



**DESIGN & HERITAGE STATEMENT
IN CONNECTION WITH
29 AND 33 WINDY ST
CHIPPING
LANCASHIRE**

**ON BEHALF OF
THE BRABINS TRUST**

V1.0

(LM/LM/1608/02)

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John Brabin's Almshouses

Introduction

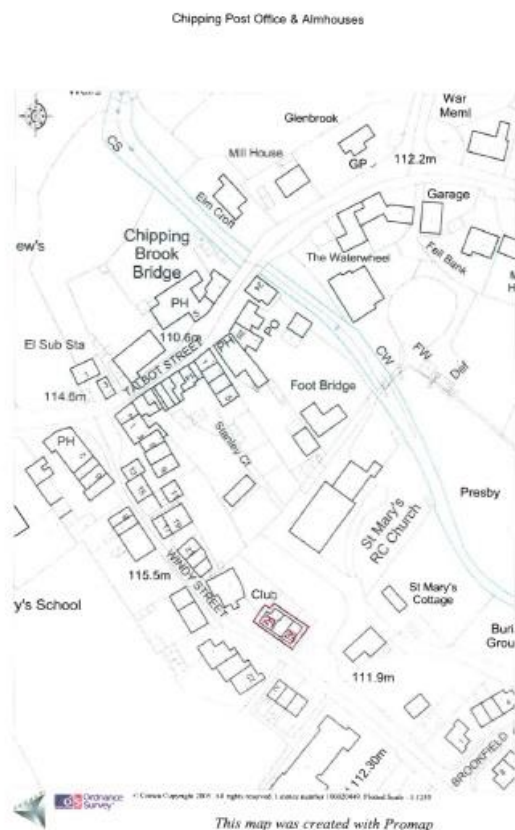
The purpose of this application is a proposal for external and internal repair works to the cottage at 29 Windy Street and minor external repair works at 33 Windy Street in Chipping, a grade II listed building. 29 Windy Street is also located in Chipping Conservation Area.

The issue is in the form of damp penetration primarily inside 29 Windy Street on the ground floor and in all rooms on the first floor.

The proposed works would consist of works internally and externally. The external works are to the northern facing gable and street facing wall. The works externally are the raking out of external inappropriate cement mortar and replacement with a lime based mortar, this is to the areas highlighted on the Floor Plan and Elevation drawings. There will also be minor roof repair works across the ridge and flashings on the chimney stacks. The internal works are Re-plastering to remove the inappropriate cement plaster and replace with a lime based plaster. It should be noted that the works at 33 Windy Street would only consist of minor roof repair works in the form of flashing replacement to the chimney stack.

Location

The semi-detached cottages are located on 29 and 33 Windy Street, Chipping, Lancashire on Longridge Rd from Chipping to Longridge. The properties are located in Chipping Conservation Area under the authority of the Ribble Valley Borough Council. The location of the Almshouses can be seen highlighted in red on the below location plan.



Observations

Damp penetration has occurred within the property at 29 Windy Street, at low ground floor level to first floor. It is understood that external repointing and internal re plastering works have been undertaken previously and it is believed a cement based plaster and mortar have been used, although this has been unsuccessful due to its unsuitability with the stonework and has failed in preventing further damp from occurring due to the cement mortar being impermeable therefore not allowing the building to breathe.

Damp is visible across the cottage along the interior walls, increasingly towards the northern facing gable, specifically around the staircase. This can also be seen across the first floor northern facing elevation and the areas surrounding the internal chimney flue. Damp penetration is visible throughout these areas in the form of damp staining and efflorescence. A moisture meter was also used on the internal walls visibly effected by damp staining and high readings were recorded even in summer with minimal recent rainfall.

It is noted that stone flags are used on the front roof pitch whilst grey slates are used on the rear roof pitch. The reason for this is unknown, although it is evidently from some past repair works. As stone slates are a vernacular feature of buildings in the Ribble Valley these should be conserved and re used as much as possible, within reason of their condition.



Photo 01 - View from Longridge road, showing 29 and 33 Windy Street.

A description of the significance of the heritage asset

29 and 33 Windy Street, also known as Chipping/John Brabin's Almshouses, comprises of two semi-detached sandstone rubble cottages. Both of the cottages have stone mullioned windows which are a key aesthetic characteristic of 17th century buildings and the three doors at the front elevation of the terrace have triangular stone slate canopies. The roof also consists of stone slate with two central rock faced stone chimney stacks, these are thought to be added in the late 19th or 20th centuries.

The Almshouses have been altered in the past as they were previously 3 Almshouses built in 1684 by the John Brabin's trust after his death. They are now 2 properties and the third door and canopy between the two properties is blocked. The right hand southern facing gable has a sandstone date stone reading 'JOHN BRABIN 1684'.

