate is set back, comprises of eight bays, divided by three horizontal plain bands and finished with a heavy ogee-moulded cornice and parapet above. The whole of the elevation is faced in ashlar sandstone, closely jointed with lime mortar and face dressed with fine vertical tooling. The ashlar facing has been applied as a skin over the pre-existing building fabric, secured by leaded-in iron ties.

The elevation is punctuated by a series of timber glazing bar sash windows. Sizing of the windows at ground and first floors are matching, the second-floor windows are similar in width but shorter. Basement windows are narrower and shorter possibly echoing original opening dimensions prior to the refacing c.1830. Distribution across the elevation is not symmetrical, this speaks of the original plot split between 31 and 33.

The basement floor sits below street level and has a sunken section of land between the house and public footpath. A dwarf wall rises to the street and is accessed via a wrought-iron gate by a short flight of steps at the south end.

The ground floor sits above the street level and is reached by a flight of steps at the south end. Railings to the front section of the house are a mixture of wrought-iron and mild steel.

The rear elevations are complex as a result of various phases of construction dating from the late C18 to mid C19. The principal section of the rear elevation is to the

south and like the east elevation consists of ashlar sandstone, closely jointed with lime mortar and face dressed with fine vertical tooling. The elevation rises to a heavy, projecting stone cornice. Black cast iron circular downpipe is located to the south end.

To the north end there are four phases of offshoots associated with the plot originally occupied by no.33. The earliest being a short section of squared ashlar which has vertical and oblique tooling, now greatly obscured by later offshoots. These later offshoots are also constructed from ashlar sandstone, with lighter vertical and oblique tooling incorporating a slight margin. The latest offshoot encroaching furthest into the rear garden has a distinctive pecked tooled finish with defined margins.

Roof coverings are split over three distinct areas. Over the original two single-pile houses there are two separate low, hipped roofs with welsh slate covering and extensive ad-hoc repairs to the valley gutters in felt as a result of historic lead theft. Roof trusses supporting these roof coverings are substantial, roughly squared, tie-beams with carpentry marks on their sides. Principal rafters rise from the tie-beams to meet the ridge, supported by raking struts. The tie-beams, principal rafters and joinery are possibly of late C17 or early C18. There are two substantial brick chimneys; one at the south end of the northern hipped roof and one at the south end incorporated into the gable.

The western extension range is covered with a single pitched roof with smaller, thicker welsh slate. The eastern pitch is shorter and steeper than the western pitch and is capped with stone ridge tiles. There are two brick chimneys; one at approximately central on the roof ridge and one at the north gable.

The north west offshoots are all mono-pitched roofs, covered in welsh slate. The apex of the pitch is capped by the stone flagged coping of the boundary wall. There are two brick chimneys; one at the north east end and north end adjacent to the boundary wall.

As well as an impressive exterior the interior possesses considerable significance both historically and architecturally. Little alteration has been carried out over some 140 years and as such the character of the internal spaces remains unaltered, it is a time capsule. Much original interior fittings remain including plaster

ceiling cornices and decoration, panelled doors (some C18), sash windows with original glass, shutters (some C18 and some with original stencilling), door and window furniture, skirtings, architraves, floorboards, wallpapers, gas light fittings, early electrical fittings, coat-hooks, service bells, fire surrounds and C18th kitchen ranges.

5.0 LAYOUT

Accommodation at the house is laid out over four floors; basement, ground, first and attic floors.

The basement layout consists of Kitchen (no. 31), butler's pantry, scullery, kitchen (no. 33), cross passages linking each space and two sets of stairs linking to/from the ground floor.

The ground floor layout consists of lobby and hall, library, room to no. 33, entrance hall (no. 33), dining room, cross passages linking each space and two sets of stairs (principal and secondary). There are three no. linking rooms to the north west offshots which were understood to be possibly used as caretaker accommodation.

The first-floor layout consists of first-floor landing of principal stairs, drawing room, withdrawing room, bedroom and cross passages linking each space. There are three no. linking rooms to the north west offshots which were understood to be possibly used as caretaker accommodation.

The attic floor layout consists of attic-floor landing of principal stairs, bedrooms, dressing room, servant's attic and cross passages linking each space.

6.0 CURTILAGE

The west garden of the house forms an I-shaped plot and the area associated with no.33 is elongated and narrow; compared to that of no. 31 which contains a coach house and stables is much shorter and wider.

