



HERITAGE STATEMENT

Crabtree Cottage
Back Lane
Wiswell, Clitheroe
BB7 9BU

NOVEMBER 2017



Holden Lancashire Ltd
83 Blackburn Road
Rishton
BB1 4ER

INTRODUCTION

OVERVIEW

This heritage statement has been produced to support the Listed Building consent application for the proposed removal of the existing render and application of new render to the property.

JUSTIFICATION OF WORKS

The current render that has been applied to the majority of the property is in a poor condition. The render has been patched and repaired in several locations over the years, which are clearly identifiable from the below pictures. This deterioration of the render is leading to water ingress into the building fabric which is leading to damage structural elements of the building.



Figure 2 - Moss growing in cracks of render, allow water to sit in the cracks and penetrate further in to the fabric of the building



Figure 1 - Patched render, highlighting previous repairs



Figure 3 - Areas where render has fallen off previously, then cleansed off by applicant until Planning Application has been submitted

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 13th March 1986.

The building is listed under list entry number 1072048 and is given the following listing description:

"WISWELL BACK LANE SD 73 NW 2/80 Nos. 17 & 19 (Crabtree Cottages) - - II

House, late C17, altered. Pebbledashed rubble with slate roof. 2 storeys, 4 bays, the 4th bay converted from a stable. Windows have rendered double-chamfered surrounds. Those to the 1st bay have had their mullions removed. The 2nd bay has one of 2 lights on the ground floor and one of 3 lights above. The 3rd bay has 2-light windows, the upper one possibly a modern copy. The 4th bay has modern windows in keeping, with central mullions. Doors at left and between 1st and 2nd bays, both with rendered surrounds. Inside, the right-hand room has a modern beam possibly replacing a firehood bressumer. The left-hand room has 2 chamfered axial beams mortised into a cross beam parallel with and close to the stone dividing wall. On the 1st floor there is a wall of large timber-framed panels."

Originally the property was constructed as two cottages with a stable to one end. Over the years this has been altered and changed several times. Currently it is one house incorporating the stable within the domestic accommodation.

Based surrounding properties in close proximity and the wider district it is unlikely that the existing property would have originally been rendered. It is more likely that the rendering works took place in the 60's/70's when the majority of the structural alterations took place.

IMPACT OF THE DEVELOPMENT

THE EXISTING BUILDING

The current owners of the property have been living in the property for over a decade and have been gradually carrying out improvements to the property both internal and external. After the issues with the render to the rear of the property (shown in Figure 3 previously) they have realised that the render requires renewing as a whole to prevent further damage to the fabric of the building.

With regards to the conservation aims, it is proposed the existing deteriorated render will be removed carefully using hand tools only. Then if any repairs are required to the building fabric these will be carried out sympathetically to the building, taking into account traditional methods used to originally construct this building. As part of the works photographs will be taken at each stage to record the fabric of the building. These will then be forwarded to the Planning Office to be held on file for future reference.

THE PROPOSED WORKS

The existing sand and cement render is to be removed using hand tools only and the waste is to be disposed of appropriately offsite. From inspection there are large areas of delamination of render from the face of the building. This will mean that there will be minimal additional damage caused by the contractors when removing the render. The structure of the existing building will then be checked and any areas of disrepair are to be repaired using appropriate conservation methods. Original fabric will be retained in-situ and be conserved and repaired with replacement only done as a last resort. The building will then be re-rendered using a sand and cement render as per the removed render. The render will have a smooth sponge finish to it. Then the new render will be finished with Dulux Weathershield Smooth Masonry Paint. The colours are to be as per the existing removed render.

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.

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 Crabtree Cottage 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 and will ensure the building is maintained for further generations.