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SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

HERITAGE STATEMENT

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1.0 INTRODUCTION

1.1 Overview

Waddow Hall is the focus of the application and the applicants seek to gain listed building consent for repairs to the stone door surround located to the main entrance door sited to the south facing elevation of the building due to its continuously degrading condition.

Waddow Hall is a manor house with 17th century origins and is a Grade II listed building. The building has ceased to be used as a dwelling and is now under the control of the Girl Guides Association and is primarily used as an activity and training centre whilst also offering accommodation.

1.2 Purpose

Sunderland Peacock and Associates Ltd have been commissioned to produce this Heritage Statement as part of an application for listed building consent for the proposed repairs to the stone door surround.

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the repair proposals as well as describe the strategy used in drawing up these proposals. An assessment of the buildings heritage values will be included as well as an assessment of any impacts.

It is produced in response to policies set out in Paragraph 128 of the National Planning Policy Framework, 2012 as it states;

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the 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."

This document has been commissioned by the Waddow Heritage Group who are the applicants in this case. This document is for the sole purpose for which it has been commissioned and is to be read in conjunction with all other application and supporting documents.

1.3 The Author

Matthew Fish, the author, is an Associate Member of the Chartered Institute of Architectural Technologists (ACIAT) and also holds a Masters Degree in the field of Building Conservation and Regeneration. Matthew also holds Affiliate membership of the Institute of Historic Building Conservation (IHBC).

2.0 LOCATION

2.1 Site Location

Waddow Hall is located within the Ribble Valley district of Lancashire. It is approximately 1Km from the small town of Clitheroe to the south east and approximately 1Km from the village of Waddington to the north west. Waddow Hall is accessed via the B6478 Waddington Road which is situated to the east of the site. The building is orientated in a north east to south west direction with the River Ribble running parallel along the south east elevation of the building.

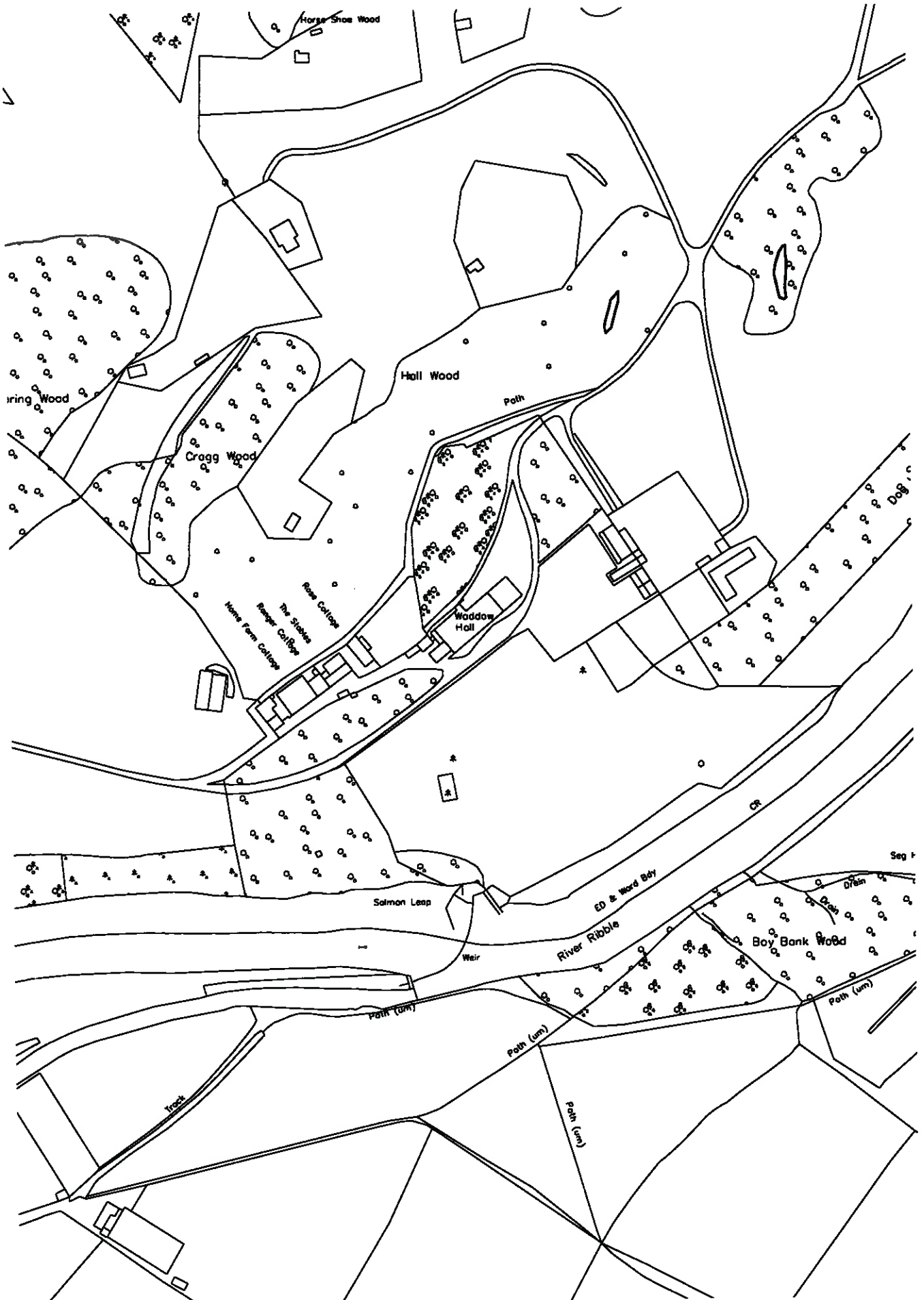


Fig 01: Map showing the Location of Waddow Hall

3.0 HERITAGE ASSET DESIGNATIONS

3.1 List Description

Waddow Hall is a Grade II listed building and was designated as such on the 16th November 1954 and predates the current Planning (Listed Buildings and Conservation Areas) Act 1990. List Entry Number 1318094. The list description for Waddow Hall is as follows:

"Large house, late C18th with early C17th remains. Pebbledashed rubble with slate roof. 2 storeys with attics, the south facade having a continuous dormer added after the house was acquired by the Girl Guide Association in 1927. Main block of 5 bays with projecting quoins, moulded cornice, and parapet. The Windows have architraves and are sashed, the lower panes having no glazing bars. The doorway, reached by 4 steps, has a semi-circular head having a fanlight with radiating glazing bars, and is flanked by Tuscan pilasters with broken fluted entablature and open pediment with mutules. The attic storey is of 5 bays having similar windows, but with plain stone surrounds. Set back slightly to the left are a further 4 bays, with projecting quoins, sill bands, and a string course. The windows are similar to those of the rest of the facade, but have plain stone surrounds. The attic storey is of 5 bays; 4 axial chimney caps are set back from the ridge, with a 5th chimney on the left-hand gable. Towards the rear both gables- have copings of C17th type. At the rear of the main house a section of continuous drip course remains, truncated by a tall stair window with plain stone surround and semi-circular head. To its right is a 4-light mullioned window with outer chamfer and inner hollow chamfer, partly reconstructed. Interior. The left-hand front room of the main block has a plaster cornice, fluted frieze and band of festoons. The doors of the 2 front rooms are of early-to-mid C19th type, having flat panels with raised mouldings forming a border. The rear hall contains a flying stair with stick balusters and swept handrail. 2 moulded main joists are exposed, possibly C17th. A C17th decorated lintel, having a central device of a head flanked by wings, is re-used over a fireplace. On the flat floor of the western part of the house are hardwood main Ceiling joists, not chamfered and only of moderate scantling. These are also said to be part of an earlier house. A painting of 1690 hanging in the house shows a building with early C17th details, and proportions similar to those of the present house."

3.2 Other Designations

Waddow Hall is set within a designed landscape and is within Category B of "Historic Designed Landscapes of Lancashire. (Manchester Metropolitan University, 1998) IT is also classed as Category 3 (local) significance in the "Local List of Unregistered Historic Designed Landscapes (Manchester Metropolitan University, Lancashire County Council and Lancashire Garden Trust, 2013).

3.3 Historic Environment Record (HER) Consultation

The Lancashire Historic Environment Record is currently held and maintained by Lancashire County Council. In accordance with the requirements of paragraph 128 of the National Planning Policy Framework (2012) an enquiry was made on the 18th January 2017 to the Lancashire Archaeological Advisory Service (LAAS) in order to determine if there was an entry present within the Historic Environment Record for Waddow Hall. We were notified that an entry was present for Waddow Hall as well as an entry for the surrounding park land, with 2 further entries for adjacent features and a further 21 entries of known sites within the park itself.

4.0 HISTORICAL BACKGROUND AND DEVELOPMENT

4.1 Historical Background

It is thought that Waddow Hall was constructed during the time of the Tempest Family who controlled much of the area from the 13th century. The Tempest family were seated at what is now known as Waddington Old Hall, for which Waddow Hall was built as a dower House. The Tempest Family remained in Waddington until 1657 when the last surviving male heir, Richard Tempest, died in prison as a debtor following the collapse of the estate due to his extravagant and lavish lifestyle.

Following the death of Richard Tempest, Waddow Hall was acquired by Christopher Wilkinson, Out-bailiff for Clitheroe and a Member of Parliament for Clitheroe as well as a Justice of the Peace during the reign of Dutch Prince of Orange

King William III and Queen Mary II. Christopher died in 1673 and bequeathed Waddow Hall to his nephew, John Weddell of Widdington, near York.

A painting of Waddow Hall dating from around 1690 currently hangs in the wall and is painted directly onto wooden boards. The painting shows how small the hall was then in comparison to the existing hall today as well its mixture of Tudor and Jacobean styles. The house was long and narrow with the hillside reaching down to the rear elevation of the hall. The front elevation shown in the painting has since been concealed and is now the internal wall between the front elevation entrance and the rear unit of the hall.



Fig 02: Panel painting dating from c.1690 showing the frontage of Waddow Hall.

