



# HERITAGE STATEMENT

COACH AND HORSES  
MAIN STREET  
BOLTON BY BOWLAND

JUNE 2016



Holden Lancashire Ltd  
83 Blackburn Road  
Rishton  
BB1 4ER

# INTRODUCTION

## OVERVIEW

This heritage statement has been produced to support the Listed Building consent application or the below list of works in accordance with the NPPF. The proposed works are as follows;

- Stripping off the existing roof covering setting slates to one side or reuse
- Strip off all timber battens and remove to tip
- Remove existing lead to tip
- Carry out full inspection of existing timbers
- Take down existing stone chimney stack, which is in a poor state of repair. All stone that is removed is to be cleaned of and placed to one side ready for re-use
- Rebuild chimney stack using the existing stone and a 1:1:3 (lime:cement:sand) lime mortar mix
- Install new code 5 lead work
- Install new beatable felt to rafters
- Install new timber slating battens
- Install new heritage style roof lights as soon on the attached plan
- Finish roof using the slates (that have been previously removed) using new copper nails. All slates to be checked before re-fixing and any that are found to be damaged are to be replaced with reclaimed slates of the same size, material and colouring

## JUSTIFICATION OF WORKS

The above mentioned works are required to be carried out urgently to prevent the further loss of important historic fabric. The materials to be used will be chosen so as to match the existing as closely as possible and will be natural traditional materials where possible or appropriate. Any changes made will be minimal and only where to allow the work to be carried out to the existing best practice. The changes proposed will not adversely affect the significance of the building and will help prolong its life.

# UNDERSTANDING THE HERITAGE

## THE LISTED BUILDING

The concerned building, subject to the above works, has been designated as a Grade II listed building.

## LISTING STATUS

The building has Grade II listing status and was first listed on 20<sup>th</sup> February 1984.

The building is listed under list entry number 1362308 and is given the following listing description:

*"BOLTON-BY-BOWLAND MAIN STREET (south side) SD 78 49*

*13/52 The Coach and Horses Public House - GV II*

*Public house, late C18th. Squared watershot limestone with hipped slate roof. The main part of the facade is a symmetrical composition of 2 storeys and 3 bays, with chamfered quoins. The windows are sashed with glazing bars in plain stone surrounds. The central door has 6 raised and fielded panels and a plain stone surround with semi-circular head and a fanlight with radiating glazing bars. Set back to the right is a further bay, with similar window details and with punched quoins."*

Our application to undertake the works listed above acknowledges the listing status and importance of the building locally. We are therefore proposing works that are sympathetic to the original construction as is feasible, whilst trying to remedy some inherent construction defects and previous repairs. Carrying out these remedial works will improve the lifespan and health of the building. The addition of the roof lights will mean that the existing building can be used more effectively without increasing the volume of the building. The roof lights have been located on the rear roof elevation so as to minimise the visual impact and to leave the front elevation unchanged.

# IMPACT OF THE DEVELOPMENT

## THE EXISTING BUILDING

The current owners of the property have only recently taken ownership of the building and are looking to improve and enhance the existing building. As part of this it was found that the existing roof was in a poor state with several leaks. When carrying out a closer inspection it was found that the existing roof has had numerous repairs of a poor standard. It was also found that one of the stone chimney stacks was in a poor state and would become dangerous if left.

Currently there is water ingress that will be causing damage to the building fabric as well as the internal finishes. If left the building will fall into further disrepair and deterioration.

With regards to the conservation aims, it is believed that understanding of the causes of particular failures such as timber decay has been identified and that remedial works can, if possible, be designed in such a way that the same problems will not reoccur, or reoccur over a longer period. The goal is to greatly increase the period between this work and subsequent maintenance whilst making the building more financially sustainable.

Materials used will be appropriate to the context, where necessary closely matching existing fabric as in slates etc. original fabric will be retained in-situ and be conserved and repaired with replacement only done as a last resort.

The impact of the proposed works will be minimal and will not harm the historical character or appearance of the existing listed building. However, if these works were not to take place the impact of the water ingress would cause further significant damage to the building and its features.

In respect of the works, the building itself will retain its original features with the exception of the works to add additional roof lights which are located to the rear leaving the principal elevation as existing.

The proposed works have been designed using materials that best match those existing in the building. The key principle of the works is to replace those elements that have suffered damage and will prevent any further loss occurring.

# SUMMARY

The council has been sought to address the legislative requirements and consider the features that make the building significant to the area. This statement has set out the issues affecting the building and the rationale behind the proposed remedial works. The proposals in the listed building consent application aim to ensure that the Coach and Horses Public House and the features of special architectural and historic interest are persevered.

It is concluded that the works are appropriate in respect of the historical appearance of the building. The renovation of the building has been developed in accordance with Historic England advice.