The Almshouses can also be classified as a Ribble Valley Vernacular building as the materials and methods used for its construction were sourced locally and the Almshouses were built for local needs. Other examples of Vernacular and also listed buildings in Chipping can be seen along Windy St and Talbot St, which also consists of John Brabin's old school. This contributes significantly to Chipping's townscape and heritage and this should be conserved as much as possible.

Proposal

To avoid a loss of character and retain the appearance of the conservation area, it is proposed that a lime mortar is used for the external repointing as this is most compatible with the original stonework and would have been used originally on the Almshouse itself. Lime mortar is also porous and should allow for the building to breathe and allow water to permeate out of the building, reducing the damp on the internal walls.

The replacement of inappropriate cement mortar is recommended by SPAB in the published documents titled Repointing Stone and Brick Walling and the Need for Old Buildings to Breathe. These documents state that an unsuitably strong mortar or plaster can have a disastrous effect on an old building and can hasten the decay, the main issue being water penetration. This is noted by the current damp penetration issues due to water being unable to evaporate out of the building via the building breathing, which a lime based mortar weaker than the stone would allow.

The process of raking out the cement mortar will be done using hand tools and low impact tools only. Heavy machinery and angle grinders will not be used due to the risk of damaging the original stonework. Although only using hand tools and low impact tools does not completely eliminate the risk, it is thought the chances of damage are very low and any damage would be minor.

The slobbered lime render to the rear of the Almshouses is thought to be a vernacular feature of buildings in the Ribble Valley (see area of slobbered render in Photo 03). With pockets forming behind the slobbered render itself, this is becoming a perfect place for water to ingress into the stonework. Centuries of water saturation to the stone behind the slobbered render will have caused damage to the stonework itself and this will continue to deteriorate unless some of the slobbered render is raked off so the building can breathe. As this is seen as a vernacular feature, extra care will be taken to mitigate any further damage and only necessary areas of the slobbered render will be removed. If not removed, the stonework behind will continue to deteriorate and cause significant damage in the long term requiring further invasive works that would result in a significant loss of the original material.

Lime plaster will also be used internally for the re plastering works once the cement plaster is removed. Lime plaster will be used due to it allowing the building to breathe and release trapped moisture which it is hoped will then alleviate the dampness in the Almshouse itself. This would also have been used originally and may also have contained horse hair to help the plaster bond to the structure. The plaster replacement follows the same rules as the replacement of the cement based mortar with lime based mortar in regards to allowing the building to breathe.

Roof works are also proposed in the form of replacing the lead flashings to the chimney stacks, replacing damaged stone flags on the front roof pitch and replacing damaged slate flags on the rear roof pitch, both of these will be over the breathable sarking membrane. Whenever possible, the stone and slate flags will be preserved and re used. The ridge beam above 29 Windy St has also been damaged by wet rot towards the north facing gable. It is proposed to remove only the damaged part of the ridge beam and replace it with timber.

Method statement

Timetable of works

The client/contractor will give the council a minimum of one week's notice prior to commencement of works and the project is anticipated to take four working weeks to complete.

Method of works

The images below indicate the structure to be repointed, highlighted in the area in red.



Photo 02 - Showing the front and side elevation to be repointed inside the red highlighted area.



Photo 03 - Showing the slobbered render to the rear elevation inside the red highlighted area.

Protection of trees, retained structures and buildings

It is extremely unlikely that any of the surrounding structures will be affected by the repointing of the external elevations as any other structures are independent of each other and the Almshouses are detached from any other structures.

There are no trees which will be affected by the proposed works.

Removal of material from site

Any debris or materials removed will be regularly cleared from site by the contractor.

Protection of wildlife

A bat survey will be undertaken prior to any works beginning to the roof at 29 Windy Street only, due to the works requiring some ridge tiles to be removed temporarily thus creating potential for bats to be disturbed. There has been no evidence of any wildlife within the wall structure or roof from previous inspections. During the works regular checks by the site manager would be undertaken for signs of bats and birds that were not picked up in surveys. Should any evidence become clear, work will stop until appropriate measures have been established to ensure their protection.

Conclusion

In an attempt to protect the existing building at 29 Windy Street from any damage caused by damp penetration, which could lead to a possible erosion of the buildings character, further causing damage to the appearance of the conservation area. It is then appropriate to rake out and repoint the existing external wall, remove and re-plaster the highlighted internal walls, rake off small amounts of slobbered render and replace the flashing to the bottom of the chimney stacks.

The proposed repair works can also be seen as a restoration to the building practically, aesthetically and historically, as the inappropriate cement mortar will be raked out and replaced with an original lime mortar. Although a minor change aesthetically, this would restore the building to how it would've looked originally and contribute to its historic value whilst also providing much needed practical repair works.

If further damp penetration continues without any repair works it is possible that 29 Windy Street could be declared in a state of disrepair as it may become potentially dangerous to the occupants health. This could then lead to major deterioration of the Listed Building once uninhabited and this is deemed unfavourable, as it would damage the appearance and townscape of the Chipping Conservation Area whilst also damaging the appearance and condition of the Almshouses themselves.