The northern boundary of the garden consists of a stone coped wall into which a double-door gateway has been inserted. The eastern section of the wall is a 'double wall', twin leaf of brick and stone. The brickwork incorporates horizontal and vertical flues which forms a 'hot wall'.

The south wall of the garden to no. 33 is high and built of sandstone rubble and wraps round to the south, forming the north boundary wall of no. 31 against which the coach house and stables have been built. The southern section of walling to no. 31 is entirely modern, associated with the adjacent redevelopment in Pottergate (2003). A coped dwarf stone wall runs parallel to the west elevation of the house, some 3m away from the house and creating a sunken terrace area against the rear.

The coach house and stables are found in a ruinous state and comprises of three bays under the remains of a double pitched roof once covered in welsh slate, with ceramic ridge tiles. The western bay was built as a coach house, the central bay was a stable once containing stalls for three horses, with hayloft above. The eastern bay appears to have been an open yard. Access to the stables is via a two centred arched opening on the south elevation. External walls are constructed from sandstone ashlar, dressed with bold diagonal tooling albeit of the face is noted.

Archaeological excavation within the garden area in 2008 has found evidence of several medieval pits within which were found medieval pottery.

7.0 PLANNING HISTORY

A search of Northumberland County Council's planning application register has found the following recent development history at the site:

2018	18/04280/DISCON	Permitted
	Discharge of condition 3 (Archaeology) relating to listed building consent 15/02604/LBC	
2018	18/04266/DISCON	Permitted
	<i>Discharge of conditions 5 (ecology) and 6 (archaeology) relating to 15/02603/FUL.</i>	
2018	18/02356/DISCON	Permitted
	<i>Discharge of Condition 12(details for rooflight) on approved Planning application 15/02604/LBC.</i>	

- | | | |
|------|--|---------------------|
| 2015 | 15/02604/LBC | Grant Conditionally |
| | <i>Conversion of Narrowgate House into 5no. residential units (C3) with a Creperie (A3) in the basement. Demolition of the Coach House and Stable Block (to facilitate access).</i> | |
| 2015 | 15/02603/FUL | Grant Conditionally |
| | <i>Conversion of Narrowgate House into 5no. residential units (C3) with a Creperie (A3) in the basement, with a further 3no. residential units (C3) located in the grounds to the rear of this property. Demolition of the Coach House and Stable Block (to facilitate access)</i> | |
| 2013 | 13/00496/LBC | Withdrawn |
| | <i>Listed Building Consent for sub-division of Narrowgate House into two separate dwelling houses, involving demolition of small outshot to rear.</i> | |
| 2013 | 13/00603/FUL | Withdrawn |
| | <i>Proposed sub-division of 31-33 Narrowgate into two separate dwelling houses involving demolition of small outshot to rear.</i> | |
| 2002 | A/2002/0429 | Permitted |
| | <i>Rebuilding stone gable wall, above blockwork with render finish to water table from salvaged stone.</i> | |

This concludes the Heritage Statement relating to General Lambert's House, 31 & 33 Narrowgate, Alnwick, Northumberland, NE66 1JN.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage
Stocksfield, Northumberland