The last of the Weddell Family Line to take up residence in Waddow Hall was Thomas Weddell who created the Georgian frontage of the Hall as it exists today (excluding modern additions) at some time around the 1780's and spent large sums of money on the Improvement and enlargement of the hall.

Following the death of Thomas in 1785, Waddow hall and its estate was passed onto his wife, Jane Weddell until her death. The ownership of the hall then reverted to the Ramsden family, relatives of the Weddells. Waddow Hall was occupied by the Ramsden family up until the 1830's, During ownership by the Ramsdens, it was decided that the hall would be leased to Garnett Family in 1831, to Jeremiah Garnett. The house would eventually be acquired by the Garnett Family when it was sold by Sir John William Ramsden, Fifth Baronet, to William Garnett Esq of Low Moor in 1879. William then decided to lease the house out to his brother, James, in 1856 on his marriage to his wife, who lived at Waddow Hall with his wife, Emma and their ten children. James died in 1913 and the house passed on to Thomas and Edith Garnett and their ten children.

The Garnett Family were a large and respectable family known for their industrial philanthropy as they were a family of manufacturers with interest in the mines at Whitawell, steel companies and the railways. Both William and James Garnett were Mayors of Clitheroe, however it was their textile manufacturing business which forms the basis of their local prominence and significance.

The Garnett's manufacturing business dates back to 1798 when Jeremiah Garnett entered into a partnership with a



Fig 03: Photograph of James Garnett (seated off centre left) with other Garnett family members c. 1880's. It should also be noted that the door, stone surround in question is also present within this particular photograph. It also shows the steps differing to the steps which exist today which are likely to be replacements.

relative, Timothy Horsfall of Bingley. They bought the cotton spinning mill at Low Moor and also commissioned the modification of the existign weir to provide power for the mill as well as the construction of a village at Low Moor for the mill workforce, which helped the family to be held in high esteem as model employers.

During their Occupancy of Waddow Hall, the Garnett Family made a number of improvements and it is in the diary of James Garnett that mentions the installation of new oak paneling, fireplaces and grates, installation of gas and piped water supply, new staircase within the main hall to the rear of the hall. A dormer extension was added in 1910 to accommodate the large family as well as staff. The family was also responsible for much of the landscaping around Waddow Hall and also planted large areas of trees and areas of lawn and gardens.

During the early 20th century, the Garnetts business was affected by cheaper imports of cotton from the Far East and America which affected profitability and caused the business to fall into decline. As a result Waddow Hall had to be sold and was offered for sale at auction on Wednesday 25th June 1924 at the Old Bull Hotel in Blackburn. Within the auction particulars Waddow Hall was described as "...a typical small agricultural estate, lying very compact within a ring fence and situate in a pleasant park, in one of the most delightful positions in the Ribble Valley, within two miles of Clitheroe Station, on the main line of the L.M. & S. Railway. The village of Waddington is three quarters of a mile from the hall, with its church, post and telegraph office."

"The Hall stands on a knoll amidst picturesque woodlands and has an influence of Adams design, having been extended within recent years now affords accommodation as follows: Spacious entrance hall, with staircase in keeping, four entertaining rooms, five principal bedrooms, four secondary bedrooms, also staff quarters, domestic offices, and cellarage under portion of the hall; the whole being in excellent preservation. The water supply is direct from the Clitheroe main, and the house is lit by Acetylene gas, the property of the tenant. The grounds are laid out in tasteful design. At the foot of the gentle slope in front of the hall flows the Ribble, which, with the surrounding country, forms one of the beauty spots of the North."



Fig 04: Photograph of Waddow Hall during the early 20th Century.

The Hall was purchased by the Girl Guides Association and the deeds were handed over on the 16th October 1928 after a year of leasing the property when the Hall was officially opened on the 1st October 1927 by Lady Baden Powell and HRH The Princess Royal.

The Girl Guides Association acquired Waddow Hall for use as a training centre for adult leaders and was managed by the Guider in Charge and a committee. During the Second World War, the hall was used as a children's isolation hospital and the land opposite the hall was used as a training ground by the armed forces.

Following the end of the War, the Guides re-opened the training centre. During the 20th century, a number of alterations and improvements have been made to the hall such as the construction of additional training rooms, a new kitchen and dining room to the west, as well as parking provision and an extension to the east elevation of the hall. En-suite facilities were also provided within bedrooms.

The Girl Guides Association still remain the custodians of Waddow Hall where it is now used as an activity and training centre which provides accommodation and activity facilities to Girl Guides which travel from around the world to visit Waddow Hall. The hall also offers afternoon tea and restaurant facilities as well as a number of other uses for both the girl guides and the public.

Nikolaus Pevsner provides a brief description of Waddow Hall in "The Buildings of England: Yorkshire West Riding - Leeds Bradford and the North" and describes it as a "...plain five bay house of c.1800, much enlarged and altered. Matching four bay extension to L., top hamper added after 1927. Some earlier masonry at the back. D-shaped staircase."



Fig 05: Photograph of HRH The Princess Royal on the steps of Waddow Hall.



Fig 06: Photograph of Lady Baden Powell visiting Guides taken on the steps of Waddow Hall.



Fig 07: Photograph of Lady Baden Powell and HRH The Princess Royal taken on the steps of Waddow Hall.



Fig 08: Photograph of HRH The Princess Royal and other Guides taken on the steps of Waddow Hall.



Fig 09: Photograph of Lord Baden Powell (left) and Lady Baden Powell (right) with Guider in Charge, Diana York

4.2 Historical Development

Waddow Hall has been much altered and enlarged from its Tudor and Jacobean origins into the hall which exists today. The first major expansion of the hall appears to be the introduction of the existing Georgian frontage by Thomas Weddell in the 1780's possibly in two separate phases of construction. This is also likely to be the time at which the door, stone surround and steps were introduced, albeit the existing steps are likely to be replacement steps. After these alterations, the building would have looked very similar to the Waddow Hall shown in Fig 04. This is with the exception of the dormer extension which wasn't added until 1910.



Fig 10: Extract of historical six inch historical OS Map Yorkshire Sheet 182 - surveyed 1847

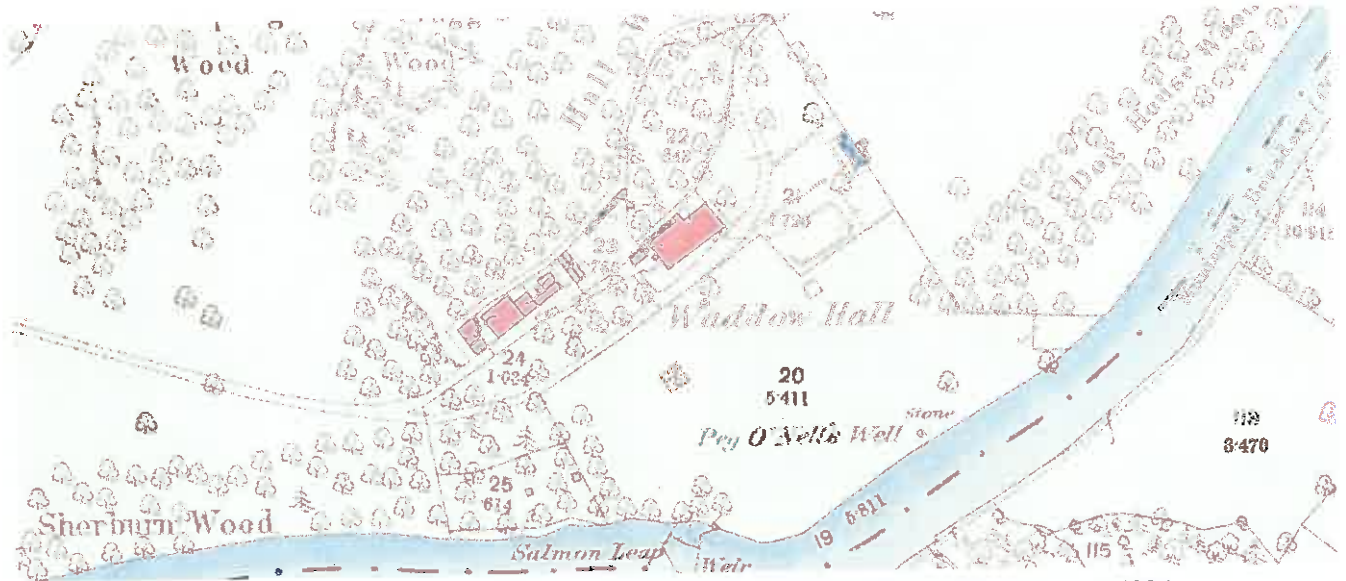


Fig 11: Extract of historical 1:2500 historical OS Map Yorkshire Sheet 182 - surveyed 1884

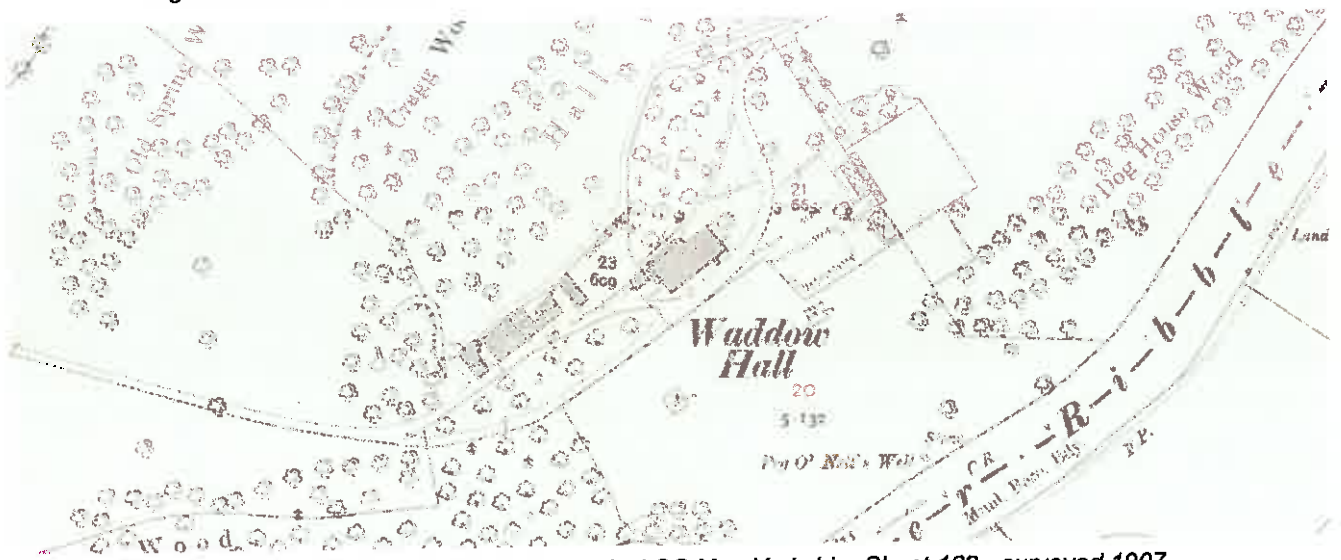


Fig 12: Extract of historical 1:2500 historical OS Map Yorkshire Sheet 182 - surveyed 1907



Fig 13: Extract of historical 1:2500 historical OS Map Lancashire Sheet XLVII.10 - surveyed 1910.

