

Michael Atkinson

ARCHITECTURE & HERITAGE

GENERAL LAMBERT'S HOUSE

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



HERITAGE STATEMENT

MAY 2019

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6th May 2019

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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
	Discharge of conditions 5 (ecology) and 6 (archaeology) relating to	
	15/02603/FUL.	
2018	18/02356/DISCON	Permitted
	Discharge of Condition 12(details for rooflight) on approved Planning	
	application 15/02604/LBC.	

2015	15/02604/LBC	Grant Conditionally
	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).	
2015	15/02603/FUL	Grant Conditionally
	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)	
2013	13/00496/LBC	Withdrawn
	Listed Building Consent for sub-division of Narrowgate House into two separate dwelling houses, involving demolition of small outshot to rear.	
2013	13/00603/FUL	Withdrawn
	Proposed sub-division of 31-33 Narrowgate into two separate dwelling houses involving demolition of small outshot to rear.	
2002	A/2002/0429	Permitted
	Rebuilding stone gable wall, above blockwork with render finish to water table from salvaged stone.	

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:	Northumberland
District:	Alnwick
Parish:	

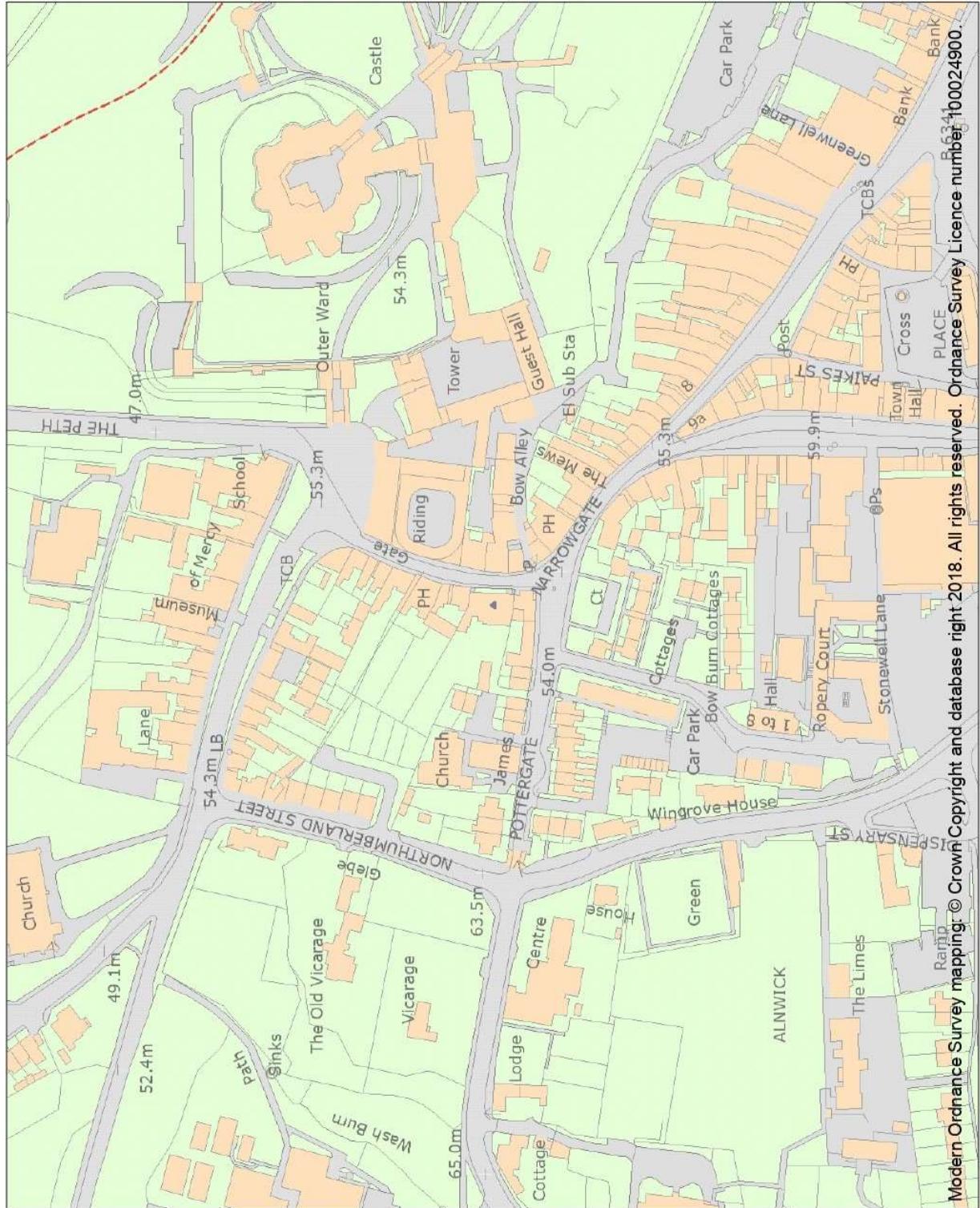
For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal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