v.1 : 6th May 2019

Appendix A

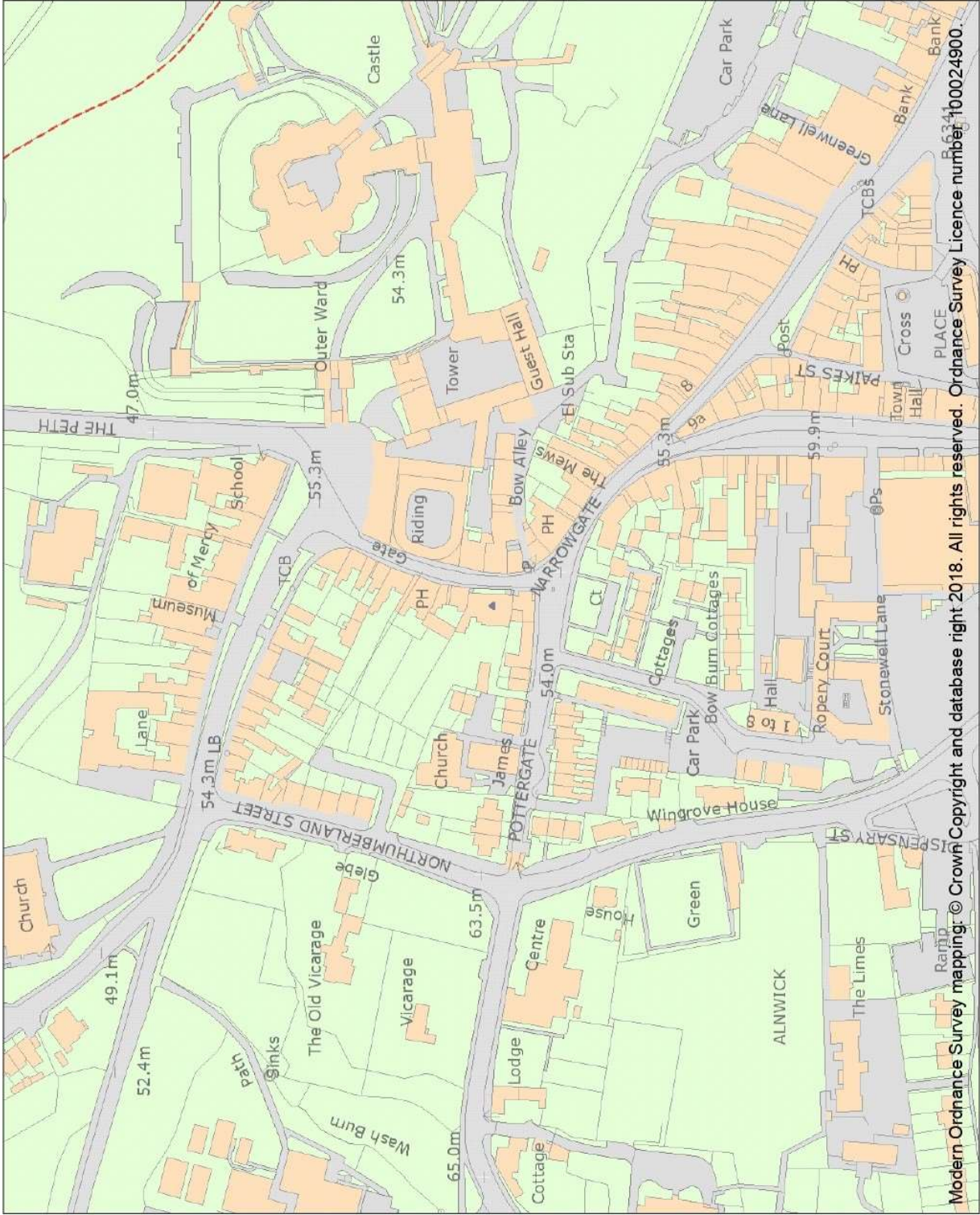
Location Plan

Appendix B

Existing Photographs

Appendix C

Existing Floor Plans, Elevations and Sections



Heritage Category:	Listing
List Entry No :	1041425
Grade:	II*

County:	
District:	Northumberland
Parish:	Alnwick

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	NU 18518 13495
Map Scale:	1:2500
Print Date:	7 May 2019

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: GENERAL LAMBERT'S HOUSE



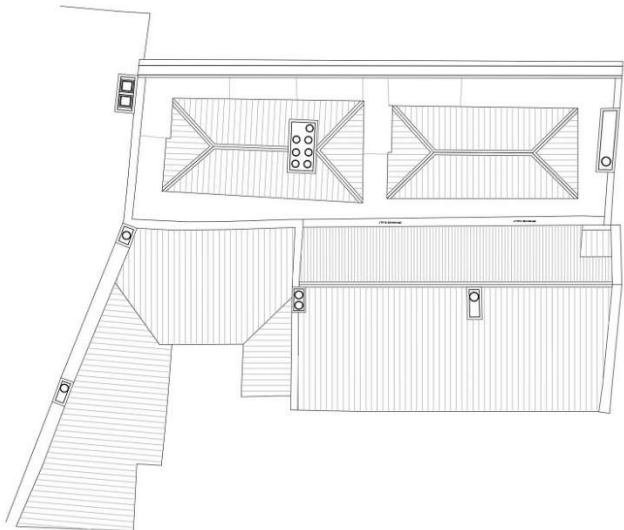
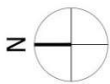
HistoricEngland.org.uk