The previous maps identify very little discernible difference in plan form between each depiction of Waddow Hall between 1847 and 1910 suggesting that very little change had occurred. It was not until the second half of the 20th century that further extensions were added to the east and west elevations of the building. It should also be noted that the steps leading up to the door and surround in question are legible on the above maps indicating its existence.

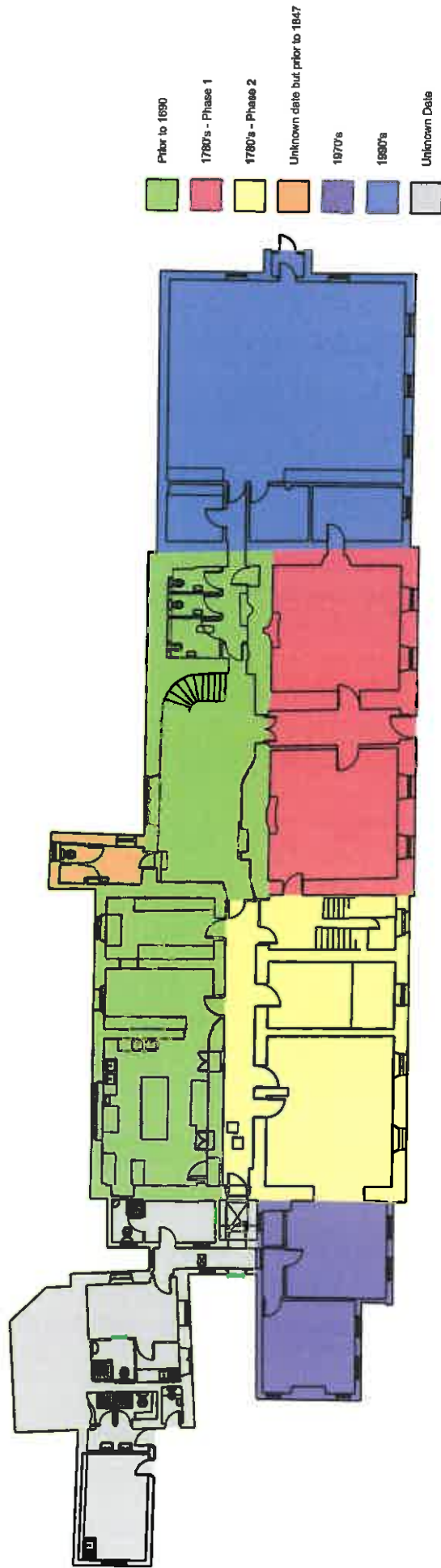


Fig 14: Ground floor plan of Waddow Hall identifying various known phases of development.

5.0 PLANNING HISTORY

5.1 Past Planning Applications

The following applications specifically relate to the past planning history of the building only and does not include any applications for development within the grounds of Waddow Hall.

Application No: 3/2014/0452

Proposal: Georgian entrance doorway renovation. Plinth mouldings recreated as original and cut back into existing stone (50mm). Capitals reproduced and dowelled upon face of existing stone work. Archway supports replaced and set back into external skin (100mm). Apex arch stone set into external skin (100mm).

Decision: Withdrawn (09/07/2014)

Application No: 3/2010/0040

Proposal: Replace corroded / crumbling base stones at the bottom of the jambs of the front door surround and replacement of lead flashings over stone canopy. Also to install proprietary stainless steel wall ties and rods in the front elevation to prevent further lateral movement of the wall in this location.

Decision: Approved with conditions (15/03/2010)

Application No: 3/2002/0683

Proposal: Re-roofing the main roof of the hall (facing the River Ribble) with blue slate.

Decision: Approved with conditions (25/09/2002)

Application Nos: 3/1996/0743 and 0744

Proposal: Internal alterations to the main hall to provide en-suite facilities to all bedrooms. Two story extension to provide training facilities and ancillary accommodation.

Decision: (29/01/1997)

6.0 PLANNING POLICY CONTEXT

6.1 Statutory Legislation

Planning (listed Buildings and Conservation Areas) Act 1990

Section 66 of the Act describes the duties of the Local Planning Authority with regards to the determining of planning applications affecting listed buildings, in that they are "...to have special regard for the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses."

6.2 National Planning Policies

National Planning Policy Framework (NPPF)

The national planning policy for England is laid out within the National Planning Policy Framework (NPPF) which was issued on the 21st March 2012. The relevant policies, which have been taken into account consist of the following:

Paragraph 17 describes that Heritage Assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Chapter 12 of the NPPF is concerned with the conserving and enhancing of the historic environment. Paragraph 128 describes the duties of Local Planning Authorities in respect of requiring applicants to adequately describe the significance of any Heritage Assets (including any contribution made by their setting) which is affected by the proposed development. The National Planning Practice Guidance provides support for this (Ref: ID18a).

Paragraph 129 of Chapter 12 describes the duty of the Local Planning Authority in that they should identify and assess the particular significance of any heritage asset affected by development (including its setting). They are to take this

information into account when considering the impact of a proposed development in order to avoid or minimize potential harm.

Paragraph 131 describes further duties of the Local Planning Authority when determining planning applications affecting Heritage Assets, in that they are to take account of:

- The desirability of sustaining and enhancing the significance of Heritage Assets and putting them to a viable use consistent with their conservation.
- The positive contribution that the conservation of Heritage Assets can make to sustainable communities, including economic vitality.
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 describes that the Local Planning Authority should give great weight to a heritage assets' conservation when considering the impact of a proposed development.

Paragraph 134 provides policy for development proposals that are likely to cause less than substantial harm to a heritage asset. Any harm should be weighed against the public benefits of the proposed development, including securing of its optimum viable use.

6.3 Local Planning Policies

Ribble Valley Borough Council Core Strategy (Adopted 2014)

Key Statement EN5 states that "There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits" This is to be achieved by

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimise's opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

In respect of Listed Buildings, Policy DME4 states;

"Alterations to Listed Buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the Heritage Asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from a Listed Building will be refused unless it can be demonstrated that exceptional circumstances exist."

It should be noted that the above policy varies from national planning policy in that it does not take into account the degree of harm to heritage assets or allow for the weighing up of the proposals against public benefits.

7.0 WORK PROPOSALS AND STRATEGY

7.1 Existing Stonework

The stone used for the door surround appears to sandstone and is in a poor condition and is exhibiting evidence of both exfoliation, delamination and granular disintegration. This is likely to have been caused as a result of salt crystallisation within the surface pores as the stonework dries out following wet conditions, as well as the failure of the surface crust which is likely to have been caused as a result of hardening which will result in the restriction of moisture movement. Areas of open joints and missing pointing is also evident particularly to the stone steps and the vertical joint to the pediment. Some discolouration, staining and algal growth is also present to the stone surround.



Fig 15: Photographs showing degradation to the bases of the pilasters.



Fig 16: Photographs showing degradation to the pilaster capitals.

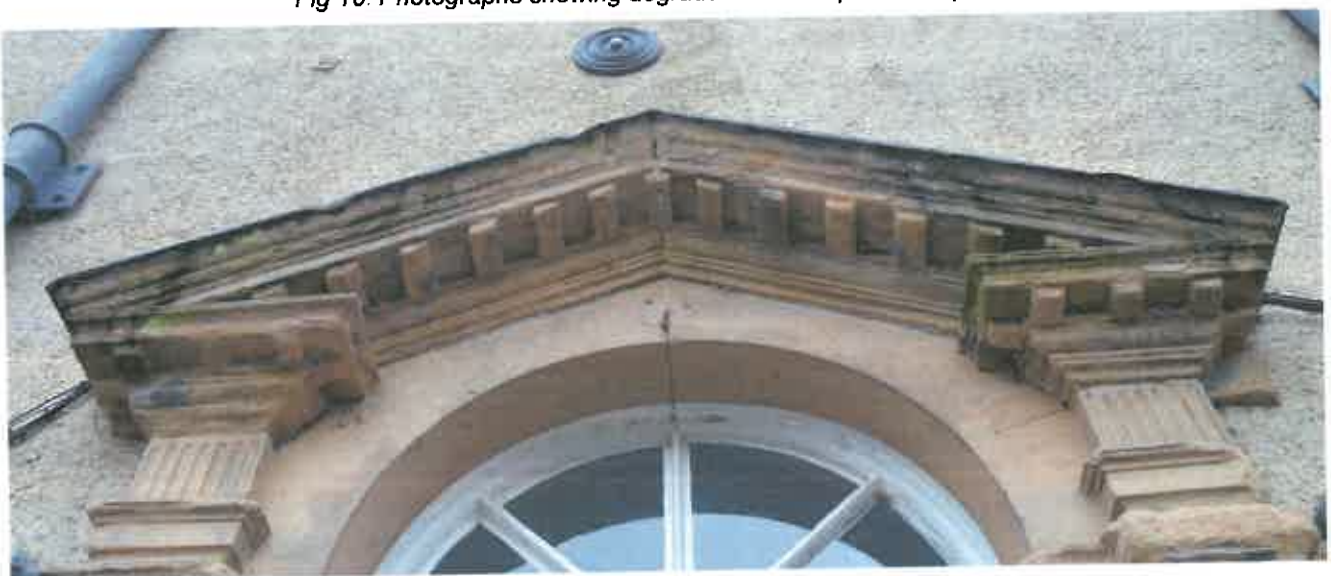


Fig 17: Photographs showing degradation to the pediment.