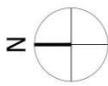






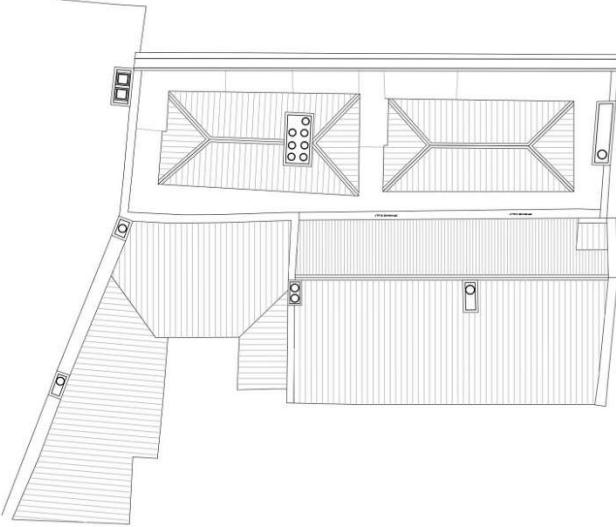
Appendix B

Existing Photographs

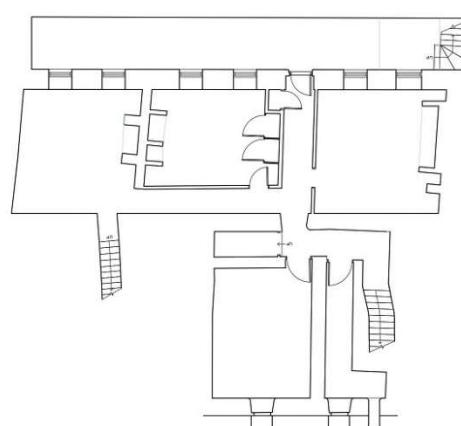
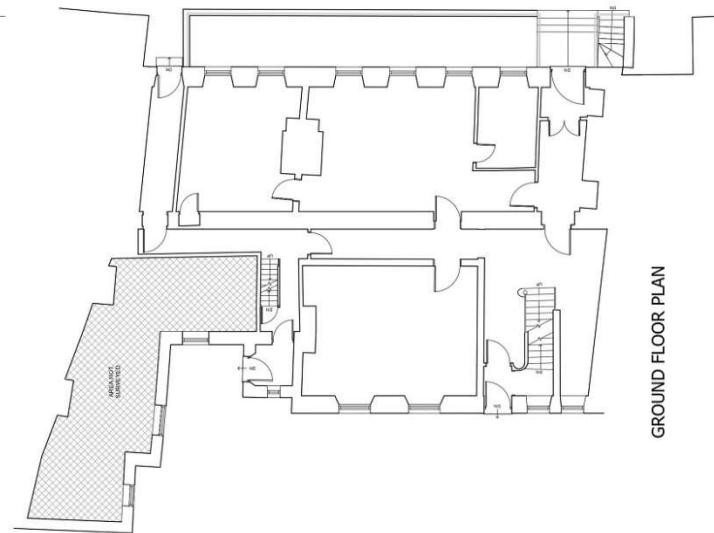
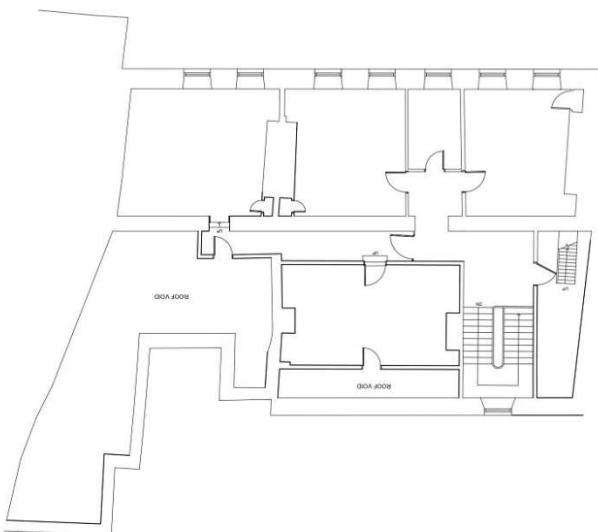