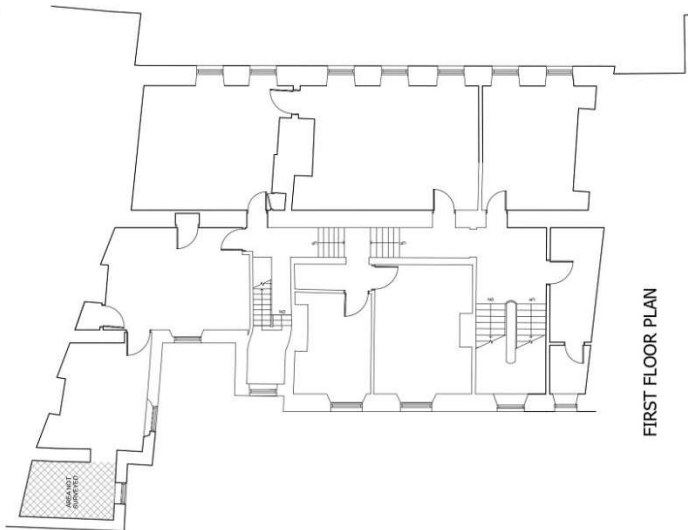




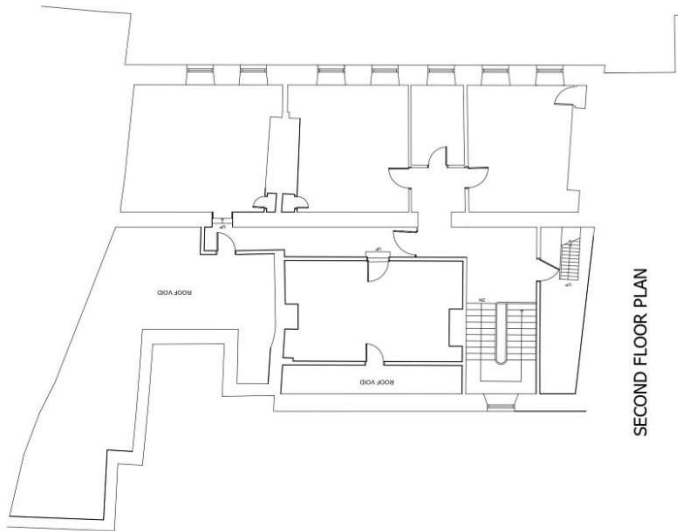




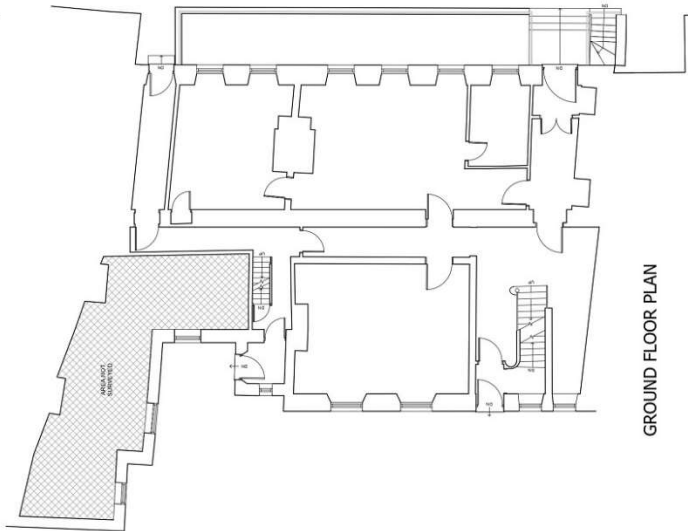
ROOF PLAN



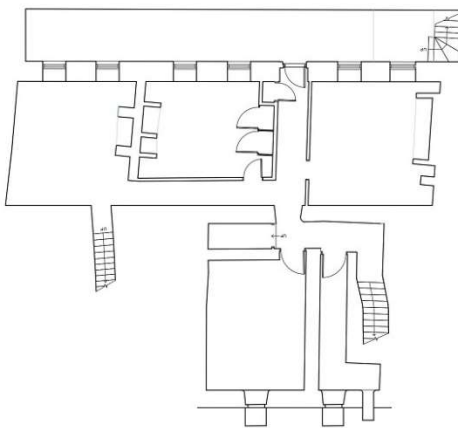
FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL MICHAEL ATKINSON ARCHITECTURE + HERITAGE DRAWINGS FOR THE PROJECT. CONTRACTORS ARE ADVISED TO CONTACT MICHAEL ATKINSON ARCHITECTURE + HERITAGE WITH ANY QUERIES REGARDING THE DRAWINGS PRIOR TO COMMENCEMENT OF WORK. FURTHER CLARIFICATION OF THE DESIGN IS CONTAINED WITHIN.