Fig 18: Photographs showing degraded arisses.

Previous repair attempts have also been carried out to the door and consist of a cement repair to the right side of the left pilaster base as well as a minor cement repair to the capital to the same pilaster.

7.2 Pre-Application Advice Response

Waddow Heritage Group have previously submitted a request for Pre-Application Advice with regards to the proposed repairs and received the following response from the Ribble Valley Borough Council;

"I have considered the relevant planning history relating to the doorway (see reports attached particularly 'Submitted information' to 3/2014/0452) and previous requests for advice (from Becky Allen, July 2014). In my opinion, the advice of a stone conservation specialist (preferably independent from the contractor undertaking any necessary works) and possibly also a conservation building surveyor to assess the wider context (impact of cement render?) should be sought to inform any new proposals and any application for listed building consent (LBC). On receipt of such assessment I would be happy to comment upon the likely success of LBC application."

7.3 Proposed Works

A survey and subsequent report has been carried out regarding the condition of the stone door surround and has been carried out by a professionally qualified conservation surveyor. The report has provided a number of recommendations on which the repair proposals have been based upon and consist of the following:

Stone Cleaning:

The stone door surround and stone steps are to be conservation cleaned using the Doff cleaning system. The Doff cleaning system is a high temperature steam cleaning system that is suitable for the cleaning of paints, oil, grease, bitumen, algal and other biological matter. Sample cleaning to a discreet area is to be carried out by a competent operator. Sample cleaning is to be carried out to the satisfaction of the Local Authority Conservation Officer prior to full cleaning in order to agree the level and extent of cleaning.

The operation of the Doff system uses a normal water supply and is taken through the pump into the Hotbox, where a range of temperatures of up to 150° C can be achieved. The low volume of super heated water and steam (5 litres per minute) is then fed through heat resistant hoses to special nozzles where a genuine 150° C is delivered. The surface being cleaned does not suffer any damaging pressure, thermal shock or deep saturation and dries within minutes.

Such systems are useful for removing temperature sensitive dirt and general surface accumulations. The non-abrasive and non-chemical nature of this type of cleaning system will ensure that the stonework remains unharmed.

Masons Mortar Repairs:

A number of repairs using 'Masons Mortar' are proposed and are to be carried out by a competent stone mason. This

proposed location of 'masons mortar' repairs.

The repairs are to be carried out with Lithomex and are to match the existing stonework in both profile, detail colour and texture. Samples are to be provided for the satisfaction of the Local Authority Conservation Officer.

The damaged / degraded stonework is to be carefully cut back (by hand) to a sound substrate with the perimeter slightly undercut to avoid feather edges on the completed repair. Any small gaps and fissures are to be flushed out and with water and any surface cracks are to be grouted before any bronze wire or dowel armatures are fixed in place (if required).

The affected substrates are to be thoroughly dampened and the mortar is to be built up in layers of between 5mm to 10mm in thickness. Each layer is to be allowed to stiffen to a leather hard consistency and scored to provide a key for the next layer. The repair is to be built up until it stands slightly proud of the existing stone surface. When the final layer is feather hard it is to be scraped back in order to form and replicate the exact detail required using wooden tools and floats. Metal tools are not to be used as this can encourage lime laitance.

The profiles are to be matched as closely as possible using the existing stonework and a series of historical photographs which show the door surround. Unnatural arrisses and feather edges are to be avoided. The surface of the repairs are to be textured and stippled (if required) using a churn brush. The completed repairs are to be protected from the weather and covered with damp cloths or hessian to prevent them from drying too quickly. The repairs are to be lightly sprayed with water regularly for up to a period of one to three weeks to slow the drying process and assist with the carbonation process.

Stone Indent Repairs:

Stone indent repairs are to be carried out by a competent stone mason and are restricted to the pilaster bases and capitals of the door surround. Please refer to drawing reference 5327 - 02 for location of stone indent repairs.

Prior to the removal of any existing stone, the stone mason is to accurately record and measure the detail and profiles of the affected stonework in order to provide an accurate match of the existing details and profiles. Historic photographs are also to be used in order to achieve an accurate match of the details and profiles.

Prior to the removal of the affected areas, a sample is to be cut from an area selected for indenting and is to be sent for analysis using the British Geological Survey's Stone Matching Service. This will identify the most accurate type of stone, in terms of its geology and colour, that can be used for the new indents. The results of the analysis will be forwarded to the Local Authority Conservation Officer and samples are to be provided for their satisfaction prior to the carrying out of the indents.

The decayed areas of stone are to be carefully cut back (by hand) using stone chisels and saws by a minimum depth of 100mm. The pieces removed from the door surround are to be retained for potential archiving within Waddow Hall. The contact surfaces are to be made good and cleared of all debris.

The selected replacement stone is to be cut to size and worked by hand in order to replicate the required details and profiles. The indents are to be dry fitted and trimmed / adjusted where required to ensure an accurate fit. No artificial distressing / aging of the stone is to be carried out. If considered acceptable by the Local Authority Conservation Officer, a masons mark should be discreetly included on the new indents if possible in order to provide an in-situ record of the new stones' origins.

The joints for the new indents are to be a maximum of 2mm. Two dowels per indent are to be fixed to each indent. The exact number and position of dowels is to be to the satisfaction of the Local Authority Conservation Officer. Dowels are to be 3mm to 4mm threaded stainless steel dowels in lengths of up to 80mm and secured using a polyester resin. Dowel holes are to be 2mm wider than the diameter of the dowels. Corresponding holes are to be drilled into the receiving face of the same diameter and partially filled with polyester resin to secure the new indent. Care is to be taken to ensure that no resin is applied to the face of the new indents. A naturally hydraulic lime mortar is to be spread around the indent and then placed into position. Care is to be taken to ensure that the face of the indent remains clean. All excess mortar is to be removed and the indent is to be carefully tooled / faced to match the existing stonework (if required).

Lime mortar is to be a 1:3 natural hydraulic lime / sand mortar mix using NHL 3.5 and well graded sand aggregates from 2.5mm down to 75 microns. Samples are to be submitted for the satisfaction of the Local Authority Conservation officer prior to the carrying out of the indents.

Repointing Works:

The joints to the stone steps are to be carefully raked out and any loose debris is to be brushed / cleared out and the joints are to be thoroughly wetted. The joints are to be deep tamped and packed and repointed using a hydraulic lime mortar. The vertical open joint to the pediment is to be cleaned out and repointed using a hydraulic lime mortar.

Lime mortar is to be a 1:3 natural hydraulic lime / sand mortar mix using NHL 3.5 and well graded sand aggregates from 2.5mm down to 75 microns. Samples are to be submitted for the satisfaction of the Local Authority Conservation officer prior to repointing works.

Leadwork:

The existing leadwork to the top of the pediment is to be made good and an 8mm x 8mm lead beading is to be welded to the top of the leadwork to prevent surface water run-off to the front of the pediment.

8.0 ASSESSMENT OF SIGNIFICANCE

An assessment of the heritage values associated with the building has been carried out in order to determine its potential significance paying particular attention to the stone door surround and its associated features i.e. door and steps.

8.1 Evidential Value

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "*Evidential value derives from the potential of a place to yield evidence about past human activity*"

Waddow Hall is physical evidence of a late 18th century building with Tudor / Jacobean origins, which was originally constructed for use as a dower house in relation to Waddington Old Hall. Some remains of the original hall remain in the form of earlier masonry and also roof timbers still present and visible to the second floor of the hall. Evidence of its earlier plan form still remain along with the original entrance into the hall. However the existing staircase to the rear hall is a later addition with the original staircase being removed from the west side of the rear hall. The painting dated c.1690 indicates a building with polite and strong design intent, evidence for which has now been lost following the subsequent development of the building.

Evidence of the buildings subsequent development, following its initial construction, consists of 2 phases of Georgian extension which have occurred to the front elevation of the original buildings as depicted within the painting of the original Waddow Hall dated c.1690. It would have been during the first phase of extension that the door surround and steps would have been introduced either as original features or possible taken from elsewhere for incorporation into the elevation. It should be noted that the existing steps appear to be replacements when compared to those shown in fig 03 of this document. Further phases of modern development exist to the east and west of the main hall.

Evidence of domestic use is retained i.e. fireplaces / chimney breasts and such evidence of domestic use contributes to the overall evidential value of the building. The use of the hall was primarily for residential occupancy, a use which is no longer solely maintained however the hall still provides aspects of domestic use such as overnight accommodation and catering facilities.

8.2 Historical Value

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present*"

The building is undoubtedly connected with past owners and residents of the building such as the Garnett Family, and

its connection with girl guiding and associated visits by Lord and Lady Baden Powell as well as HRH The Princess Royal and as such possesses associative historical value. However it should be noted that many of the historical associations in terms of ownership of Waddow Hall appear to be of local significance. Where as the association with international girl guiding increases its associative value. The associative historical value is manifested in the physical fabric in a minor capacity but none of which is contained or located to the fabric of the doorway and none of which will be affected by the proposed repairs.

In terms of illustrative historical value, Waddow Hall is illustrative of a large country estate house with a number of subsequent additions and alterations which have occurred as a result of changes of ownership and architectural trends, a value which will increase when considering the hall within the context of its surroundings.

With regards to the doorway and stone surround, this would have been introduced as part of the construction of the existing Georgian facade during the late 1700's. It possesses historical value through its age and introduction within an important phase of the buildings historical development

8.3 Communal Value

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "*Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory*"

Waddow Hall is currently owned by the Girl Guides Association and is in use as an international training and activity centre for girl guiding and is used by girl guides from around the UK and the world as well as offering Guide leadership training for Guide Leaders. It offers catered and self catered accommodation within Waddow Hall as well as five fully equipped campsites and activity locations within the grounds.

As well as accommodating Guide units and other uniformed and recognised youth groups, Waddow Hall also offers similar services to schools in the form of activity holidays and residences as well as day visits and has been doing so for the past 15 years.

Waddow Hall also provides conference room facilities as well as function room facilities and catering for celebratory events. Lunches, afternoon tea and dinner are also offered to visitors and members of the public. Group tours around the hall are also offered for visitors to learn about the history and development of the building.

With reference to the stone door surround, the feature is instantly recognisable to Girl Guides internationally as a feature of this important girl guiding facility. It has been the location and back drop to a number of photographs since the building was first in use by the Girl Guides and has been adopted as the location at which important photographs of events and important visitors to the hall have been taken, some of which have been included within this document. This was also adopted by past residents of the building, namely the Garnett family who have posed for a number of family photographs with the doorway and stone surround in full view.

Waddow Hall and the doorway itself possesses commemorative and symbolic value to the both Waddow Hall and Girl Guiding therefore increasing the communal value of Waddow Hall further. The fact that many country / estate houses were demolished in the mid 20th century or taken over by charitable organisations, makes the survival of such buildings, within private ownership, a significant and valuable resource for the public and community in order to provide an understanding and insight into the past.

8.4 Aesthetic Value

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "*Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place*"

A desktop study of the building has not revealed any records of any known architect or designer related to the design, construction and development of the building, making it likely that it was craftsman designed. No formal instructions or architectural drawings can be found relating to the buildings construction and historic development. The front elevation

of the building is principal to the remaining subordinate elevations and is of polite design with obvious conscious design intent. The elevation contains such features such as moulded cornices and window surrounds and stone quoins. However the elevation still remains relatively plain and would appear rather monotonous without such features, which themselves are not of any great or significant architectural merit or particular rarity. The first phase of the Georgian frontage would have been typically symmetrical prior to the construction of subsequent extensions. Nonetheless, the building possesses aesthetic value based on the combination of these features and the overall appearance of the principal front elevation.

The aesthetic value of the building is also drawn from its inclusion within the surrounding parkland, as well as its close siting next to the River Ribble and weir.

The Georgian doorway and stone door surround is the most interesting feature of merit on the principal elevation, however it is still not of any great rarity when viewed within the context of the Ribble Valley but is more elaborate than others within the area and contributes to the aesthetic value of the principal elevation nonetheless. It contains a number of architectural details i.e. open pediment, flat Tuscan pilasters, capitals and plinth bases and its aesthetic value is all of which shows a strong design intent and value from its creator and designer. Aesthetic value increased further through the visibility of the natural irregularities of the material and colour banding on the surface of the stone which is particularly limited to the pilasters.

8.5 Statement of Significance

Following an appraisal of the heritage values associated with Waddow Hall it is possible to take a more informed approach as to assessing the overall significance of the building and more importantly, the stone door surround to the front elevation of the building.

Waddow Hall, Waddington, is a Grade II listed building which has origins prior to c.1690 but with 18th, 19th and 20th century alterations, through a number of various phases of development. The building was originally constructed as a Dower House and eventually a family residence.

An assessment of the buildings associated heritage values has shown that the building, and also the stone door surround, possess evidential, historical, communal and aesthetic value with aesthetic and communal values being the most significant albeit evidential and historical values being secondary to these. The building possesses a high communal value through its current use and ownership under the Girl Guides Association as well as offering services and uses to the general public and other organisations. The aesthetic value of the building is derived from its contribution to the local landscape and setting as well as the appearance of the principal front elevation which shows obvious design intent in order to conform with architectural trends of the period as well as a combination of its existing features. However the majority of these are not of a high level of architectural merit.

The building possesses a level of significance and this is acknowledged through the Grade II listed status of the building; the level of which is medium. When compared to other similar buildings within the Ribble Valley i.e. Browshoime Hall, Gisburn Park etc, Waddow Hall does not appear as a particularly strong example, possibly due to its gradual increase in status over time as opposed to being constructed with status already in mind. However the building certainly holds status within the local area due its prominent size. However the building provides evidence of the past and evidence of its historic development as well as links to people and families of local significance.

In terms of its heritage values, it possesses mostly aesthetic and communal values, much like the hall. The surround is an attractive feature which stands out amongst the simple features and appearance of the front elevation. It is a typically Georgian feature which contains various embellishments to emphasise the strong polite design intent of its creator. However, the aesthetic value has been affected by areas of stone decay which has eroded details of the stone surround as well as distorting the original design intent, especially where certain details are no longer distinguishable. The stone work has also been affected by algal / organic growth as well as soiling and staining of the stonework all of which has affected the aesthetic appearance of the stonework. The door also possesses communal value in the form of symbolic and commemorative values which it has developed through the buildings use by the Girl Guides Association and their use of this particular location for various official ceremonies and photographs and is now a feature that is internationally recognisable throughout girl guiding as Waddow Hall.

9.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION

9.1 *Impact on Listed Building*

The proposals involve the removal of 5no. sections of stone to the door surround and doing so will result in the loss of some original historic fabric. However these particular sections are significantly decayed and the philosophy of minimal intervention has been employed in order to replace only the most decayed areas of the surround. This is to ensure that the maximum amount of historic fabric can be retained therefore causing the least amount of harm to the significance of the building. This is in contrast to the previously submitted scheme which involved the removal of large amounts of historic fabric from the stone door surround. It should also be noted that listed building consent has previously been granted for the replacement of the plinth base to each pilaster.

It is proposed that a sample of the existing stone type be sent and analysed by the British Geological Survey's Stone Matching Service in order to source the closest possible stone type to that of the existing stone in order to ensure that the authenticity and integrity of the door surround is maintained as well as ensuring that the historically accurate and traditional material is used. This will also ensure that the new stone type will be compatible with the existing stonework. No artificial aging / patination of the new stonework is to occur in order to maintain an honest repair. The proposed works will also address an existing weakness and vulnerability with regards to the condition of the stone door surround as well as an element of Waddow Hall overall.

The proposed lead works will assist in preventing further decay of the stonework as opposed to replacing large amounts of stonework. It will ensure that the stonework function in the way in which it has been designed for i.e. shedding water from the top of the pediment away from the building.

The type of light conservation cleaning proposed will be minimally invasive and will not involve the loss of historic fabric from the stone door surround. The Doff method of cleaning will ensure that the various areas of soiling, staining and algal growth can be removed whilst the stonework remains intact along with its significance. This proposed method will remove areas of soiling which contribute to the decay of the stone (soiling trapping crystallising salts as well as forming an impervious crust) whilst retaining the natural patination of the stone work. This will not harm the stone substrate or leave the surfaces open to further corrosion or uneven patination.

The use of masons mortar will be compatible with the existing stone substrate as well as being able to match its existing colour and finish so as not to harm the aesthetic visual appearance of the stonework. The masons mortar will also be sacrificial in a sense that it will erode faster than the existing stonework leaving the stone unharmed. It should be noted that masons mortar is only proposed for the purposes of minor repairs.

The original details and profiles can be faithfully recreated as much as possible using existing photographs of the door surround which are maintained within the Waddow Hall Archive and will be utilised in order to ensure an honest and historically accurate repair. The existing stonework will also be utilised in order to recreate the details and profiles as various areas still remain intact and can be replicated.

Quality is to be ensured through the undertaking of the work by a skilled and experienced stone mason who is competent in the conservation of stonework and historic buildings. Quality control is to be ensured through the production and implementation of method statements, specifications, sampling and planning conditions.

In order to mitigate against any undue impact on the stone door surround, if required, a photographic survey of the doorway can be compiled and will consist of a series of photographs which accurately document the stone door surround, door and steps prior to the commencement of any repair work and can be imposed through a suitable planning condition. It will then be deposited within the Lancashire Historic Environment Record (LHER) as a permanent record of the existing stone surround prior to repairs as well as informing the new works. The application drawings can also be included as part of this record as well as any templates that are made by the stone mason prior to removal of the existing stone work.

As a further method of mitigation, it is also proposed that the affected section of stonework allocated for indenting are to be carefully removed and retained for archiving within Waddow Hall where they can be safely and securely stored or placed on display within the hall.

The design value of the stone door surround has been significantly impacted upon and harmed as a result of physical stone decay and the proposed works seek to restore the original design intent of the element, its designer and creator. The significance of this feature is dependent on the purity and architectural completeness of its elements, something which is considered to be equally if not more valuable than the original fabric itself. However this completeness has become fragmented and distorted as a result of the continued decay of the stone door surround, something which the proposals seek to resolve and restore.

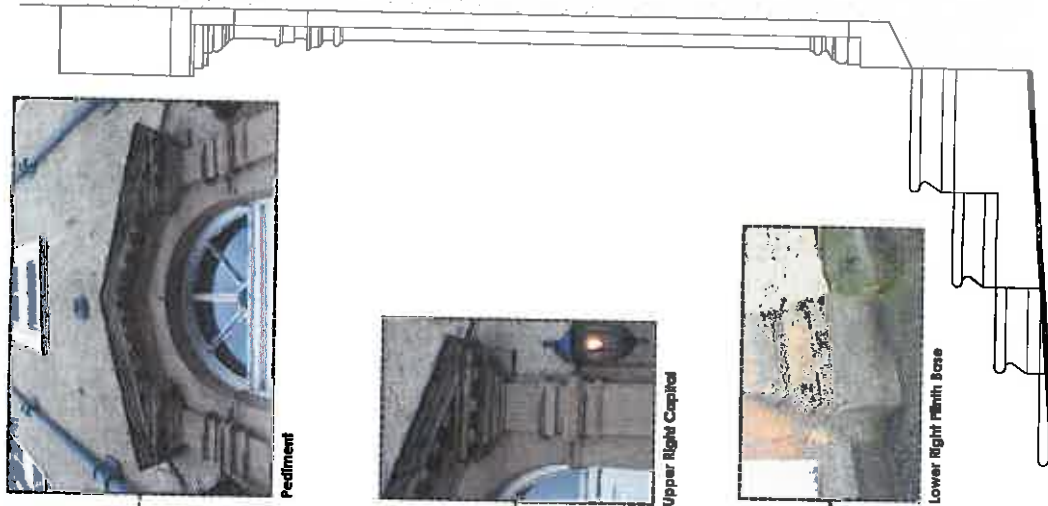
9.2 *Impact on Setting*

Setting is defined within the National Planning Policy Framework (NPPF) as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.” No discernible and significant impact will occur to the setting of Waddow Hall as a result of the proposed works as described.