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ROOF PLAN



SECOND FLOOR PLAN



GENERAL NOTES

THE DRAWINGS IS TO BE READ IN CONVENTION WITH ALL HONOUE ATLAS/ARCHITECTURE + HERITAGE DRAWINGS FOR THE PROJECT.

CONTRACTORS ARE ADVISED TO CONTACT MICHAEL ANDERSON ARCHITECTURE LTD + HERITAGE WITH ANY QUERIES REGARDING THE ACCEPTANCE OF THE DRAWINGS OR THE HOUSE BUILDER/CONTRACTOR OF THE DESIGNS CONTAINED WITHIN.

ACCURACY OF DRAWINGS

THIS DRAWINGS MAY HAVE BEEN BASED ON EXISTING ELEVATIONS NOT PREPARED BY MICHAEL ANDERSON ARCHITECTURE + HERITAGE WHICH MAY NOT BE CURRENT AND ACCURATE AT THE TIME ALL SITE DIMENSIONS SHOULD BE VERIFIED AND CONFIRMED BEFORE ANY WORKS ARE CARRIED OUT.

ENSURE ACCURACY AS SUCH THEY MAY NOT BE 100% ACCURATE TO ACTUAL CONSTRUCTION DETAILS.

DEMOLITIONS

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

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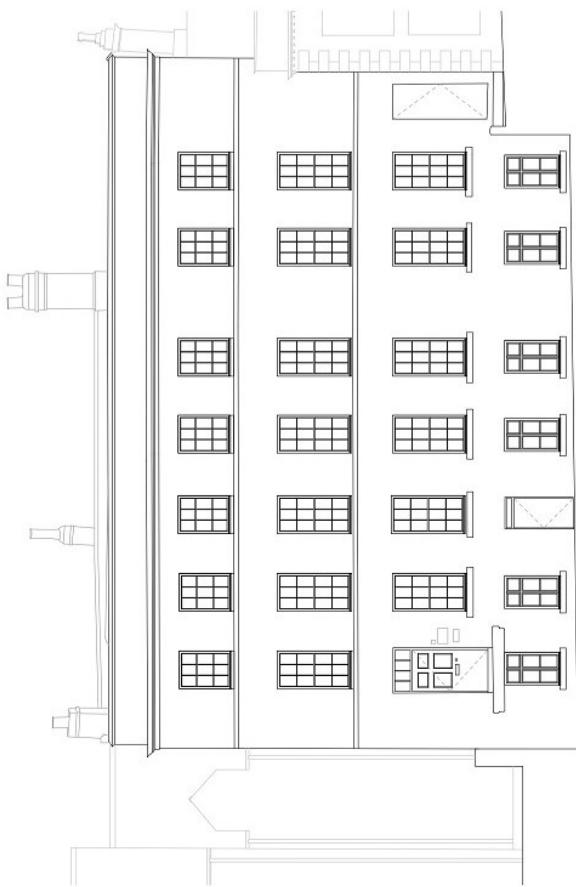
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HIGH EYED ROOFING + MASONRY REPAIRS