ACCURACY OF DRAWINGS

THE DRAWINGS HAVE BEEN BASED ON EXISTING DRAWINGS SET OUT BY MICHAEL ATKINSON ARCHITECTURE + HERITAGE WHICH MAY NOT BE CURRENT AND ACCURATE. THEREFORE ALL SITE DIMENSIONS SHALL BE MEASURED AND VERIFIED PRIOR TO ANY WORKS BEING CARRIED OUT ON SITE OR SHOP DRAWINGS PRODUCED.

NO BUILT DRAWINGS ARE PRODUCED IN ACCORDANCE WITH FEEDBACK FROM THE CONTRACTORS TEAM AND WHILST EVERY EFFORT IS MADE TO ENSURE ACCURACY, CONTRACTORS MAY NOT BE 100% ACCURATE TO ACTUAL CONSTRUCTION DETAILS.

DEMOLITIONS

ALL STRIPPING OUT AND DEMOLITION WORKS ARE SUBJECT TO STRUCTURAL ENGINEER'S INSTRUCTIONS.

1:1	1:1	1:1	1:1
-----	-----	-----	-----

Michael Atkinson
ARCHITECTURE + HERITAGE

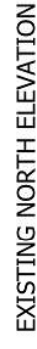
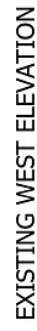
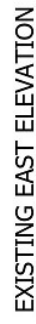
GENERAL LANDINGS HOUSE, HANOVERGATE, ALNWICK, NORTHUMBRIA
HIGH LEVEL BOYDIE + HANOVER REPAIRS

PROPERTY FLOOR PLANS / AS BUILT

1:1	1:1	1:1	1:1
-----	-----	-----	-----

1:1000 1:1000 1:1000 1:1000

1:1000 1:1000 1:1000 1:1000

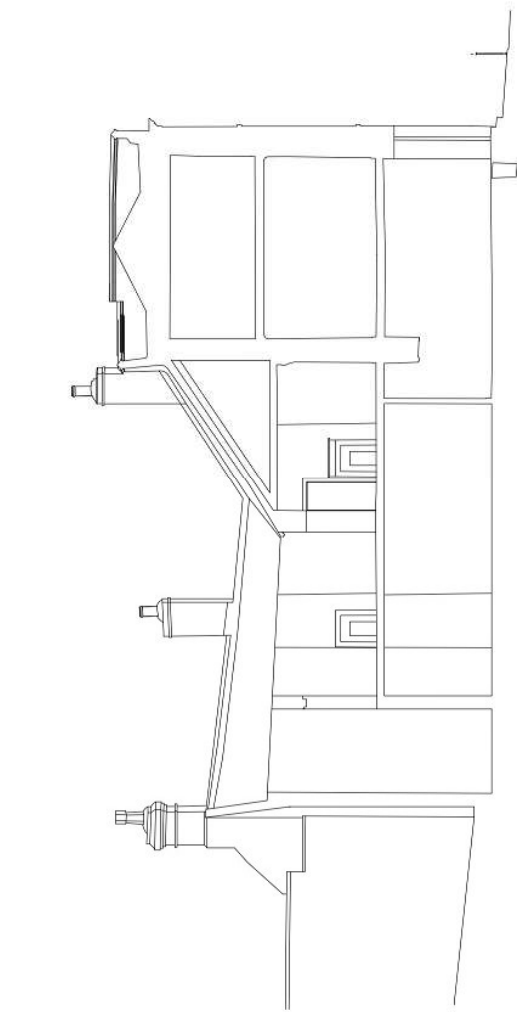


DEMOLITION: ALL STRIPPING OUT AND DEMOLITION WORKS ARE SUBJECT TO STRUCTURAL INVESTIGATIONS.