Architectural drawings are the property of the Architect and are not to be reproduced, copied, or used in any way without the written consent of the Architect. The Architect assumes no responsibility for the construction of the building or for the safety of the building or its occupants. The Architect is not responsible for the construction of the building or for the safety of the building or its occupants.

Project Name	Washburn High School
Client	Washburn High School
Location	Washburn, WI
Date	10/15/2017
Scale	1/8" = 1'-0"
Sheet No.	5327 - 01
Sheet Title	Architectural Elevation

Architect: WOODWARD CLARK ARCHITECTS, INC.
 1000 W. Wisconsin Ave., Suite 200
 Madison, WI 53706
 Phone: 608.261.1234
 Fax: 608.261.1235
 www.wca-architects.com

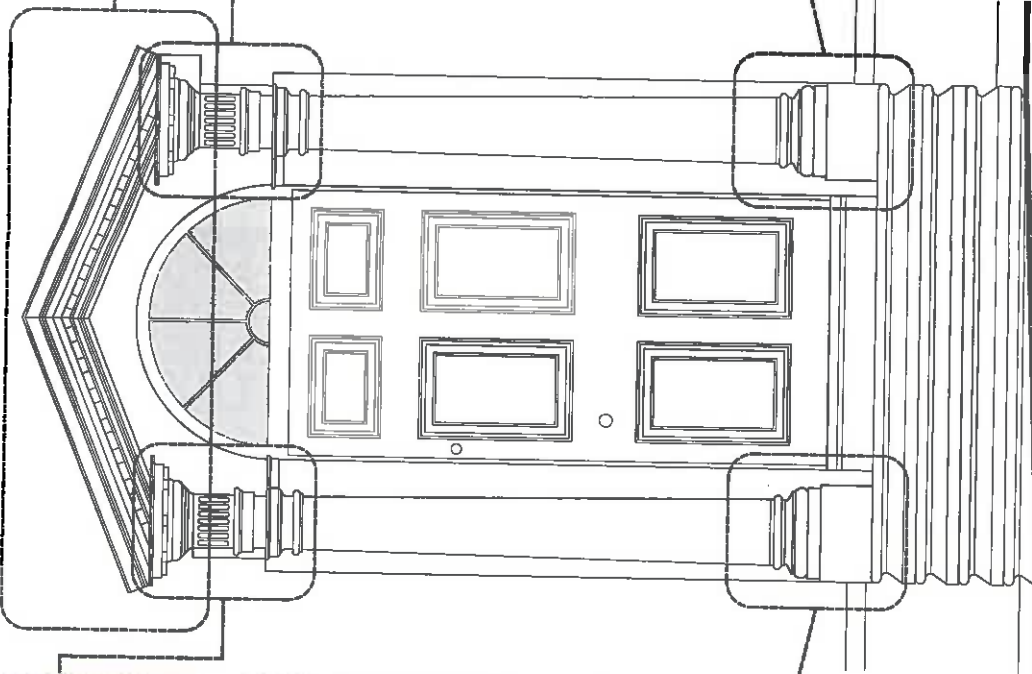


Pediment

Upper Right Capital

Lower Right Plinth Base

Existing North East Elevation (Handrail omitted for clarity)
 Scale 1:10

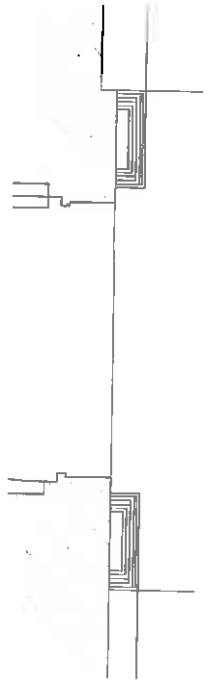


Upper Left Capital

Overall view of Door and Steps

Lower Left Plinth Base

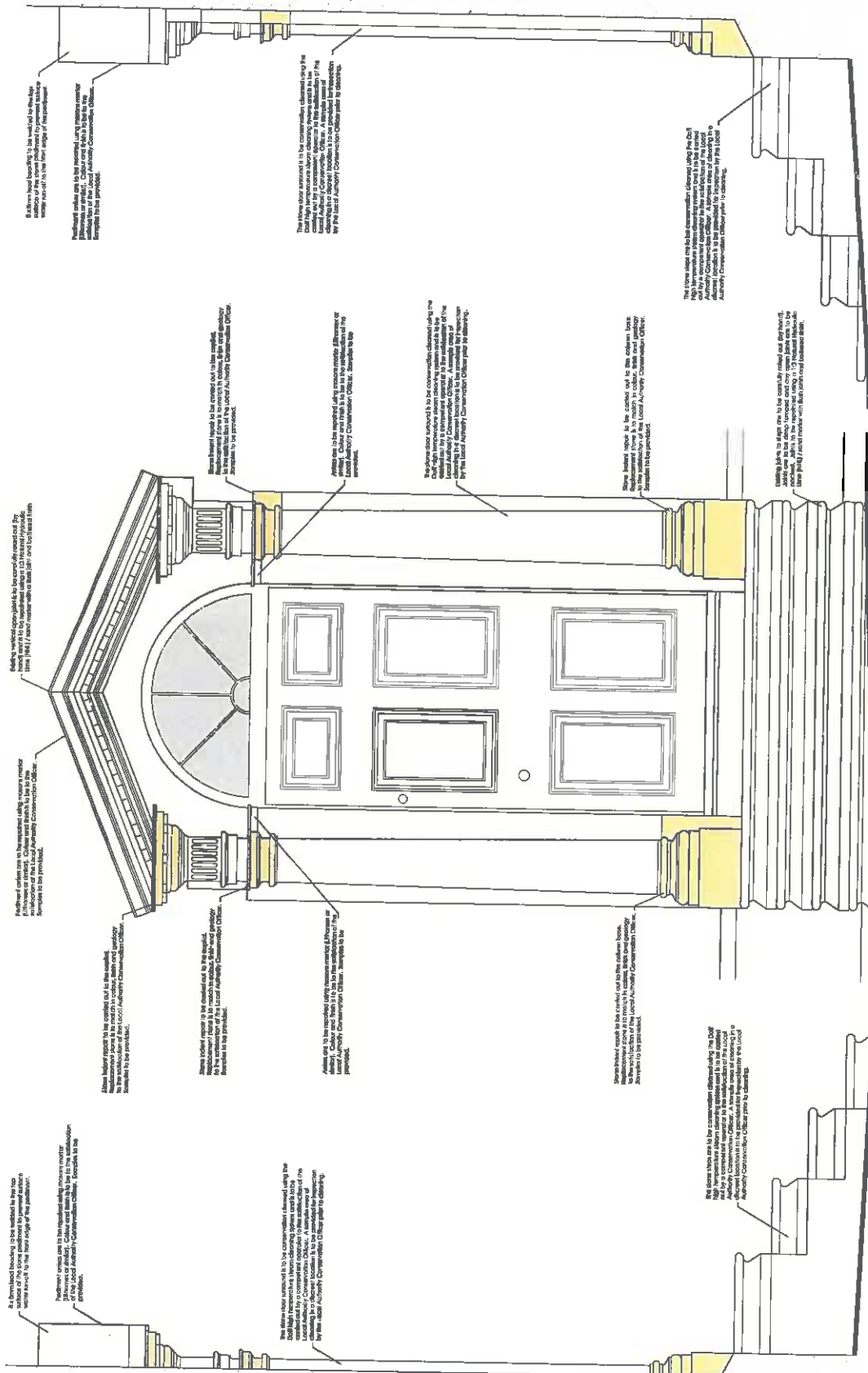
Existing South East Elevation (Handrail omitted for clarity)
 Scale 1:10



Plan (Handrail omitted for clarity)
 Scale 1:10

Existing South West Elevation (Handrail omitted for clarity)
 Scale 1:10

Demolish and reconstruct of stone masonry



As demarcated, masonry to be replaced by the top surface of the stone pavement to prevent water from being directed to the base of the wall.

Reconstruct masonry to be replaced with masonry masonry of the Local Authority Construction Office. To be done as per the drawings.

These columns are to be replaced with masonry masonry of the Local Authority Construction Office. To be done as per the drawings.

These columns are to be replaced with masonry masonry of the Local Authority Construction Office. To be done as per the drawings.

The above masonry is to be reconstructed using the existing masonry where possible. A sample of the masonry to be used is to be provided to the Local Authority Construction Office prior to construction.

These columns are to be replaced with masonry masonry of the Local Authority Construction Office. To be done as per the drawings.

These columns are to be replaced with masonry masonry of the Local Authority Construction Office. To be done as per the drawings.

The above masonry is to be reconstructed using the existing masonry where possible. A sample of the masonry to be used is to be provided to the Local Authority Construction Office prior to construction.

Replaced masonry to be replaced with masonry masonry of the Local Authority Construction Office. To be done as per the drawings.

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Replaced masonry to be replaced with masonry masonry of the Local Authority Construction Office. To be done as per the drawings.

Existing North East Elevation (Handrail omitted for clarity) Scale 1:10

Existing South East Elevation (Handrail omitted for clarity) Scale 1:10

Existing South West Elevation (Handrail omitted for clarity) Scale 1:10

Wendy Heritage Design
 Proposed repairs to stone stair eastward
 Woodbury Hall
 Woodbury Hill
 Woodbury Hill
 Woodbury Hill
 157 2011

Proposed Plans and Elevations
 1:10 B.A.1
 May 2017

5327 - 02

Matthew Fish BSc(Hon) MSc(BuildCons) ACIAT
Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancashire
BB7 2AG

11 April 2017

Dear Matthew

Waddow Hall – Repairs to Door Surround

Brief

Thank you for inviting me to look at this interesting building, and in particular, advise on the conservation of the stone door surround on the South Elevation.

Background

Waddow Hall has been used as a residential training and education centre since its acquisition in 1927 by the Girl Guide Association (GGA). The building was listed Grade II (16 November 1954) and The Waddow Hall History Group has recently applied for a small amount of funding to carry out conservative repairs.

GGA has consulted the Local Planning Authority about whether consent is required and has been advised to obtain the opinion of an accredited conservation professional about the type and extent of the proposed stonework repairs.

Methodology

The door surround was inspected in company with the client and SPA on 7 March 2017. The weather condition during the inspection was cool with showers.

The building was inspected on a walk-through basis with a description of the Waddow Hall History Group's research and findings about the development and significance of this important building.

The type of repair and likely performance of those repairs were discussed and the client's opinion and wishes have been taken into account in this advice.

This letter report gives a summary of the resulting opinion. It encloses a mark-up drawing to illustrate the opinion and the author's professional biography as evidence of qualifications.

The report and opinion is licensed for the exclusive use of GGA and SPA for the agreed purpose only.

Observations

Description

1. The stone appears to be local sandstone correctly bedded and free from inherent defects. The natural irregularities of the material are contributing to attractive patination on all the exposed surfaces. To confirm the stone type, a sample can be sent to the British Geological Survey (BGS) stone matching service¹.
2. The stone is carved to form fluted entablatures over flat Tuscan pilasters supporting an open pediment. The stone steps have rounded nosings, moulded risers and string, and are laid to a slight outward fall. Ferrous handrails are provided to both sides on plain round balusters (not shown in image for clarity).
3. The door surround and canopy are likely to be contemporary to the alteration works when the classical frontage was added to the earlier Hall. The pattern of

¹ <http://www.bgs.ac.uk/mineralsuk/buildingstones/services.html>

carving and laps to the steps suggest these may have been relocated from elsewhere (old drawings show the c17th garden arrangement). The handrails are less easy to date but are unlikely to be contemporary with either the steps or the door surround, and appear to have been substantially renewed.

Condition

1. The stone surround is in poor condition and is subject to a number of defects.
2. The stone is exfoliating in a pattern suggestive of crystallisation (of water in frosty conditions, or of soluble salts as the stone dries out) under the outer crust [PI220430]. The crust is formed from the outer surface of the stone and airborne (or water borne) deposits, which have weathered to become harder and more impervious. The formation of a crust accelerates with soot and dirt deposits. The delamination is most prominent around the step and on the exposed parts of the entablature.
3. The substrates are eroding (by granular disintegration) in these locations and at the exposed drip edge of carved elements. Erosion is occurring where the natural binding of the sandstone has broken down leaving the stone friable.
4. The joints are open and the pointing is missing from the riser edge of the third step above ground and the vertical joint in the canopy [PI220436].
5. There is some discolouration and staining which is largely natural darkening of ferrous compounds in the stone, and it is enhanced by light algal growth. Some of the discolouration is soot and dirt [I220431].
6. There are open drilled holes for a former light fitting and cement patch repairs to build up the profile where the face of the stone is deeply eroded [PI220437].
7. The arris of the canopy is chipped and the lead deformed [PI220436].

Pathology of the observed defects

1. Soot and dirt can be tolerated as part of the natural patina if it does not harm the aesthetic appeal or condition of the stone. However, where the soot is contributing to delamination (by making an impervious crust) or trapping crystallising salts, it should be removed. Light conservation cleaning, which conserves the natural patination is the most desirable approach. To ensure this does not harm the substrates or leave the surface open to erosion or uneven patination, we recommend using a tried and tested technique, such as Doff² (steam and air abrasion) and careful sampling or trials on the less visible surfaces.
2. Open joints in the steps can allow water to track into the joints accelerating crystallisation damage and settlement as the bearing layer of soils become compacted or washed out, so the open joints should be carefully packed and pointed with a suitable material.
3. Where cement mortar is in contact with the stone, it forms an impervious barrier accelerating erosion in the surrounding stone, so all the cementitious joint fillings and repairs should be removed and replaced with a suitable material. The client has been advised to avoid de-icing the step with salt or chemicals, and instead rely on inert grit for safety.
4. The choice of how to replace eroded stone is both an aesthetic and technical choice. Leaving some erosion visible is desirable if it is not especially disfiguring. However, if the erosion has left the stone unusually exposed to weathering, some intervention is advisable to slow that down, even it is to simply improve the amount of shelter to the area. In this case, the lead detail to the front edge of the canopy could be improved to ensure driving rain does not saturate the stone below the canopy, and a small lead bead welded to the top surface should be adequate to direct most of the rain to the edges of the canopy.
5. Where erosion is progressively disfiguring the stone, and detracting from the architectural intention, replacement of the stone profile should be considered and there are three techniques to consider. For small build-up areas, repair may be possible in mason's mortar³. Or for larger areas, and for more durable repairs, an 'indent', or replacement patch of stone can be carved and pieced-in. Occasionally,

² <https://www.stonehealth.com/doff-system/>

³ <http://www.masons mortar.co.uk/knowledge/page/lithomex>

the loss is so extensive that the whole stone requires replacement, but this requires some justification, for instance, that the new stone is an exact geological match and the original work can be faithfully recreated. Whole stone replacement would be considered only where other means have been ruled-out, and is not really appropriate in this case.

6. Mason's mortar repairs are compatible with the stone substrate, and match in colour and performance. Unlike patching in with cement mortar, the new work does not accelerate erosion of the substrate, and indeed, is protective. This is also a key disadvantage, as the repairs are effectively 'sacrificial'. In other words, it is intended that they will fail and erode before the stone, and they therefore are seldom recommended for grant-aided work where a life-cycle for the repair of 50 years or more is required. The main advantage of mason's mortar repairs is that it is highly cosmetic and conserves the maximum amount of historic stone, because there is so little cutting back.
7. Indents, on the other hand, have to be at least 100mm thick, and are generally straight-jointed. The amount of cutting back is considerably more than for mason's mortar and the straight joints can quite visible (jarring even). This is very durable repair and if the joints can be kept in subordinate positions, it is also highly aesthetic.
8. All masonry work should only be undertaken by skilled masons with proven competency in building conservation. Quality control through method statements and sampling is recommended.

Summary and Recommendation

The door surround should be repaired using conservation techniques with the objective of slowing down the erosion of the stone, and conserving the aesthetic appeal of this fine work.

The following principles should be observed;

- The new work will conserve the maximum amount of historic fabric.
- The new work will exactly match the detail and stone of the existing work.
- The repairs should enhance the aesthetic of the door surround and retain the natural patination.
- The new work is to follow best practice conservation techniques.

The following work plan is recommended:

- A. Using only craft masons, CSCS Gold Card accredited or equivalent provide RAMS (Risk Assessments and Method Statements) for the following works:
- B. Allow for all protection to surrounding surfaces and sample the proposed cleaning method to the Architect's approval. Conservation clean the stone door surround, canopy and steps using Doff.
- C. Carefully remove cement repairs and pointing by hand, and inspect the substrates. Prepare the areas of erosion as marked on the plan by hand dressing to the exact extents agreed with the Architect.
- D. Provide up to 3No. samples of mason's mortar repairs to show the finish and colour for the Architect's express approval. In strict accordance with the manufacturer's instructions, prepare the substrate and build up repairs to match the exact profile of the extant work. Include for bronze wire or dowel armatures as required.
- E. Carefully cut out and prepare the areas expressly agreed with the Architect for indent repair. Provide a 100mm min dimension piece of the stone to the Architect for forwarding to the BGS stone matching service.
- F. Provide up to 3No. samples based on the BGS stone matching service of natural stone (say, Waddington Fell, Longridge Fell and similar) for the Architects express approval. Supply and fix indents to the areas as shown on the attached drawings.
- G. Carefully rake out soft and loose fillings from the joints. Prepare 3No cookies for the Architect's selection of mortar for joint filling (say 1:3 NHL sand) for repointing. Prepare up to 3No in situ samples of pointing (flush joint, battered finish) for the Architect's express approval. Deep tamp the joint and pack the open joints of the steps. Repoint the whole.

I hope this advice is useful and you are welcome to share this with the Local Planning Authority during your consultations. I attach the mark up drawing showing the location I suggest for each repair and a standard indent detail. I can suggest a reputable mason who will be delighted to quote for this work to SPA, should you need some opinion of costs.

Please do not hesitate to contact me again should you require further advice or clarification.

Thank you for consulting me.

Yours sincerely,

Lynda Jubb BSc(Hons) DipBldgCons PGDipUrbEnv Design IHBC FRICS
RICS Certified Historic Building Professional
Director for Jubb and Jubb Ltd.

Enclosures

Professional biography

Drawing to illustrate this opinion

Standard indent detail

Copyright Jubb and Jubb Ltd 2017



Professional Biography

Lynda Jubb BSc(Hons), PGDipBldgCons, PGDipUrbEnvDesign, IHBC, FRICS
RICS Certified Historic Building Professional



*Director, Jubb and Jubb Ltd
Governing Council Member
Royal Institution of Chartered Surveyors*

Lynda Jubb is a Chartered Building Surveyor and Historic Environment Adviser with accreditations from RICS and IHBC. She is also a qualified expert witness. Her specialisms are large-scale condition survey, defect pathology and asset management. Lynda is the Chair of RICS Building Conservation Forum, a member of RICS International Governing Council and on the Board of AABC (Architects Accredited in Building Conservation). Lynda's clients lead in every sector, and include Calthorpe Estates, The Parliamentary Estate, and the Archdiocese of Liverpool. She advises on development, care strategy and performance for historic places.

Example projects -

Condition and Metric Survey of Blackpool Winter Gardens for Blackpool Council. This Grade II* complex enjoys a special place in the heart of generations of holidaymakers. It charts both the development of seaside architecture and demonstrates all the defect pathologies a harsh maritime environment can inflict. Lynda produced, with Mann Williams structural engineers, a five-year prioritized and costed repair plan, to invest more than £19 million in addressing the serious disrepair which places this building at risk. The project, essentially a 'first quinquennial inspection' established the baseline data, and included commissioning point cloud metric survey data to produce a full set of digital drawings, as well as training and development for the



client's own surveying team to support future quinquennial surveys. The project was grant-aided by Historic England.



Conservation consultant for at Kentmere Hall in Cumbria £1.5m repair and re-use project to 15th Hall and Pele Tower. Tasks included designing conservative repairs and essential structural interventions such as removing the concrete roof deck inserted in the 1950's by the Ministry of Works, acting as planning agent for planning and listed building consent application including impact assessment against proposed world heritage site's universal values. Cost planning and contract administration.

March 2017



CONDITION NOTES



P1220431 - Discoloration



P1220436 - Chipped arris



P1220437 - Fixing holes



P1220430 - Exfoliation



P1220436 - Open joints

REPAIR NOTES

Agree location and provide a sample of stone cleaning for Architect's approval.

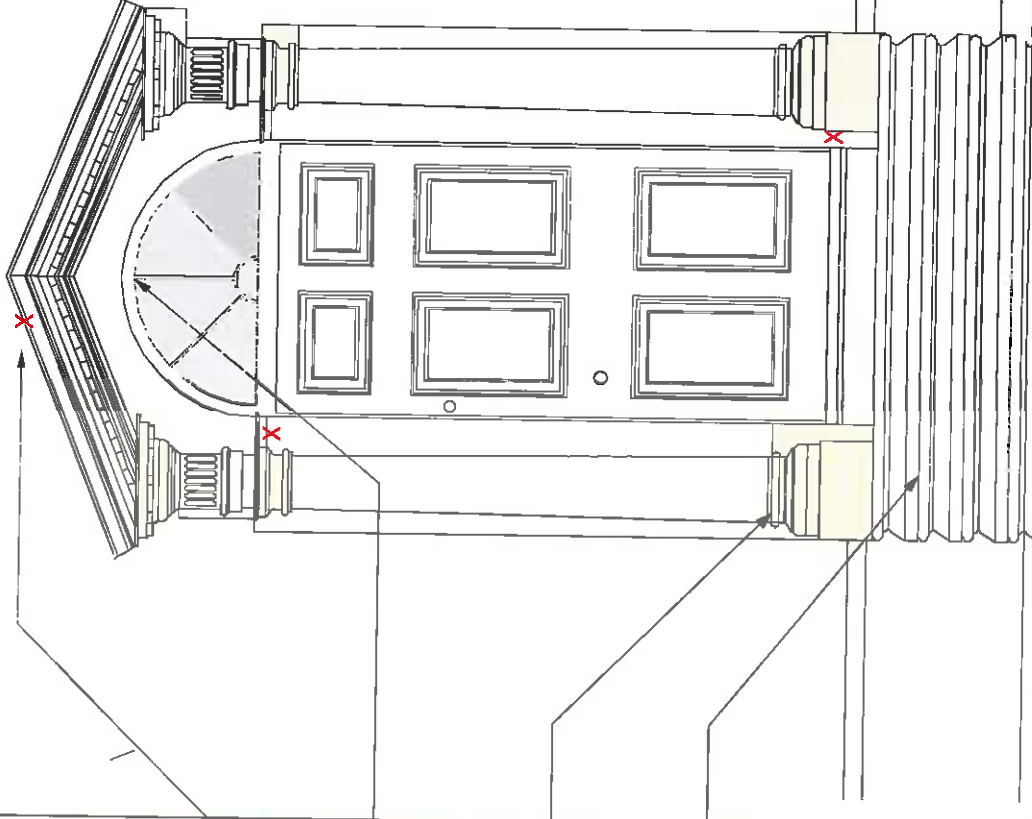
Conservation clean (Doff) the stone surround and carefully rake out loose or cement pointing and all cement repairs by hand.

Provide samples of indents for Architect's approval. Supply and fix indents to the positions shown (brown hatching).

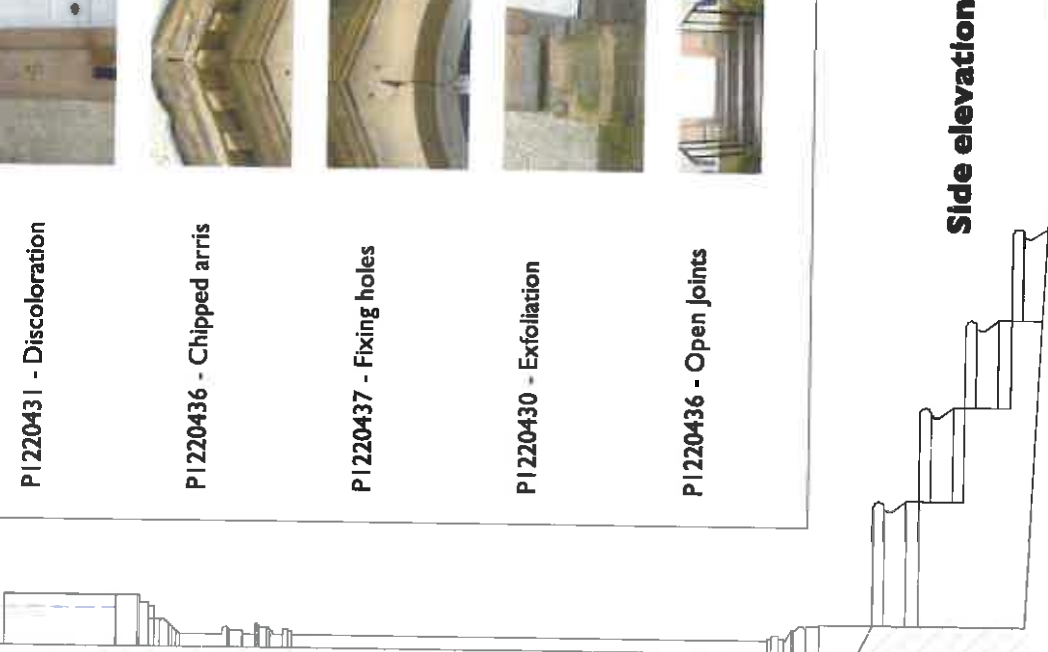
Dress back hatched areas. Provide samples of mason's mortar to Architect's approval. Allow to supply and fix 2No. mason mortar repairs to the positions shown (X) to make up small areas of loss arrisses.

Provide samples of new lime sand pointing for Architect's approval. Carefully repoint.

Weld a lead bead 8mm x 8mm to location shown on canopy.



Front Elevation



Side elevation

Waddow Hall, Door Surround Repair advice
Date: April 2017
Scale: NTS

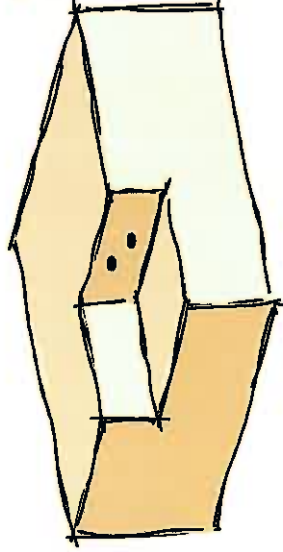
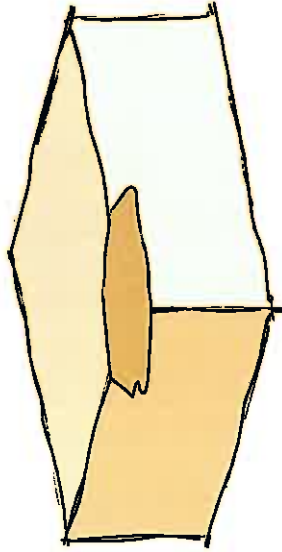
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Indent Detail

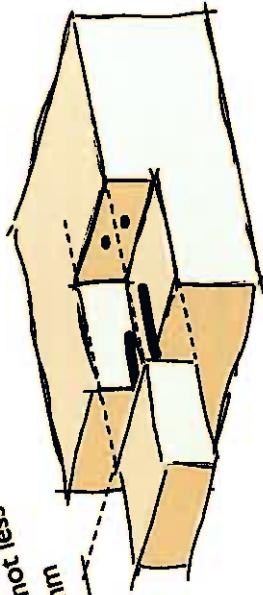
Identify area of damaged stone as per drawings, in company with CA.

Cut out damaged section of stone, make good contact surfaces to receive indent. Prepare indent to desired size, dry fit indent, trim and adjust as necessary to ensure an accurate fit (joints to be less than 2mm to face work). Install dowels into stone indent. Dowel holes should be 2mm wider than the dowel diameter, dowel material to be threaded 3-4mm stainless steel dowel lengths up to 80mm approximate quantities min. 2 per indent and secure using polyester resin. Exact number and location of dowels to CA approval. Corresponding holes should be drilled into the receiving holes of same diameter and partially filled with polyester resin to secure indent.

Partially fill holes in stone with polyester resin. Ensure no resin applied to faces of indent or socket. Spread hydraulic lime mortar around the indent (mix to be agreed) and slide into place, ensuring face is kept clean, and excess mortar is removed. Dress face / tool indent to match facework of parent stone.



Indent depth from face work not less than 100mm



Indent Detail Sheet

Document reference - SD - Indent

January 2015

Not to scale print to A4

Do not scale off drawings

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