AA

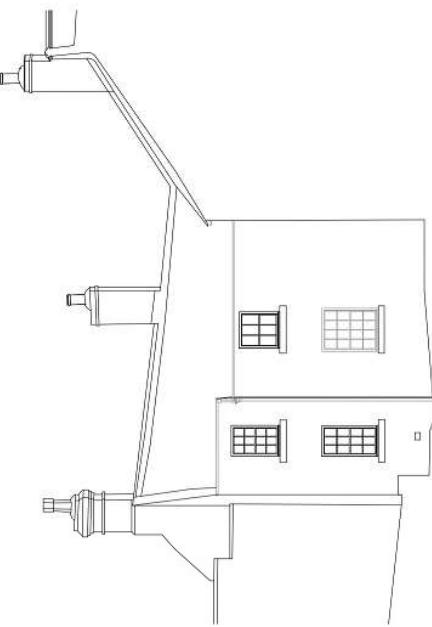
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GROUND FLOOR PLAN

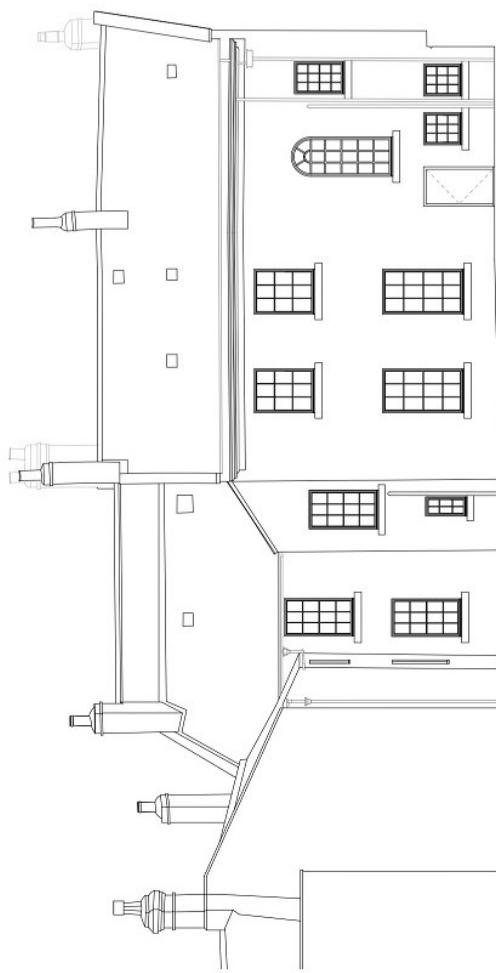
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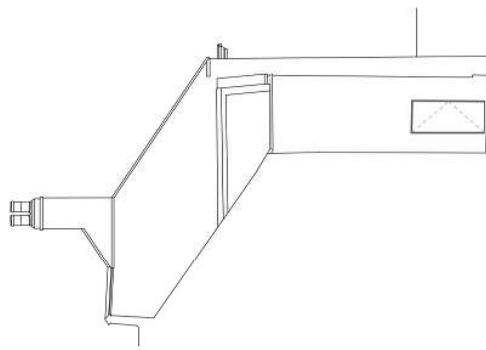
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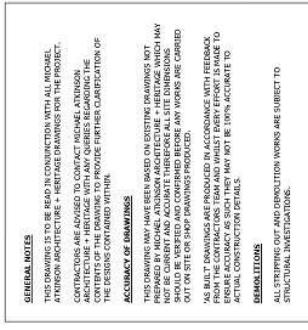
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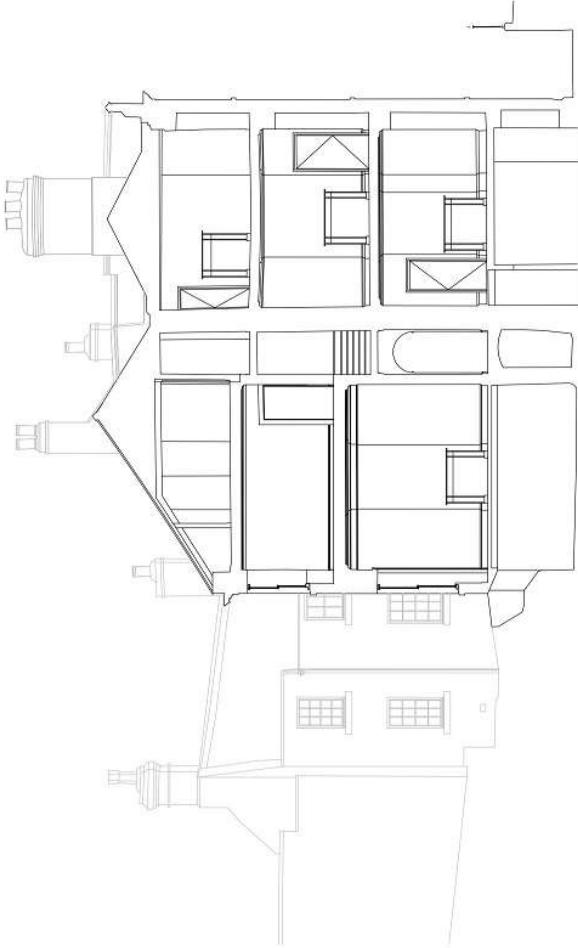


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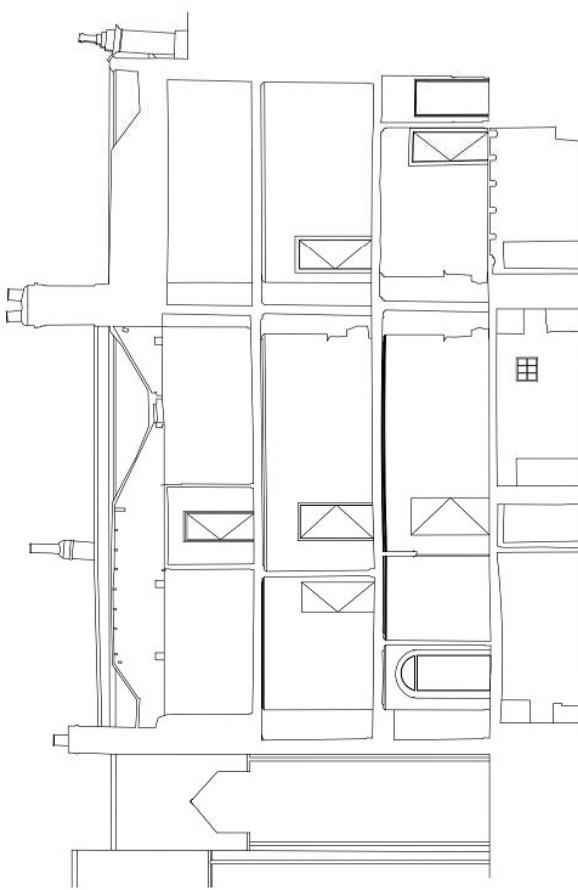


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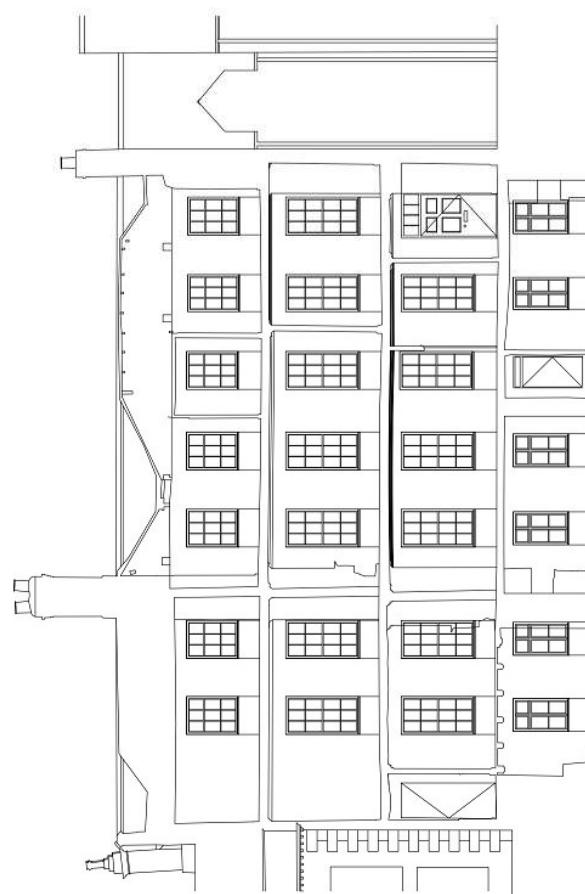




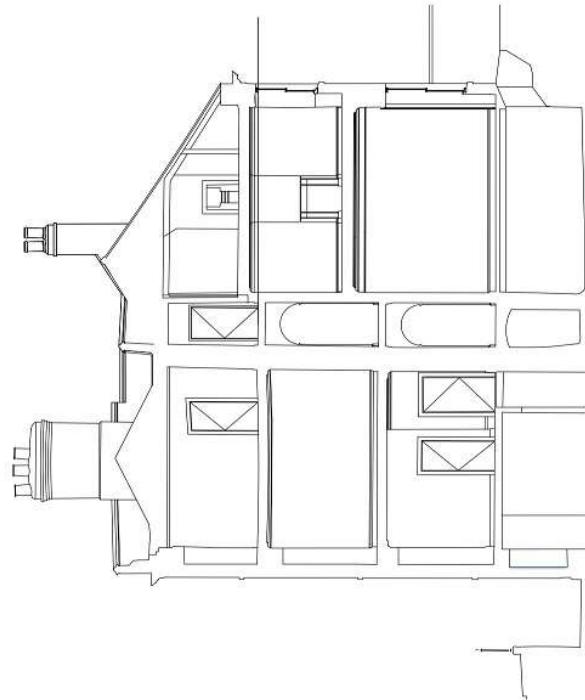
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SECTION A-A



SECTION B-B



SECTION C-C

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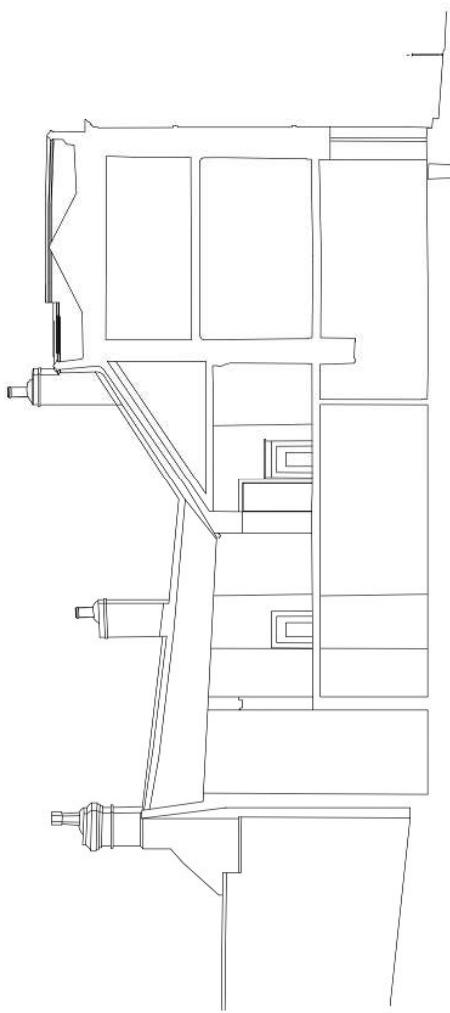
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STRUCTURAL INVESTIGATIONS.