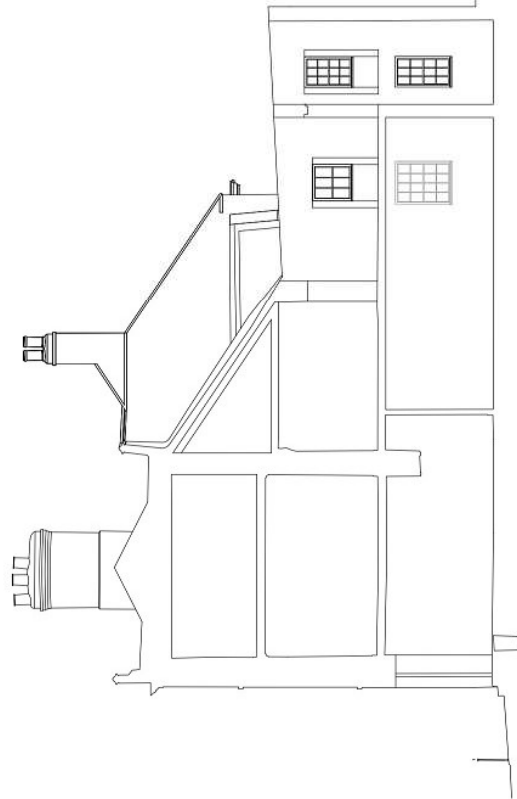
02/07/2018	1:00 @ A2	TENDER + CONSTRUCTION
------------	-----------	-----------------------

Consistent with our findings, the finding that the relationship was a function of the timing of the study is worthy of attention. In particular, since our study was conducted in a context

SECTION E-E



SECTION F-F



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL MICHAEL ATKINSON ARCHITECTURE + HERITAGE DRAWINGS FOR THE PROJECT.

CONTRACTORS ARE ADVISED TO CONTACT MICHAEL ATKINSON ARCHITECTURE + HERITAGE WITH ANY QUERIES REGARDING THE CONTENTS OF THE DRAWING, TO PREVENT DELAYS TO THE PROJECT.

THIS DRAWING MAY HAVE BEEN BASED ON EXISTING DRAWINGS NOT PREPARED BY MICHAEL ATKINSON ARCHITECTURE - HERITAGE WHICH MAY NOT BE CURRENT AND ACCURATE THEREFORE ALL SITE DIMENSIONS SHOULD BE VERIFIED AND CONFIRMED BEFORE ANY WORKS ARE CARRIED OUT ON SITE OR SHOP DRAWINGS PRODUCED.

COMMON TITONS

ALL STRIPPING OUT AND DEMOLITION WORKS ARE SUBJECT TO STRUCTURAL INVESTIGATIONS.

Downloaded At: 11:53 11 September 2009

[illegible]

Michael Atkinson
ARCHITECTURE & HERITAGE

GENERAL LAURETT'S HOUSE, NARBOROUGH GATE, ALNICK, NORTHUMBRIA
HIGH LEVEL ROOFING + MASQUERY REPAIRS

1275 CHELSEA BLVD. | SUITE 205 | ALBANY, NY 12206

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

1990	1991
------	------

1,350	50,007,299.16
-------	---------------

Year	Number of cases
1990	10
1991	15
1992	20
1993	25
1994	30
1995	35
1996	40
1997	45
1998	50
1999	55
2000	60
2001	65
2002	70
2003	75
2004	80
2005	85
2006	90
2007	95
2008	100
2009	105
2010	110
2011	115
2012	120
2013	125
2014	130
2015	135
2016	140
2017	145
2018	150
2019	155
2020	160
2021	165
2022	170
2023	175
2024	180
2025	185
2026	190
2027	195
2028	200
2029	205
2030	210
2031	215
2032	220
2033	225
2034	230
2035	235
2036	240
2037	245
2038	250
2039	255
2040	260
2041	265
2042	270
2043	275
2044	280
2045	285
2046	290
2047	295
2048	300
2049	305
2050	310
2051	315
2052	320
2053	325
2054	330
2055	335
2056	340
2057	345
2058	350
2059	355
2060	360
2061	365
2062	370
2063	375
2064	380
2065	385
2066	390
2067	395
2068	400
2069	405
2070	410
2071	415
2072	420
2073	425
2074	430
2075	435
2076	440
2077	445
2078	450
2079	455
2080	460
2081	465
2082	470
2083	475
2084	480
2085	485
2086	490
2087	495
2088	500
2089	505
2090	510
2091	515
2092	520
2093	525
2094	530
2095	535
2096	540
2097	545
2098	550
2099	555
2100	560

Copyright © 2006 by John Wiley & Sons, Inc.

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd