



HERITAGE STATEMENT

RESUBMISSION 3/2017/1065

Crabtree Cottage
Back Lane
Wiswell, Clitheroe
BB7 9BU

MARCH 2018



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, repairs to existing stonework, repointing of stonework and application of breathable stone treatment.

A previous application was made to the council 3/2017/1065, which was refused. The reason for refusal was;

"The proposed application of new sand and cement render is harmful to the special architectural and historic interest of the listed building because this render will restrict evaporation from the fabric and accelerate its decay"

For this reason, we now seek permission to remove the render and leave the stone exposed. The reason for this is that if we were to render the property with a lime render this would lead to further much greater issues with the building.

Lime based products require a full system for them to be effective. Traditionally the internal finish of walls within properties would be finished with a lime-based product, painted with a lime wash. In conjunction with this the buildings would not have central heating. There would be a number of open fires with the fire in the main living space lit all year round. This meant that there would be a large number of air changes within the building and the walls would be able to cross ventilate due to them being fully breathable.

Unfortunately, the existing internals of the property were heavily modified in the conversion of the building in the 60's/70's. This means that internally there is not lime plaster and there are no longer large air exchanges in the building (from open fires, ill-fitting doors and windows). In addition to this it is likely that the walls have been painted with oil-based paints that will further inhibit air transfer. This results in a wall and building that no longer breathes as it once did. If we introduced a lime render to the external face of the wall it would then lead to an ingress of water to the fabric of the wall which would then struggle to escape as there is not a free flow breathability of the wall. This would result in damage to the fabric of the building.

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 the cracks of the building



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

Figure 1 - Patched render, highlighting previous repairs

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 not 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 the stonework repaired and repointed. 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. At this stage the condition of the stone wall, window and door surrounds will be assessed and any repairs required identified. At this stage we would invite the council's conservation officer down to discuss the requirements and any further action he believes is required (i.e. a further Listed Building Consent Application). Then the existing pointing to the stonework will be tested to determine the mix. The previously identified mix will then be used to repoint the entire external walls of the property. Once the lime mortar has cured the walls will be treated with BBA Approved Sovereign Weather-check Façade Cream. This product impregnates the surface of the wall adding additional water replant properties while not affecting the appearance or breathability of the stone wall.

The impact of the proposed works will make a dramatic difference to the external appearance of the existing building. Having said this, it the proposed works will reinstate how the building would have been originally constructed, as can be seen by the surrounding buildings.

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 and enhance the features that have been covered up by the render (i.e. the window & door heads, cills and jambs).

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 ensuring the building does not suffer any further damage.

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.