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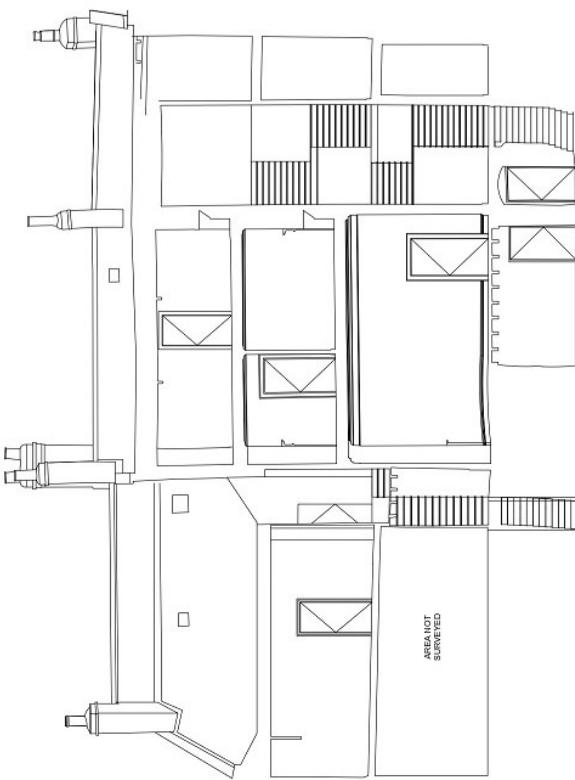
ARCHITECTURE & HERITAGE

GENERAL LAMBERT'S HOME, HARROGATE, ALNWICK, NORTHUMBERLAND,
HIGHLEA, ROOFING + MASONRY ETC. LTD.

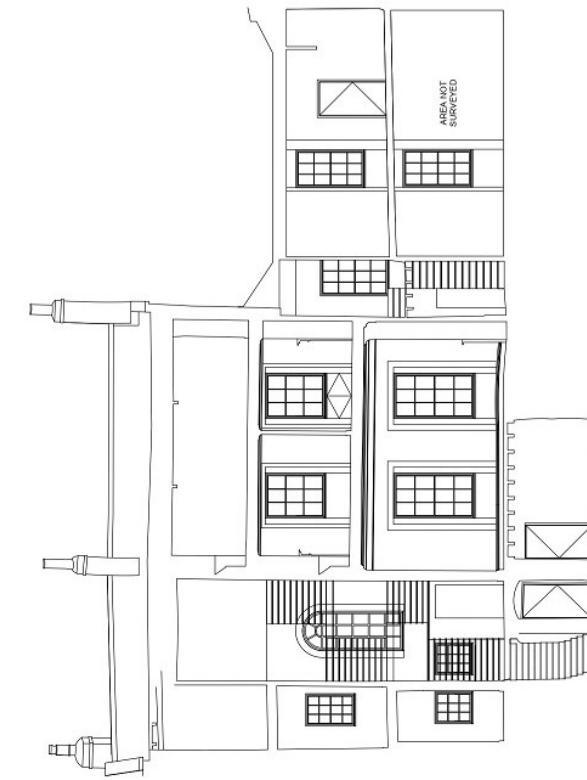
22/07/2018 1/100 \$12 TENDER + CONSTRUCTION



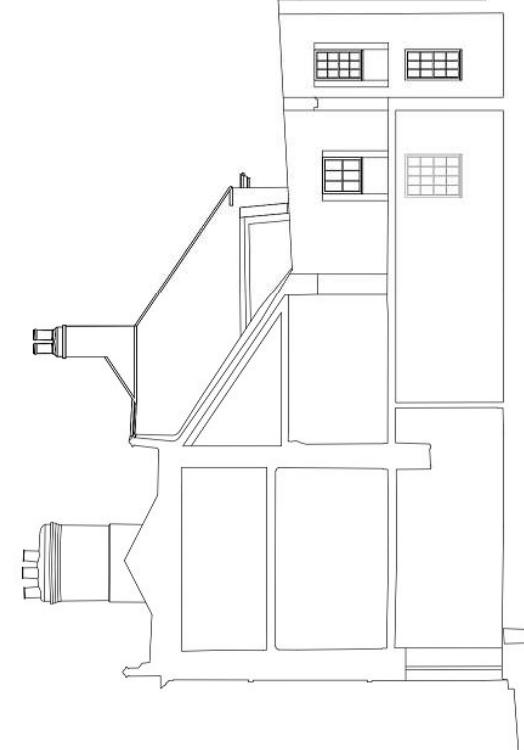
SECTION E-E



SECTION C-C



SECTION D-D



SECTION F-F

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